OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

April 13, 2011

Project# 1004161
11DRB-70086 EXT OF SIA FOR TEMP DEFR SDWK CONST

HIGH MESA CONSULTING GROUP agent(s) for BLUEBERRY LANE PROPERTIES, LLC request(s) the above action(s) for all or a portion of Lot(s) 1-P1 THROUGH 10-P1, Tract(s) A, **PLAZA ESCONDIDO** zoned SU-1 PRD, located on BLUEBERRY LANE BETWEEN WINTERHAVEN RD AND RIO GRANDE RIVER (E-12)

At the April 13, 2011 Development Review Board meeting, a 2 year extension to the agreement for the deferral of sidewalks was approved. Please provide an exhibit to the Design Review Committee indicating the lot number/addresses where sidwalks are still deferred.

If you wish to appeal this decision, you must do so by April 28, 2011, in the manner described below.

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

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

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

Jack Cloud, AICP, DRB Chair

Cc: High Mesa Consulting Group – 6010-B Midway Park Blvd. NE – Albuquerue, NM 87109
Blueberry Lane Properties, LLC – P.O. Box 675 – Corrales, NM 87048
Marilyn Maldonado

HEARING DATE: 4-13-11 (ESIA)

#16

2005.008.8
Complete 9g

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.: **07DRB-70040 (FP)** Project # **1004161**
Project Name: **RIVERSIDE PLAZA**
Agent: HIGH MESA CONSULTING GROUP Phone No.: 345-4250

Project Number 1004161

Your request for **(SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN),** was approved on 6/20/07 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- ☐ TRANSPORTATION:
- ☒ UTILITIES: open 2 Sewer accounts for existing Houses
- ☐ CITY ENGINEER / AMAFCA:
- ☐ PARKS / CIP:
- ☒ PLANNING (Last to sign): Homeowners Association covenants and restriction ok as Park note open space requirement.
- ☐ **Planning must record this plat. Please submit the following items:**
  - -The original plat and a mylar copy for the County Clerk.
  - -Tax certificate from the County Treasurer.
  - -Recording fee (checks payable to the County Clerk). RECORDED DATE: _____
  - -Tax printout from the County Assessor.
  - ☐ **3 copies of the approved site plan. Include all pages.**
  - ☐ **County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.**
  - ☐ **Property Management's signature must be obtained prior to Planning Department's signature.**
  - ☐ **AGIS DXF File approval required.** OK
  - ☒ **Copy of recorded plat for Planning.**

DECLARATION OF COVENANTS FOR PLAZA ESCONDIDO SUBDIVISION

GRANTOR: BLUEBERRY LANE PROPERTIES, LLC

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Doc# 2007126087

08/30/2007 03:59 PM Page: 1 of 13
DEC R:$33.00 M. Toulouse, Bernalillo County

Exhibit A: Legal Description
Exhibit B: Assessments and Liens

ARTICLE I: DEFINITIONS

Unless the context otherwise specifies or requires, for the purposes of this Declaration the terms defined in this Article shall have the meanings set forth herein. Any terms not defined herein shall have the meaning as defined in the applicable zoning ordinance in effect.

Section 1.01. Assessments. The term "Assessments" shall mean any assessments that may be levied upon any Lots within the Subdivision as provided in this Declaration.

Section 1.02. Association. The term "Association" shall mean "Plaza Escondido Homeowner Association, Inc.", a non-profit New Mexico corporation formed by Grantor, and any predecessor or successor incorporated or unincorporated association.

Section 1.03. Board. The term "Board" shall mean the Board of Directors of the Association.

Section 1.04. Code. The term "the Code" shall mean any statute or ordinance or other form of law legally enacted by the State of New Mexico or a local governing authority with jurisdiction over the Subdivision under State or federal law.

Section 1.05. Common Area. The term "Common Area" shall mean the real property owned or controlled by the Association intended for the common use and enjoyment of the Association Members. The Plat for Plaza Escondido denotes Tract A, which will be conveyed by the Grantor to the Association, and includes Blueberry Lane, being the paved road, curb and gutter, and sidewalks that provide access to the Subdivision, and a drainage pond and adjacent drainage features for the common benefit of the Owners. The Association shall have authority to obtain other Common Areas from time to time, as approved the Board consistent with the Association's By-laws and Articles of incorporation.

Section 1.06. Declaration of Covenants for Plaza Escondido. The terms "The Declaration of Covenants for Plaza Escondido " or "this Declaration" shall mean the limitations, restrictions, covenants and conditions set forth in this Declaration, as such Declaration may from time to time be amended.

Section 1.07. Design Standards. The term "Design Standards" shall mean the Design Standards on the Plat, which are hereby incorporated herein by this reference.

Section 1.08. Grantor. The term "Grantor" shall mean Blueberry Lane Properties, LLC, a New Mexico limited liability company, and its successors and assigns.

Section 1.09. Improvements. The term "Improvements" as used in this Declaration and in the Design Standards shall include, but not be limited to, buildings, sheds, animal enclosures, roads, driveways, air conditioners, parking areas, fences, garden walls, stairs, decks, windbreaks, poles, antennas, lighting, signs, utility or communication installations (whether above or underground), solar panels, retaining structures, waterways, landscaping, play equipment, and any other structures, and grading and excavations of any type, whether located on a Lot or in a Common Area.

Section 1.10. Lot. The term "Lot" shall mean any numbered Lot shown on the Plat, but shall not include areas owned by the Association, including but not limited to Tract A. Upon consolidation or merger of Lots or upon a lot line adjustment, "Lot" shall mean the parcel consisting of the Lots as shown on an approved and Recorded replat of the Lots.

Section 1.11. Membership; Member. The term "Membership" shall mean the Membership in the Association by Owners of Lots within the Subdivision as set forth herein. The term "Member" shall mean the person or persons holding such Membership.

Section 1.12. Mortgage; Mortgagee. The term "Mortgage" shall mean a deed of trust, an assignment of a leasehold interest for security purposes and the seller's interest under a contract of sale of real property, as well as a mortgage. The term "Mortgagee" shall mean a beneficiary under or

a holder of a deed of trust, an assignee of a leasehold interest assigned for security purposes, or the seller under a contract of sale of real property within the Subdivision, as well as a mortgagee.

Section 1.13. Owner. The term "Owner" shall mean the person or entity, including Grantor, holding the beneficial ownership of the fee of any Lot and shall not include persons holding only a security interest or a seller holding bare legal title under a real estate contract.

Section 1.14. Plat. The term "Plat" shall mean the Recorded final subdivision or parcel map for Plaza Escondido Subdivision (see Exhibit A for recording information).

Section 1.15. Record or Recorded. The term "Record" or "Recorded" shall mean, with respect to any document, that the document shall have been recorded in official records of the Clerk of Bernalillo County, New Mexico.

Section 1.16. Plaza Escondido Subdivision. The term "Plaza Escondido Subdivision" shall mean the property described in Exhibit A. Plaza Escondido Subdivision may from time to time be referred to herein simply as "the Subdivision" or "Plaza Escondido".

ARTICLE 2: RESTRICTIONS, PROPERTY CLASSIFICATION AND USE

Section 2.01. Property Subject to Restrictions. Plaza Escondido Subdivision shall be held, conveyed, encumbered, leased, developed, improved, and used subject to the covenants, conditions, restrictions, and equitable servitudes imposed in this Declaration.

Section 2.02. Lot Use By Owner. Each Lot shall be for the exclusive use and benefit of its Owner, subject however, to all of the rights, conditions, standards, limitations and restrictions in this Declaration, including the Design Standards on the Plat.

(a) Each Lot and any and all Improvements thereon shall be maintained by the Owner thereof in good condition and repair, and consistent with the Design Standards, all at such Owner's sole cost and expense.

(b) No Lot may be landscaped or regraded in such a manner as to cause the drainage

characteristics of the Lot to differ materially from the grading plan approved by the local governing authority, and in no case shall the drainage characteristics be modified in such a way as to cause damage to adjacent properties. An Owner shall promptly clean up any soil or debris from an Owner's Lot that runs onto any part of the Common Areas.

(c) Any violation of any provision of the Code by an Owner in using or maintaining the Owner's Lot shall also be deemed a violation of this Declaration, and any other Owner of any Lot within Plaza Escondido, the Grantor, or the Association shall have the right to enforce the Code and exercise the remedies herein for a violation of a provision of the Code to the same extent as any for any other violation of this Declaration.

ARTICLE 3: PLAZA ESCONDIDO HOMEOWNER ASSOCIATION

Section 3.01. Organization. The Plaza Escondido Homeowner Association is a non-profit corporation charged with the duties and empowered with the rights herein set forth; its affairs shall be governed by this Declaration and its Articles of Incorporation and By-laws.

Grantor appointed the initial Board of Directors of the Association. Each Owner, by and in consideration of accepting an interest in a Lot, irrevocably pledges to the Grantor its vote to elect Grantor's choice of Directors for the Association so long as the Grantor retains an ownership interest in four or more Lots, or Grantor, in writing, releases this pledge, whichever shall first occur.

Section 3.02. Membership. Each Owner, by virtue of being an Owner, and for so long as he or she is an Owner, shall be a Member of the Association (or of a succeeding unincorporated association). The rights, duties, privileges and obligations of an Owner as a Member of the Association shall be those set forth in this Declaration and the Association's Articles and By-Laws. In the event of dissolution of the Association, each Owner shall have an equal, underlying beneficial interest in all of the Association's property in direct proportion to the number of Lots owned by such Member, unless a majority of the Owners approve a conveyance to another qualifying entity

under tax code regulations applicable at the time of dissolution. There shall be no judicial partition of such property, or any part thereof.

Members, members of their families, or their guests, or renters who actually reside within the Subdivision, shall have a right to use the Common Areas on a non-exclusive basis subject to any restrictions in these Covenants, the Design Standards, and any subdivision rules established by the Association.

Section 3.03. Association Responsibilities. The Association shall accept from Grantor the fee estate in all Common Areas from time to time transferred to it, subject to the reservations of all easements, licenses and rights to use. The Association shall maintain, or provide for the maintenance of Common Areas and all Improvements thereon, along with areas for landscaping and drainage for the common benefit of the Lots. To the extent not assessed to or paid by the Owners, the Association shall pay all real property taxes and assessments levied upon Common Area. The Association shall have no maintenance or other responsibility with respect to Improvements installed by other than the Association or Grantor, pursuant to easements, licenses and rights of use.

ARTICLE 4: FUNDS. ASSESSMENTS AND DELINQUENCY

Section 4.01. Creation of Lien, Personal Obligation for Assessments. Each Owner, by and in consideration of accepting an interest in a Lot, is deemed to agree to pay the Association: (1) maintenance Assessments; (2) special Assessments; (3) penalty Assessments; (4) Assessments for Improvements; (4) all other fees or other moneys due to the Association from such Owner; all as further detailed in Exhibit C to this Declaration. The maintenance Assessment, special Assessment and Assessment for Improvements, plus interest, late charges, costs and attorneys' fees, shall be a charge against and continuing lien upon the Lot against which each such Assessment is made, and shall also be the personal obligation of the Owner or Owners of the Lot on the Assessment date. The ability to lien is also granted to the local governing authority in the event necessary to provide

maintenance within the Common Areas consistent with promoting the health, safety and welfare of the residents of the Subdivision or the community in general.

Section 4.02. Application of Assessments to Mortgagees. The liens created under this Declaration upon any Lot shall be subject and subordinate to, and shall not affect the rights of a first Mortgagee under any recorded first Mortgage upon a Lot made in good faith and for value, but shall be enforceable as a second mortgage on the property. After foreclosure sale by a first Mortgagee or the date the Mortgagee obtains possession of the property, whichever is later, the Lot so acquired shall become exempt from liability for payment of assessments and shall remain exempt for so long as the dwelling unit on the Lot remains unoccupied, or until the first Mortgagee conveys the Lot to a new Owner.

Section 4.03. No Amendment Affects Mortgagees. No amendment to this Declaration shall adversely affect the rights of any Mortgagee who does not join in the execution thereof, as to mortgages recorded prior to the date such amendment is recorded.

Section 4.04. Limitation of Enforcement Against Mortgagee. No violation of this Declaration or enforcement of this Declaration shall defeat or render invalid the lien of any first Mortgagee when such Mortgage is made in good faith and for value against the property but this Declaration shall be effective against any person whose title to property within the Subdivision is acquired by foreclosure, voluntary conveyance or otherwise.

ARTICLE 5: AMENDMENT, REPEAL AND DURATION

Section 5.01. Amendment and Repeal. Unless specifically provided to the contrary herein, this Declaration, or any part thereof, may be amended or repealed upon the vote of seventy percent (70%) of the Owners, as verified by the Secretary of the Association in a sworn statement setting forth in full the amendment or amendments to this Declaration so approved, and if necessary, signed by the Grantor, and Recorded.

Section 5.02. Duration. All of the limitations, restrictions, covenants and conditions of this Declaration shall continue and remain in full force and effect at all times with respect to all property, and each part thereof, included within the Subdivision, to the Owners of such property and to the Association in perpetuity, subject however, to the right to amend and terminate.

ARTICLE 6: MISCELLANEOUS PROVISIONS

Section 6.01. Enforcement.

This Declaration shall be binding upon Grantor, all Owners, and all the successors in interest thereto. The Grantor, the Association, or any Owner, shall have the right to enforce, by a proceeding at law or in equity, all restrictions, conditions, covenants, reservations, liens and charges now or hereafter imposed by the provisions of this Declaration, including the Design Standards referenced herein. Failure by the Grantor, the Association or by any Owner to enforce any covenant or restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter.

Every act or omission whereby any restriction, condition or covenant of this Declaration is violated in whole or in part is hereby declared to be and to constitute a nuisance and may be enjoined or abated, whether or not the relief sought is for negative or affirmative action, by Grantor, the Association or by an Owner or Owners; provided, only the Association or its duly authorized agents may enforce by self-help any limitation, restriction, covenant, condition or obligation herein set forth. Each remedy provided for in this Declaration is cumulative and not exclusive. The limitations, restrictions, covenants and conditions of this Declaration shall be deemed independent and severable, and the invalidity or partial invalidity of any provision, or portion thereof, or any such limitations, restrictions, covenants or conditions shall not affect the validity or enforceability of any other provision.

Section 6.02. Construction. The singular shall include the plural and the plural the

singular unless the context requires the contrary, and the masculine, feminine and neuter shall be interchangeable, as the context requires. All titles used in this Declaration, including those of articles and sections, are intended solely for convenience of reference and the same shall not, nor shall any of them affect that which is set forth in such articles, sections nor any of the terms or provisions of this Declaration.

Section 6.03. Obligations of Owners; Avoidance; Termination.

(a) No Owner, through non-use of any Common Area, or by abandonment of his property, may avoid the burdens or obligations imposed on Owner by this Declaration by virtue of being an Owner.

(b) Upon the conveyance, sale, assignment or other transfer of a Lot to a new Owner, the transferring Owner shall not be liable for any assessments levied with respect to such Lot after the date of such transfer, and no person, after the termination of his status as an Owner and prior to his again becoming an Owner, shall incur any of the obligations or enjoy any of the benefits of an Owner under this Declaration following the date of such termination.

Section 6.04. Notices Delivery. Any notice or other document permitted or required by this Declaration to be delivered may be delivered either personally or by mailed, and shall be delivered consistent with the requirements for notice of an annual meeting as set forth in the By-laws of the Association. If any mortgagee of an Owner files a written notice with the Association setting forth in detail the name or names of the Owner, mortgagee's address for notice and proof of its secured position, the Association will mail copies of all notices to such Owner to such Owners' mortgagees; provided, however, the failure to do so shall not invalidate any such notice.

William T. Brennan, Managing Member
Blueberry Lane Properties, LLC

STATE OF NEW MEXICO)
)ss.
COUNTY OF BERNALILLO)

This instrument was acknowledged before me this 30th day of August, 2007, by William T. Brennan, as Managing Member of Blueberry Lane Properties, LLC.

Notary Public

OFFICIAL SEAL
DEBIE LEBLANC TRUJILLO
NOTARY PUBLIC-STATE OF NEW MEXICO
My commission expires: 10-26-2010

My Commission Expires: October 26, 2010

Exhibit A: Legal Description

Plaza Escondido Subdivision, as depicted on the Plat thereof, filed of record in the Office of the Bernalillo County Clerk on August 30, 2007, in Book 2007C, Page 0241, being Document # 2007126084,

Exhibit B: Assessments and Liens

Consistent with Article 6 of this Declaration, each Owner and each Lot shall be subject to the assessments and liens provided for in this Declaration, including this Exhibit B.

1. Maintenance Assessment. Within thirty (30) days prior to the commencement of each calendar year, the first day of which shall be the Assessment date, by a majority vote of the Members, the Association shall approve an estimate of the costs and expenses to be incurred by the Association during the coming calendar year in performing its functions pursuant to this Declaration (including a reasonable provision for contingencies and replacements), except those functions which relate to the purchase or development of Improvements, and shall subtract from such estimate any projected revenues and surplus balances not needed for reserves and contingencies. The sum or net estimate so determined shall be assessed to the Owner of each Lot, as a maintenance Assessment.

If at any time and from time to time during any fiscal year the maintenance Assessment proves or appears likely to prove inadequate for any reason, including nonpayment of any Owner's share thereof, by a majority vote of the Members of the Association may levy a further assessment in the amount of such actual or estimated inadequacy, which shall be assessed to Owners divided as provided in this Section.

The maintenance Assessment shall not be increased by more than four (4%) without the approval of seventy percent (70%) of the Members, but the percentage increase shall be cumulative and any amount not used in one year may be used in later years.

2. Special Assessments for Improvements. Upon the approval of seventy percent (70%) of the Membership, the Association may also levy in any fiscal year an assessment for the cost of acquisition, construction, reconstruction, repair or replacement of an Improvement to the Common Area, through the same procedures established herein for imposition, collection, and other enforcement of maintenance Assessments.

3. Special Assessment. The Association shall levy a special Assessment against any Owner as a result of whose acts, or the acts of his tenant, family or invitees, or failure or refusal to act in accordance of this Declaration causes moneys to be expended by the Association in performing its functions. Such Assessment shall be in the amount so expended, and shall be due and payable to the Association when levied and notice given. A special Assessment may also be levied against any such Owner for costs incurred by the Association to collect any fee or charge levied pursuant to the authority of this Declaration, due to the Association from such Owner or Owners and not paid within thirty (30) days.

4. Notice of Assessment. The Association shall give each Owner written notice of each Assessment, the date of the Assessment, the due date or dates, and the amount of such Assessment, and if applicable, an itemization of the various Assessments being made. The due date shall not be sooner than thirty (30) days after the date of the notice.

5. Date of Commencement of Regular Assessments. The Assessments provided for herein shall commence as to Lots conveyed by the Grantor on the first day of the first month following the sale or transfer to a new Owner.

6. Certificate of Payment. The Association shall, upon demand, furnish to any Owner liable for Assessments, a certificate in writing signed by an officer or other authorized agent of the Association, setting forth whether the regular and special Assessments on a specified Lot have been paid, and the amount of the delinquency, if any. The Board may make a reasonable charge for the issuance of these certificates. Such certificate shall be conclusive evidence of payment of any Assessment therein stated to have been paid.

7. Delinquency. For any Assessment established under this Declaration which is not paid within fifteen (15) days after its due date (the "delinquency date" herein), the Association shall require the Owner to pay a "late charge" in a sum to be determined by the Association, but not to exceed $25.00 per delinquent Assessment or ten percent (10%) of the Assessment amount past due, whichever is greater. If any such Assessment is not paid within thirty (30) days after the delinquency date, the Assessment shall bear interest from the date of delinquency at the rate determined by the Board, not to exceed ten percent (10%) over the minimal federal interest rate for short-term debt as determined by the Internal Revenue Service, and the Association may, at its option, bring an action at law against the Owner or Owners, or upon compliance with the notice provisions set forth herein, to foreclose the lien. There shall be added to the amount of such Assessment the late charges, the costs of preparing and filing the complaint in such action, including attorneys' fees incurred. Each Owner vests the in Association or its assigns, the right and power to bring all actions at law or lien foreclosure against such Owner or other Owners for the collection of such delinquent Assessments.

8. Notice of Lien. No notice shall be required to perfect the lien for the Assessment. However, no action shall be brought to foreclose an Assessment lien as herein provided less than thirty (30) days after the date a notice of claim of lien is deposited in the United States mail, certified or registered, postage prepaid, to the delinquent Owner at the address of the Owner as registered in the Association Office. Said notice of claim must recite a good and sufficient legal description of any such Lot, the record Owner or reputed Owner thereof, the amount claimed (which shall include the interest charges and late charges), and the name and address of the Association or its counsel or other representative. Unless an Owner files a complaint objecting to the Assessment within thirty (30) days of the date of delivery of the written notice of claim of lien as provided for herein, the Owner shall be deemed to have waived any objections to the lien.

9. Foreclosure Sale. Any sale after foreclosure shall be conducted in accordance with the laws governing foreclosure sales in the State of New Mexico. The Association, through its attorneys and duly authorized agents, shall have the power to bid on the Lot at the foreclosure sale, and to acquire and hold, lease, mortgage and convey the same and may bid the amount of the foreclosure decree in lieu of cash.

10. Curing of Default. Upon the timely curing of any default for which a notice of claim of lien was sent by the Association, the Association shall, upon request, provide a written acknowledgment of payment.

11. Cumulative Remedies. The Assessment lien and the rights to foreclosure and sale hereunder shall be in addition to and not in substitution for any other rights and remedies which the Association and its assigns may have hereunder and by law, including a suit to recover a money judgment for unpaid Assessments, as above provided.

HIGH MESA Consulting Group

FORMERLY JEFF MORTENSEN AND ASSOCIATES, INC.

2005.008.8
August 31, 2007

William and Benita Brennan
Blueberry Lane Properties, LLC
6282 Winterhaven Road NW
Albuquerque, NM 87120

10024161

Re: Subdivision Plat of Plaza Escondido

Dear Bill

Transmitted herewith are the following items relating to the subject platting action:

- Twelve (12) copies of the Recorded Plat
- Twelve (12) copies of the Declaration of Covenants

This concludes our efforts for this phase of the project. If you have questions regarding this information, or if we can be of further assistance on this project, please do not hesitate to call.

RECEIVED
AUG 31 2007
HYDROLOGY SECTION

Sincerely,

HIGH MESA CONSULTING GROUP

Debie LeBlanc Trujillo

Debie LeBlanc Trujillo

DLT
Enclosures

Xc: Sheran Matson, City of Albuquerque Planning Department (one copy of Recorded Plat and Declaration of Covenants) w/enc.

Principals: Jeffrey G. Mortensen, P.E. • Charles G. Cala, Jr., P.S. • Juan M. Cala
Joseph M. Solomon, Jr., P.S. • J. Graeme Means, P.E. • Richard C. White • Grady E. Barrens

6010-B Midway Park Blvd. NE • Albuquerque, New Mexico 87109 • Phone: 505.345.4250 • Fax: 505.345.4254 • www.highmesacg.com

#16

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.: **07DRB-70040 (FP)**	Project # **1004161**
Project Name: **RIVERSIDE PLAZA**	
Agent: HIGH MESA CONSULTING GROUP	Phone No.: 345-4250

Your request for **(SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN),** was approved on 6/20/07 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- ☐ TRANSPORTATION:
- ☒ UTILITIES: open 2 Sewer accounts for existing Homes
- ☐ CITY ENGINEER / AMAFCA:
- ☐ PARKS / CIP:
- ☒ PLANNING (Last to sign): Homeowners Association covenants and restriction
  Park note open space requirement.

☐ **Planning must record this plat. Please submit the following items:**
- -The original plat and a mylar copy for the County Clerk.
- -Tax certificate from the County Treasurer.
- -Recording fee (checks payable to the County Clerk). RECORDED DATE: _____
- -Tax printout from the County Assessor.

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

Project Number 1004161

DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

June 20, 2007 9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Kristal Metro, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

****

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

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

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

A. Call to Order: 9:00 A.M. Adjourned: 11:10 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# 1004178** 07DRB-70020 MAJOR - 2YR SUBD IMP AGMT (2YR SIA)	GARCIA/KRAEMER & ASSOCIATES agent(s) for NM ONE CALL request(s) the above action(s) for all or a portion of Block(s) 27, Tract(s) G-1 & G-2, **MESA VILLAGE** zoned O-1, located on EUBANK BLVD NE BETWEEN LOMAS BLVD NE AND WALKER NE containing approximately 2.2 acre(s). (J-20) **THE TWO-YEAR SIA WAS APPROVED.**

2. **Project# 1003857**
07DRB-70017 MAJOR - PRELIMINARY PLAT APPROVAL
07DRB-70018 MINOR - TEMP DEFR SWDK CONST

BRASHER AND LORENZ INC agent(s) for MIKE GONZALES ,request(s) the above action(s) for all or a portion of Lot(s) A, **BARELAS TOWN HOMES** zoned SU-2 FOR RT, located on SIMPIER LN SW BETWEEN FOURTH ST SW AND EIGHTH ST SW containing approximately 1.0618 acre(s). [REF: 06DRB-01300] (L-14) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 06/20/07 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 05/11/07 THE PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITIONS OF FINAL PLAT APPROVAL: A SIDEWALK WAIVER REQUEST AND SUBDIVISION DESIGN VARIANCE ARE REQUIRED. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

3. **Project# 1005343**
07DRB-70016 VACATION OF PUBLIC RIGHT-OF-WAY

SURVEYS SOUTHWEST LTD agent(s) for MONEER HINDI request(s) the above action(s) for all or a portion of Lot(s) 3-A, **MANKIN INC** zoned C-2, located on SKYLINE RD NE BETWEEN I-40 AND CENTRAL AVE NE. [REF: 07DRB00066, 07DRB00067] (L-22) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

4. **Project# 1006502**
07DRB-70015 VACATION OF PUBLIC EASEMENT

A & J HOMES INC agent(s) for BEATRICE ALCON request(s) the above action(s) for all or a portion of Lot(s) FF, Block(s) 4, **THE PALISADES REPLAT** zoned R-1, located on LA BAJADA CT NW BETWEEN PALISADES NW AND LA RAJADA DR NW containing approximately .2475 acre(s). (J-11) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

5. **Project# 1006503**
07DRB-70019 MAJOR - SDP FOR BUILDING PERMIT

CHESH ENT INC request(s) the above action(s) for all or a portion of Lot(s) 6, **JOURNAL CENTER, UNIT 2,** zoned IP, located on MASTHEAD NE BETWEEN WASHINGTON NE AND JEFFERSON NE containing approximately .53 acre(s). (D-17) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR REMOVAL OF THE ENCROACHMENTS IN THE 20-FOOT WATERLINE EASEMENT AND TRANSPORTATION DEVELOPMENT FOR ADA RAMP, SMALL CAR SPACE PAINTING, PARKING COUNTS, CITY STANDARD DRAWING NOTES, 15-DAY APPEAL PERIOD AND 3 COPIES OF THE SITE PLAN.**

6. **Project # 1002962**
07DRB-00613 Major-SiteDev Plan Subd
07DRB-00615 Major-SiteDev Plan BldPermit

BOHANNAN HUSTON INC agent(s) for CANTATA AT THE TRAILS INC request(s) the above action(s) for Tract 5 and a portion of Tract 4 OS, THE TRAILS, UNIT 2, (to be known as **CANTATA AT THE TRAILS)** zoned SU-2 UR located on OAKRIDGE ST NW between WOODMONT AVE NW and UNIVERSE NW containing approximately 25 acre(s). [REF: 04DRB-01322] *[Deferred from 06/06/07 & 06/20/07]* (C-9) **DEFERRED AT AGENT'S REQUEST TO 06/27/07.**

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

SURV-TEK agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 9-A, THE TRAILS, UNIT 2 (to be known as **SANTA FE 3 @ THE TRAILS, UNIT 2**) zoned SU-2-SRSL, located on WOODMONT AVE NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 20 acre(s). [REF: 06DRB-01017, 06DRB-01018] *[Deferred from 8/23/06, 9/13/06, 9/27/06, 10/4/06, 10/25/06, 11/29/06, 12/20/06, 1/24/07 & 4/18/07 & 6/20/07]* (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 7/18/07.**

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

SURV TEK & WILSON & COMPANY agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 9-A, THE TRAILS UNIT 2 (to be known as **SANTA FE 3 @ THE TRAILS, UNIT 2**) zoned SU-2-SRSL , located on WOODMONT AVE NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 20 acre(s). (Listed as Project 1004644 in error) *[Deferred from 8/9/06, 8/23/06, 9/13/06, 9/27/06, 10/4/06 , 10/25/06, 11/29/06, 12/20/06, 1/24/07 & 4/18/07 & 6/20/07]* (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 7/18/07.**

06DRB-01282 Minor-Subd Design (DPM) Variance

WILSON AND COMPANY agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 9A, THE TRAILS UNIT 2 (to be known as **SANTA FE 3 @ THE TRAILS, UNIT 2**) zoned SU-2-SRSL, located on WOODMONT AVE NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 20 acre(s). [REF: 06DRB-01017, 06DRB-01018, DRB-01077] *Deferred from 9/13/06, 9/27/06, 10/4/06, 10/25/06, 11/29/06, 12/20/06, 1/24/07 & 4/18/07 & 6/20/07]* (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 7/18/07.**

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

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

9. **Project # 1004075**
06DRB-01537 Major-Vacation of Pub Right-of-Way
06DRB-01539 Minor-Vacation of Private Easements

BOHANNAN HUSTON INC agent(s) for MESA DEL SOL LLC request(s) the above action(s) for all or a portion of Tract(s) 4A, 4B, 4C and 1 through 15, **MESA DEL SOL,** zoned SU-2 PLANNED COMMUNITY, located on INTERSTATE 25 SW, between BROADWAY BLVD SW and LOS PICAROS RD SW containing approximately 2,294 acre(s). [REF: 06DRB-00744] *[Deferred from 11/15/06,12/13/06, 1/3/07,1/17/07, 2/7/07, 2/28/07, 3/21/07,04/11/07, 05/02/07 & 5/30/07 & 6/20/07].* (R-16, Q-16, R-15, R-17, S-14, S-16, S-17, T-16) **DEFERRED AT THE AGENT'S REQUEST TO 7/11/07.**

10. **Project # 1005564**
07DRB-00619 Major-Preliminary Plat Approval

MARK SNAPP agent(s) for CALITERRA DEVELOPMENT request(s) the above action(s) for all or any portion of Tract(s) 212-BIA & 210-BIA, **RIO PERLES ADDITION,** zoned R-2, located on AMADO NW between RICE RD NW and SERNA RD NW containing approximately 1 acre(s). *[Deferred from 06/06/07 & 6/20/07]* (H-12) **DEFERRED AT THE AGENT'S REQUEST TO 7/25/07.**

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.

11. **Project# 1000762**
07DRB-70053 EPC APPROVED SDP FOR SUBDIVISION

CONSENSUS PLANNING agent(s) for FOUNTAIN HILLS PLAZA LLC request(s) the above action(s) for all or a portion of Tract(s) 2B, **ALBUQUERQUE WEST, UNIT 1,** zoned SU-1 FOR IP USES W/ EXCEPTIONS, located on PASEO DEL NORTE NW BETWEEN PARADISE BLVD NW AND EAGLE RANCH RD NW containing approximately 21 acre(s). **[Carmen Marrone for Stephanie Shumsky, EPC Case Planner]** (C-12) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR SEVERAL COMMENTS AND TO PLANNIG FOR 3 COPIES.**

12. **Project# 1005482**
07DRB-70059 EPC APPROVED SDP FOR BUILD PERMIT

DESIGN PLUS LLC agent(s) for STONEBRIDGE INVESTMENT GROUP request(s) the above action(s) for all or a portion of Tract(s) 2 & 3, **MIRA MESA ESTATES,** zoned C-2 SC, located on HANOVER RD NW BETWEEN 64th ST NW AND 68th ST NW containing approximately 5 acre(s). **[Anna Di Mambro, EPC Case Planner]** [Deferred from 6/20/07] (J-10) **DEFERRED AT THE AGENT'S REQUEST TO 6/27/07.**

13. **Project# 1006505**
07DRB-70021 MINOR - SDP FOR BUILDING PERMIT

CLAUDIO VIGIL ARCHITECTS agent(s) for EDDIE CORLEY JR & SR LLC request(s) the above action(s) for all or a portion of Lot(s) 17, 18, 19, 20 & a portion 21, Tract(s) A, Block(s) 9, NORTH ALBUQUERQUE ACRES, UNIT B, (to be known as **CORLEY'S ALBUQUERQUE**) zoned SU-2 FOR IP USES, located on EAGLE ROCK ROAD NE BETWEEN EAST FRONTAGE ROAD NE AND SAN PEDRO NE containing approximately 3.9 acre(s). *[Deferred from 06/06/07 & 6/13/07]* (C-18) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES.**

07DRB-70055 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

SURVEYS SOUTHWEST LTD agent(s) for EDDIE CORLEY request(s) the above action(s) for all or a portion of Lot(s) 17, 18, 19, 20 & portion of 21, Block(s) 9, Tract(s) A, **NORTH ALBUQUERQUE ACRES, Unit(s) B,** zoned SU-2 IP, located on EAGLE ROCK AVE NE BETWEEN PAN AMERICAN FREEWAY NE AND SAN PEDRO DR NE containing approximately 4.7346 acre(s). (C-18) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/20/07 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 5/21/07 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

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

14. **Project# 1004878**
07DRB-70050 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

SURVEYS SOUTHWEST LTD agent(s) for GEORGE METZGAR request(s) the above action(s) for all or a portion of Lot(s) 9-A, 9-B, 9-C & 9-D, Block(s) A, **SOUTH BROADWAY ACRES, Unit(s) 1,** zoned SU-2 MR, located on BETHEL DR SE AND TOPEKA ST SE containing approximately 1.2413 acre(s). (M-14) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

15. **Project# 1005240**
07DRB-70056 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

SURVEYS SOUTHWEST LTD agent(s) for ROBIN HENDREXSON request(s) the above action(s) for all or a portion of Tract(s) H-1 & K-1, **GATEWAY INDUSTRIAL PARK,** zoned SU-1 FOR PLANNED IND DEVELOP, located on BROADWAY BLVD NE BETWEEN CLAREMONT AVE NE AND MENAUL BLVD NE containing approximately 4.3249 acre(s). (H-14/15) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

16. Project# 1004161
07DRB-70040 MAJOR - FINAL PLAT APPROVAL

HIGH MESA CONSULTING GROUP agent(s) for WILLIAM AND BENITA BRENNAN request(s) the above action(s) for all or a portion of Lot(s) 4 & 5, **RIVERSIDE PLAZA,** zoned SU-1 FOR PRD/8DU/ACRE REQ. LANDSCAPE, located on WINTER HAVEN RD NW BETWEEN LA ORILLA RD NW AND MONTANO PLAZA DRIVE NW containing approximately 3.1719 acre(s). (E-12) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR 2 SEWER ACCOUNTS FOR THE EXISTING HOMES AND TO PLANNING FOR HOMEOWNERS ASSOCIATION COMMENTS AND RESTRICTIONS, PARK NOTE AND OPEN SPACE REQUIREMENT.**

17. Project# 1000072
07DRB-70041 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

DR HORTON request(s) the above action(s) for all or a portion of Tract(s) AA & BB, Block(s) 1, **CARMEL SUBDIVISION,** zoned R-D, located on CARMELITO LOOP NE BETWEEN HOLLY AVE NE AND CARMEL AVE NE containing approximately .1491 acre(s). *[Indef Def from 6/20/07]*(C-18) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

18. Project #1003828
07DRB-00717 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

WILLIAM T CANIGLIA, agent(s) for CANDELARIA VILLAGE COMPANY request(s) the above action(s) for all or a portion of Lot(s) 38, **CANDELARIA VILLAGE**, zoned R-1, located on 12TH ST NW and DON FRANCISCO PL NW containing approximately 0.338 acre(s). *[Defer from 06/20/07]* (G-13) **DEFERRED AT THE AGENT'S REQUEST TO 7/11/07.**

19. Project# 1003445
07DRB-70054 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

BOHANNAN HUSTON INC agent(s) for FOUNTAIN HILLS PLAZA LLC request(s) the above action(s) for Tract(s) B-1-A, C-1-A, D-1-A & Lot(s) 6-A-1-A, A and 10-A-2, Block(s) D, Unit 1, ALBUQUERQUE WEST, **FOUNTAIN HILLS** and Tract(s) B, RICHLAND HILLS, UNIT 1, zoned SU-1 FOR IP USES W/EXCEPTIONS & PDA TO INCLUDE C-3 USES, located on NUNZIO AVE NW between PARADISE BLVD NW and PASEO DEL NORTE NW containing approximately 39.9074 acre(s). [REF: 07DRB00261] (C-12) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/20/07 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 6/04/07 THE PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITIONS OF FINAL PLAT: VACATE THE 10-FOOT PUBLIC UTILITY EASEMENT, MAINTENANCE AND BENEFICIARIES OF 24-FOOT EASEMENT AND NOTE 5, A ROUNDABOUT DESIGN AND ENSURE 1-FOOT PUBLIC RIGHT-OF-WAY EASEMENT IS EXCLUSIVE OF 10-FOOT PUBLIC UTILITY EASEMENT. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

20. **Project# 1003364**
07DRB-70003 EPC APPROVED SDP FOR BUILD PERMIT

TAFAZZUL HUSSAIN agent(s) for PHILLIP LINDBORG request(s) the above action(s) for all or a portion of Lot(s) 1-A-1-A1, Block(s) 10, Tract(s) 2, **NORTH ALBUQUERQUE ACRES, UNIT 3,** zoned SU-2 MIXED USE, located on HOLLY AVE NE BETWEEN LOUISIANA NE AND WYOMING NE containing approximately 1 acre(s). **[Anna DiMambro, EPC Case Planner]** *[Indef deferred from 5/30/07] [Defer from 06/20/07]* (C-19) **DEFERRED AT THE AGENT'S REQUEST TO 6/27/07.**

21. **Project# 1003692**
07DRB-70035 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

WILSON AND COMPANY INC agent(s) for ALBUQUERQUE PUBLIC SCHOOLS request(s) the above action(s) for all or a portion of Tract(s) A, B, AND C, LANDS OF ALBUQUERQUE PUBLIC SCHOOLS (to be known as **HEIGHTS COMMUNITY CENTER**) zoned SU-2 for O-1, located on BUENA VISTA AVE SE BETWEEN ST. CYR AVE SE AND COAL AVE SE containing approximately 7.916 acre(s)(K-15) *[Deferred from 6/13/07 & Indef Deferred on 06/20/07]* **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

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

22. **Project# 1006543**
07DRB-70058 SKETCH PLAT REVIEW AND COMMENT

SURVEYS SOUTHWEST LTD agent(s) for ALBERTSON'S INC request(s) the above action(s) for all or a portion of Tract(s) 61 A-1, **TOWN OF ATRISCO GRANT, UNIT 6,** zoned C-2, located on CENTRAL AVE SW BETWEEN COORS BLVD SW AND AMANDA ST SW containing approximately 6.195 acre(s). (K 10) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

23. **Project# 1006541**
07DRB-70057 SKETCH PLAT REVIEW AND COMMENT

HOWARD KARNES & BARBARA REDISH agent(s) request(s) the above action(s) for all or a portion of Lot(s) 11 & 10, Block(s) D, **CHIMNEY RIDGE TOWNHOUSES, A BURNSIDE ENTERPRISE UNIT 6,** zoned SU-1 PUD, located on DEL CAMPO PL NE BETWEEN SAN PEDRO NE AND OSUNA NE. (F-8)
THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.

24. Approval of the Development Review Board Minutes for June 13, 2007. **THE DEVELOPMENT REVIEW BOARD MINUTES FOR JUNE 13, 2007 WERE APPROVED BY THE BOARD.**

ADJOURNED: 11:10 A.M.

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1004161 **AGENDA ITEM NO: 16**

SUBJECT:

Final Plat

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

No adverse comments.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION:

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

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

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee
(E-12/D023)

DATE: JUNE 20, 2007

City of Albuquerque
Parks and Recreation Department

PO Box 1293, Albuquerque, New Mexico 87103

Inter-Office Correspondence

Development Review Board Comments

Project Number: 1004161

Application Number: 07DRB-70040

DRB Date: 6/20/2007

Item Number: 16

Subdivision:

Lots 4 & 5 Riverside Plaza

Request for:

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

Zoning: SU-1 for PRD

Zone Page: E-12

New Lots (or units) : 10

Parks and Recreation Comments:

Does Tract A fufill the detached open space requirement? If so state that in a note on the plat.

Signed: CS

Christina Sandoval, (DMD)

Phone: 768-3808

4161

DXF Electronic Approval Form

DRB Project Case #: 1004161

Subdivision Name: PLAZA ESCONDIDO

Surveyor: CHARLES G CALA JR

Contact Person: TIMOTHY TESSENDORF

Contact Information: 345-4250

DXF Received: 6/15/2007 Hard Copy Received: 6/15/2007

Coordinate System: NMSP Grid (NAD 27)

Approved

6·15·2007
Date

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

AGIS Use Only

Copied fc **4161** to agiscov on **6/15/2007** Contact person notified on **6/15/2007**

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

November 29, 2006

15. Project # 1004161
06DRB-01650 Minor-Extension of Preliminary Plat

JEFF MORTENSEN & ASSOCIATES agent(s) for WILLIAM & BENITA BRENNAN request(s) the above action(s) for all or a portion of Lot(s) 4 & 5 (to be known as **PLAZA ESCONDIDO**) RIVERSIDE PLAZA, zoned SU-1 FOR PRD (8 du/a) located on WINTER HAVEN RD NW, between LA ORILLA RD NW and MONTANO PLAZA DR NW containing approximately 3 acre(s). [REF: 05DRB-01724, 05DRB-01725, 05DRB-01726, 05DRB-01727, 05DRB-01728] (E-12)

At the November 29, 2006, Development Review Board meeting, a one-year extension of the preliminary plat was approved.

Sheran Matson, AICP, DRB Chair

Cc: Jeff Mortensen & Associates Inc., 6010-B Midway Park Blvd NE, 87109
William & Benita Brennan, P.O. Box 5329, Bernalillo, NM 87004
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1004161 **AGENDA ITEM NO: 15**

SUBJECT:

Preliminary Plat Extension

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

The Hydrology section has no objection to the extension request.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION:

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

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

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee

DATE: NOVEMBER 29, 2006

2005-DRB-3

#2

DRB CASE ACTION LOG (SITE PLAN SUBD)

REVISED 9/28/05

Comp KS 12/13/05

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.: **05DRB-01728 (SPS)** Project # **1004161**

Project Name: **PLAZA ESCONDIDO**

Agent: Jeff Mortensen & Associates Phone No.: 345-4250

Project Number 1004161

Your request for (**SDP for SUB**), **(SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN),** was approved on 12/7/05 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- ☐ TRANSPORTATION:
- ☐ UTILITIES:
- ☐ CITY ENGINEER / AMAFCA:
- ☐ PARKS / CIP:
- ☒ PLANNING (Last to sign): 3 Copies
- ☐ **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.**

ENGINEERS & SURVEYORS

JEFF MORTENSEN & ASSOCIATES, INC.
6010-B MIDWAY PARK BLVD. NE
ALBUQUERQUE NEW MEXICO 87109

P: 505.345.4250
F: 505.345.4254
ESTABLISHED 1977

2005.008.3
December 12, 2005

Sheran Matson, AICP
Planning Manager DRB Chair
Planning Department
Development & Building Services Division
City of Albuquerque
600 2nd Street, NW
Albuquerque, NM 87103

Hand Delivery

Re: DRB Project # 1004161
05 EPC-00740 and 05 DRB-01728 Major – Site Development Plan for Subdivision
Plaza Escondido

Dear Sheran:

Transmitted herewith are the following items relating to the subject platting action:

- Original Mylar for DRB Chairperson Signoff
- Three (3) copies of the approved Site Development Plan for Subdivision
- The "Blue Sheet"

This concludes our engineering efforts for this project. If you have questions regarding this information, or if we can be of further assistance on this project, please do not hesitate to call.

Sincerely,

JEFF MORTENSEN & ASSOCIATES, INC.

Debie LeBlanc Trujillo

DLT
Enclosures

PRINCIPALS	JEFFREY G. MORTENSEN, P.E.	JUAN M. CALA	CHARLES G. CALA, JR., P.S.
GRADY E. BARRENS	J. GRAEME MEANS, P.E.	RICHARD C. WHITE	JOSEPH M. SOLOMON, JR., P.S.

#2

DRB CASE ACTION LOG (SITE PLAN SUBD)

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.: **05DRB-01728 (SPS)** Project # **1004161**

Project Name: **PLAZA ESCONDIDO**

Agent: Jeff Mortensen & Associates Phone No.: 345-4250

Project Number 1004161

Your request for (**SDP for SUB**), (**SDP for BP**), (**FINAL PLATS**), (**MASTER DEVELOP. PLAN**), was approved on 12/7/05 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- ☐ TRANSPORTATION:
- ☐ UTILITIES:
- ☐ CITY ENGINEER / AMAFCA:
- ☐ PARKS / CIP:
- ☒ PLANNING (Last to sign): 3 Copies
- ☐ **Planning must record this plat. Please submit the following items:**
  - -The original plat and a mylar copy for the County Clerk.
  - -Tax certificate from the County Treasurer.
  - -Recording fee (checks payable to the County Clerk). RECORDED DATE: _____
  - -Tax printout from the County Assessor.
  - ☒ **3 copies of the approved site plan. Include all pages.**
  - ☐ **County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.**
  - ☐ **Property Management's signature must be obtained prior to Planning Department's signature.**
  - ☐ **AGIS DXF File approval required.**
  - ☐ **Copy of recorded plat for Planning.**

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

December 7, 2005

2. Project # 1004161
05DRB-01724 Major-Preliminary Plat Approval
05DRB-01728 Minor-SiteDev Plan Subd/EPC
05DRB-01725 Minor-Subd Design (DPM) Variance
05DRB-01726 Minor-Sidewalk Waiver
05DRB-01727 Minor-Temp Defer SDWK

JEFF MORTENSEN & ASSOCIATES INC agent(s) for WILLIAM & BENITA BRENNAN request(s) the above action(s) for all or a portion of Lot(s) 4 & 5, RIVERSIDE PLAZA (to be known as **PLAZA ESCONDIDO**) zoned SU-1 for PRD special use zone, located on WINTER HAVEN RD NW, between LA ORILLA RD NW and MONTANO PLAZA DR NW containing approximately 4 acre(s). (E-12)

At the December 7, 2005, Development Review Board meeting, with the signing of the infrastructure list dated 12/7/05 and approval of the grading plan engineer stamp dated 8/30/05 the preliminary plat was approved.

The site plan for subdivision was approved with final sign off delegated to Planning for 3 copies of the site plan.

A subdivision design variance from minimum DPM design standards was approved as shown on Exhibit C in the Planning file. A sidewalk variance for waiver of sidewalk was approved as shown on Exhibit C in the Planning file. The temporary deferral of construction of sidewalks on the interior streets was approved as shown on Exhibit C in the Planning file.

If you wish to appeal this decision, you must do so by December 22, 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.)

for Sheran Matson, AICP, DRB Chair

Cc:William & Benita Brennan, P.O. Box 5329, Bernalillo, NM 87004
Jeff Mortensen & Associates Inc., 6010-B Midway Park Blvd NE, 87109
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1004161 AGENDA#: 2 DATE: 12.7.05

1. Name: _____ Address: _____ Zip: _____
2. Name: Graeme Means / JMA Address: 6010-B MIDWAY PK BLVD NE Zip: 87107
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

ALBUQUERQUE
Making History

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1004161 **AGENDA ITEM NO: 2**

SUBJECT:

Site Plan for Subd
DPM Variance
Sidewalk Variance
Sidewalk Deferral
Preliminary Plat

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

An approved drainage report dated 8-30-05 is on filerequired for Preliminary Plat approval.

RESOLUTION: signed I.L

APPROVED _X_; 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: December 7, 2005

MEMO

Date: 10 November 2005
To: Sheran Matson, DRB Chair
From: Russell Brito, Senior Planner
RE: Project # 1004161: 05DRB-01724 / 01725 / 01726 / 01727 / 01728 (05EPC-00740)

The submitted site development plan for subdivision meets and addresses all of the EPC conditions of approval.

Please ensure that all the elements of Condition 5 are adequately addressed by the submittal.

****
*** TX REPORT ***
****

TRANSMISSION OK

TX/RX NO	4343
CONNECTION TEL	9p3454254
SUBADDRESS	
CONNECTION ID	
ST. TIME	11/14 10:58
USAGE T	00'54
PGS.	2
RESULT	OK

DEVELOPMENT REVIEW BOARD
FAX FORM

TO: Debie

FAX NUMBER: 345-4254 **#PAGES** 2

SENT BY: Sheran Matson, DRB Chair **DATE:** 11/14/05

PHONE NUMBER: 924-3880 **FAX #** 924-3864

PROJECT NO: 1004161 **APPLICATION NO:** _____

****

Plaza Escondido
My comments only!

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, December 7, 2005,** beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1004161
05DRB-01724 Major-Preliminary Plat Approval
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Please include the DRB Application # as well as the EPC # on the signature block.

If possible, Planning would appreciate a copy of the perimeter wall design on max 11" x 17" sheets for the wall files.

If any of the landscaping is planned for City right of way, a Landscape Maintenance Agreement, irrigation meter and statement that reads: "Certification that perimeter walls were installed per EPC approved design shall be provided to the City prior to the release of financial guarantees" are all required on the infrastructure list.

If the subdivision is no longer gated, why is the street designated as a private Tract?

The preliminary plat matches the site plan, so no objection to the platting action. No objection to the requested sidewalk actions or the site plan for subdivision.

Project # 1002819
05DRB-01729 Major-Bulk Land Variance
05DRB-01730 Minor-Prelim&Final Plat Approval

ALDRICH LAND SURVEYING INC. agent(s) for CURB INC request(s) the above action(s) for all or a portion of Tract(s) E-6-A, **ALBUQUERQUE SOUTH, UNIT 3,** zoned SU-1, R-2 & RT, located on 98TH ST SW, between GIBSON BLVD SW and BLAKE RD SW containing approximately 31 acre(s). [REF: 03DRB01183, 03DRB01180] (N-9)

Project # 1001370
05DRB-01731 Major-Vacation of Public Easements

MARK GOODWIN & ASSOCIATES PA agent(s) for JTH LLC request(s) the above action(s) for all or a portion of Tract(s) 5, **JUAN TABO HILLS, UNIT 1,** zoned R-D residential and related uses zone, developing area, located on JUAN TABO BLVD SE, between EUBANK BLVD SE and FOUR HILLS RD SE containing approximately 102 acre(s). [REF: S-98-30, DRB-98-20, AX-80-10] (M-21/M-22)

6A5
6341
6A4
6331
5A5
6330
SU-1
6A3
6321
RIVERSIDE PLAZA
5A4
6320
SU-1
6301
6A2
WINTER HAVEN
5A3
6300
6260
5A2
5A1
6240
PANICUM
SU-1
4
6412
3
6408
2
6404
6400
1
CORRALES DRAIN
5
6282
SU-1
LOWER CORRALES RIVERSIDE DRAIN
6260
A1A1
4
6260
43
42
40
39
3501
3509
263ft

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

December 7, 2005

Project # 1004161
05DRB-01724 Major-Preliminary Plat Approval
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AMAFCA — No adverse comments.

COG — No adverse comments.

Transit — No adverse comments.

Zoning Enforcement — No adverse comments.

Neighborhood Coordination

Letters sent to Coors Trail NA (R) and Taylor Ranch NA (R).

APS

The proposal to create 8 single-family lots in **Plaza Escondido** will impact Petroglyph Elementary, Monroe Middle School, and Cibola High School. Currently, these schools are exceeding capacity. While Plaza Escondido is only proposing 8 single-family lots, there are several larger scale developments which will impact the Cibola Cluster. For example, the Bosquecito Subdivision proposes 42 lots, Western Shadows Unit 2 plans for 86 lots, and North Andalucia at La Luz recently submitted a plan for 405 condos and apartment units.

APS

School	2005-06 40 Day Count	Capacity	Space Available
PETROGLYPH ELEM	794	780	-14
MONROE MS	1,394	780	-614
CIBOLA HS	2,977	2,440	-537

To address some of the growth that is occurring on the Westside, APS is currently in the process of redistricting the boundaries for Monroe Middle School and other nearby middle schools in order to relieve growth pressures at Monroe Middle School. New boundaries should be approved by the end of the year.

In order to provide relief for Cibola High School, a new northwest high school is planned to open with a 9th grade academy in 2007. The rest of the high school will open in 2008.

In regards to sidewalks, sidewalks near schools should not be waived as this would discourage walking to school. Subdivisions that are located within one mile of an elementary school, 1 ½ miles of a middle school, and 2 miles of a high school should be required to provide sidewalks or walking paths for students to access nearby schools.

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

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

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

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

Fire Department

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

PNM Electric & Gas	Approved.
Comcast	No comments received.
QWEST	No comments received.
Environmental Health	No comments received.
M.R.G.C.D.	No comments received.
Open Space Division	No adverse comments.

City Engineer

An approved drainage report is required for Preliminary Plat approval. No objection to the DPM variance. Comments on infrastructure list.

Transportation Development

No objection to the sidewalk waiver, deferral or subdivision design standard. Final plat will require that the covenant information be listed. Why is there a drive pad to lot 7-P1? This should be removed. (infra. list) Where is the P1 language on the site plan? Gates are not allowed on the site plan. The walls on lots 8 & 1 will need to be evaluated for sight distance for Blueberry Lane. Are the ADA ramps part of the work order? Drive entrance?

Parks & Recreation

For informational purposes only: The Trails & Bikeways Facility Plan proposes a secondary trail in this location along the Lower Corrales Riverside Drain. There are no requirements for the trail associated with this request, because MRGCD will not allow improved trails on their property.

Utilities Development

No objection to Preliminary Plat approval with the condition that the existing houses, lots 3 & 4 connect to the existing sewer and open accounts, or else include on the infrastructure list. No objection to Site Plan approval. Defer Design Variance and Sidewalk Waiver to Transportation.

Planning Department

Please include the DRB Application # as well as the EPC # on the signature block.

If possible, Planning would appreciate a copy of the perimeter wall design on max 11" x 17" sheets for the wall files.

If any of the landscaping is planned for City right of way, a Landscape Maintenance Agreement, irrigation meter and statement that reads: "Certification that perimeter walls were installed per EPC approved design shall be provided to the City prior to the release of financial guarantees" are all required on the infrastructure list.

If the subdivision is no longer gated, why is the street designated as a private Tract?

The preliminary plat matches the site plan, so no objection to the platting action. No objection to the requested sidewalk actions or the site plan for subdivision.

Impact Fee Administrator

Construction of new homes in the proposed Plaza Escondido Subdivision will be subject to impact fees. Using an average of 2000sf of heated area and .1 acres for the impervious acreage the estimated impact fees are as follows.

1. Roadway Facilities for the NW Mesa are approximately $3662.00
2. Public Safety Facilities for the Westside are approximately $414.00
3. Drainage Facilities for NW Mesa are approximately $1405.20
4. Parks, Recs.,Trails and Open Space for the NW Mesa are approximately $2420.00

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

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

cc: William & Benita Brennan, P.O. Box 5329, Bernalillo, NM 87004
Jeff Mortensen & Associates, Inc., 6010-B Midway Park Blvd NE, 87109

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

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05DRB-01731 Major-Vacation of Public Easements

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Project # 1004543
05DRB-01722 Major-Vacation of Pub Right-of-Way

JUDITH KATONA GARCIA request(s) the above action(s) for all or a portion of Tract(s) C, **LAND OF ROY YATES** zoned SU-2 IP, located on CENTRAL AVE NW, between 94TH ST NW and 98TH ST NW containing approximately 0 acre(s). (K-9)

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.

Claire Senova
for Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, NOVEMBER 21, 2005.

CITY OF ALBUQUERQUE

THREE HUNDRED YEARS
1706 • 2006
ALBUQUERQUE
Making History

RETURN
TO SENDER
NOT DELIVERABLE
AS ADDRESSED
UNABLE TO FORWARD

UNITED STATES POSTAGE
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MAILED FROM ZIP CODE 87102

Planning Department

P.O. Box 1293

Albuquerque, NM 87103

101206238635410905

LARMAN GREGORY K & JAMES R WI
3604 PANICUM RD NW
ALBUQUERQUE NM 87120

87120+3143-04 R045

RB

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CITY OF ALBUQUERQUE

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Claire Senova
for Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, NOVEMBER 21, 2005.

PLANNING TRACKING LOG

Date	Project Name & #	Action Request	Action Taken
7-13.05	Plaza Escondido Proj 1004161	Sketch	Comments Given
12/7/05	Same	Prel Plat Site Plan Subd. SDV TDS SW	

CITY OF PLANNING
PLANNING DEPARTMENT
PROPERTY OWNERSHIP LIST

Meeting Date: DECEMBER 7, 2005
Zone Atlas Page: E-12-Z
Notification Radius: 100 Ft.

Project# 1004161
App#05DRB-01724
App#05DRB-01725
App#05DRB-01726
App#05DRB-01727
App#05DRB-01728

Cross Reference and Location: 6260 &6282 WINTER HAVEN ROAD NW
BETWEEN LA ORILLA ROAD NW AND MONTANO PLAZA DRIVE NW

Applicant: WILLIAM AND BENITA BRENNAN
Address: PO BOX 5329
BERNALILLO, NM 87004

Agent: JEFF MORTENSEN & ASOCIATES, INC
6010-B MIDWAY PARK BLVD NE
ALBUQUERQUE, NM 87109

Special Instructions:

Notice must be mailed from the
City's 21 day's prior to the meeting.

Date Mailed: NOVEMBER 18, 2005
Signature: YVONNE SAAVEDRA

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
PROPERTY OWNERSHIP / LEGAL LIST

Project# 1004161
Application# 05DRB-01724 + 725, 726, 727, 728

PAGE 1 **OF** 2

Zone Atlas Page #	Zone Atlas #	Grid Location	Parcel Sequence	Name & Address
E-12	012062	430-401	110-24	✓
		419-380	20	✓
		439-423	25	✓ Dup
		441-429	26	✓ Dup 2
		444-434	27	✓
		447-440	28	✓
		389-370	108-38	✓
		393-370	37	✓
		397-369	36	✓
		401-369	35	✓
		405-368	34	✓
		409-368	33	✓
		398-317	39	✓
		383-355	109-06	✓
		386-354	05	✓
		390-353	04	✓
		402-356	108-32	✓
		370-363	103-09	✓
		380-380	110	✓ Dup
		385-402	11	✓ Dup 2
		399-421	12	✓
		500-385	102-40	✓
		381-350	109-01	✓ Dup
		384-349	02	✓ Dup 2

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
PROPERTY OWNERSHIP / LEGAL LIST

Project# 1004116l
Application# 05DRB-01724-725, 726, 727, 728

Zone Atlas Page #	Zone Atlas #	Grid Location	Parcel Sequence	Name & Address
E-12	1012062	388-348	109-03	✓
		401-352	108-31	✓
		400-348	30	✓
		399-344	29	✓
		397-339	28	✓
		363-348	103-03	✓

Yvonne C. Saavedra/APD/CABQ
11/14/2005 03:47 PM

To Yvonne C. Saavedra/APD/CABQ@COA
cc
bcc
Subject labels

----- Forwarded by Yvonne C. Saavedra/APD/CABQ on 11/14/2005 03:47 PM -----

mainframe@coa1mp3.cabq.gov
11/14/2005 03:45 PM

To
cc
Subject

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1        R E C O R D S   W I T H   L A B E L S                    PAGE
1
01012062                 ***  THIS UPC CODE HAS NO MASTER RECORD ON FILE
0101206243040111024      LEGAL: LOT  5 LO TS 2 THRU 6 AND TRACTS 1 THRU 8
RIVERSIDE   LAND USE:
                         PROPERTY ADDR: 00000   WINTERHAVEN
                            OWNER NAME: BRENNAN WILLIAM T & BENITA B T
                            OWNER ADDR: PO BOX 675
CORRALES    NM       87048
0101206241938011020      LEGAL: LOT  4 LO TS 2 THRU 6 AND TRACTS 1 THRU 8
RIVERSIDE   LAND USE:
                         PROPERTY ADDR: 00000   WINTER HAVEN
                            OWNER NAME: BRENNAN WILLIAM & BENITA B TRU
                            OWNER ADDR: PO BOX 5329
BERNALILLO    NM        87004
0101206243942311025      LEGAL: LT 1  THE  PRESERVE BEING A REPLAT OF LOT 6
RIVERSID  LAND USE:
                         PROPERTY ADDR: 00000   WINTER HAVEN
                            OWNER NAME: CLEFF INC ATTN: TRETON CLEFF P
                            OWNER ADDR: PO BOX 10283
ALBUQUERQUE NM       87184
0101206244142911026      LEGAL: LT 2  THE  PRESERVE BEING A REPLAT OF LOT 6
RIVERSID  LAND USE:
                         PROPERTY ADDR: 00000   WINTER HAVEN
                            OWNER NAME: CLEFF INC ATTN: TRENTON CLEFF
                            OWNER ADDR: PO BOX 10283
ALBUQUERQUE NM       87184
0101206244443411027      LEGAL: LT 3  THE  PRESERVE BEING A REPLAT OF LOT 6
RIVERSID  LAND USE:
                         PROPERTY ADDR: 00000   WINTER HAVEN
                            OWNER NAME: CARNES CHAPIN PATRICK & SANDRA
                            OWNER ADDR: 05004   LA FIESTA                DR NE
ALBUQUERQUE NM       87109
0101206244744011028      LEGAL: LT 4  THE  PRESERVE BEING A REPLAT OF LOT 6
RIVERSID  LAND USE:
                         PROPERTY ADDR: 00000   WINTER HAVEN
                            OWNER NAME: SCOTT WILLIAM D
                            OWNER ADDR: 08525   JEFFERSON                   NE
ALBUQUERQUE NM       87113
```

```
0101206238937010838   LEGAL: LT 4 4 PL AT FOR LAS CASITAS DEL RIO SUBDIVISION
BEI  LAND USE:
                      PROPERTY ADDR: 00000   PANICUM
                         OWNER NAME: HERTER MARY & RICHARD
                         OWNER ADDR: 3609 PANICUM RD NW
ALBUQUERQUE NM       87120
0101206239337010837   LEGAL: LT 4 3 PL AT FOR LAS CASITAS DEL RIO SUBDIVISION
BEI  LAND USE:
                      PROPERTY ADDR: 00000   PANICUM
                         OWNER NAME: CARTER ANN M
                         OWNER ADDR: 03605   PANICUM                  RD NW
ALBUQUERQUE NM       87120
0101206239736910836   LEGAL: LT 4 2 PL AT FOR LAS CASITAS DEL RIO SUBDIVISION
BEI  LAND USE:
                      PROPERTY ADDR: 00000   PANICUM
                         OWNER NAME: CULBERTSON MOLLY
                         OWNER ADDR: 05424   PRIMROSE                 DR
CITRUS HEIGHCA       95610
0101206240136910835   LEGAL: LT 4 1 PL AT FOR LAS CASITAS DEL RIO SUBDIVISION
BEI  LAND USE:
                      PROPERTY ADDR: 00000   PANICUM
                         OWNER NAME: ADAMS CARL B
                         OWNER ADDR: 03509   PANICUM                  RD NW
ALBUQUERQUE NM       87120
0101206240536810834   LEGAL: LT 4 0 PL AT FOR LAS CASITAS DEL RIO SUBDIVISION
BEI  LAND USE:
                      PROPERTY ADDR: 00000   PANICUM
                         OWNER NAME: KAIB JOHN MARK
                         OWNER ADDR: 03505   PANICUM                  RD NW
ALBUQUERQUE NM       87120
0101206240936810833   LEGAL: LT 3 9 PL AT FOR LAS CASITAS DEL RIO SUBDIVISION
BEI  LAND USE:
                      PROPERTY ADDR: 00000   PANICUM
                         OWNER NAME: OLEARY JAMES M
                         OWNER ADDR: 03501   PANICUM                  RD NW
ALBUQUERQUE NM       87120
0101206239831710839   LEGAL: TR A  PLA T FOR LAS CASITAS DEL RIO SUBDIVISION
BEIN  LAND USE:
                      PROPERTY ADDR: 00000
                         OWNER NAME: LAS CASITAS DEL RIO SUBDIVISIO
                         OWNER ADDR: 06121   INDIAN SCHOOL            RD NE
ALBUQUERQUE NM       87110
0101206238335510906   LEGAL: LT 3 1-A  PLAT OF LOTS 30-A & 31-A LAS CASITAS
DEL R  LAND USE:
                      PROPERTY ADDR: 00000   PANICUM
                         OWNER NAME: WIERENGO DANIELLE E
                         OWNER ADDR: 03608   PANICUM                  RD NW
ALBUQUERQUE NM       87120
0101206238635410905   LEGAL: LT 3 2 PL AT FOR LAS CASITAS DEL RIO SUBDIVISION
BEI  LAND USE:
                      PROPERTY ADDR: 00000   PANICUM
                         OWNER NAME: LARMAN GREGORY K & JAMES R WIL
                         OWNER ADDR: 03604   PANICUM                  RD NW
ALBUQUERQUE NM       87120
```

01012062390353109 04 LEGAL: LT 3 3 PL AT FOR LAS CASITAS DEL RIO SUBDIVISION
BEI LAND USE:
PROPERTY ADDR: 00000 PANICUM
OWNER NAME: CONKLIN TIM & CARMEN A
OWNER ADDR: 03600 PANICUM RD NE
ALBUQUERQUE NM 87120
01012062402356108 32 LEGAL: LT 3 8 PL AT FOR LAS CASITAS DEL RIO SUBDIVISION
BEI LAND USE:
PROPERTY ADDR: 00000 STIPA
OWNER NAME: ZANNES TOM & MADELEINE
OWNER ADDR: 03008 LA MANCHA NW
ALBUQUERQUE NM 87104
01012062370363103 09 LEGAL: TRAC T 5- A2 TRACT 5-A1 THRU 5-A RIVERSIDE PLAZA
LAND USE:
PROPERTY ADDR: 00000 RIVERSIDE PLAZA
OWNER NAME: FULLER RICHARD W
OWNER ADDR: PO BOX 13900
ALBUQUERQUE NM 87192
01012062380380103 10 LEGAL: TRAC T 5- A3 TRACT 5-A1 THRU 5-A RIVERSIDE PLAZA
LAND USE:
PROPERTY ADDR: 00000 RIVERSIDE PLAZA
OWNER NAME: TITAN OFFICE PARTNERS ONE LTD
OWNER ADDR: PO BOX 66180
ALBUQUERQUE NM 87193
01012062385402103 11 LEGAL: TRAC T 5- A4 TRACT 5-A1 THRU 5-A RIVERSIDE PLAZA
LAND USE:
PROPERTY ADDR: 00000 RIVERSIDE PLAZA
OWNER NAME: CRP LLC
OWNER ADDR: PO BOX 66180
ALBUQUERQUE NM 87193
01012062399421103 12 LEGAL: TRAC T 5- A5 TRACT 5-A1 THRU 5-A RIVERSIDE PLAZA
LAND USE:
PROPERTY ADDR: 00000 RIVERSIDE PLAZA
OWNER NAME: RIVERSIDE PLAZA LTD CO
OWNER ADDR: PO BOX 66180
ALBUQUERQUE NM 87193
01012062500385102 40 LEGAL: SELY POR OF TR A-1-A-1 LANDS OF JOEL P TAYLOR
CONT LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: RIO GRANDE-ALAMEDA LTD
OWNER ADDR: 03700 OSUNA RD NE
ALBUQUERQUE NM 87109
01012062381350109 01 LEGAL: LT 3 0-A PLAT OF LOTS 30-A & 31-A LAS CASITAS
DEL R LAND USE:
PROPERTY ADDR: 00000 SETARIA
OWNER NAME: NOICE RICHARD S
OWNER ADDR: 03609 SETARIA RD NW
ALBUQUERQUE NM 87120
01012062384349109 02 LEGAL: LT 2 9 PL AT FOR LAS CASITAS DEL RIO SUBDIVISION
BEI LAND USE:
PROPERTY ADDR: 00000 SETARIA
OWNER NAME: STROTMAN CAROL
OWNER ADDR: 03605 SETARIA RD NW
ALBUQUERQUE NM 87120

```
0101206238834810903   LEGAL: LT 2 8 PL AT FOR LAS CASITAS DEL RIO SUBDIVISION
BEI  LAND USE:
                      PROPERTY ADDR: 00000   SETARIA
                         OWNER NAME: ANDERSON BRIAN K
                         OWNER ADDR: 03601   SETARIA                    RD NW
ALBUQUERQUE NM       87120
0101206240135210831   LEGAL: LT 3 7 PL AT FOR LAS CASITAS DEL RIO SUBDIVISION
BEI  LAND USE:
                      PROPERTY ADDR: 00000   STIPA
                         OWNER NAME: GREEN SHELLEY
                         OWNER ADDR: 06260   STIPA                      ST NW
ALBUQUERQUE NM       87120
0101206240034810830   LEGAL: LT 3 6 PL AT FOR LAS CASITAS DEL RIO SUBDIVISION
BEI  LAND USE:
                      PROPERTY ADDR: 00000   STIPA
                         OWNER NAME: COOK PHOEBE J
                         OWNER ADDR: 06256   STIPA                      ST NW
ALBUQUERQUE NM       87120
0101206239934410829   LEGAL: LT 3 5 PL AT FOR LAS CASITAS DEL RIO SUBDIVISION
BEI  LAND USE:
                      PROPERTY ADDR: 00000   STIPA
                         OWNER NAME: FLYNN DIANE K
                         OWNER ADDR: 06252   STIPA                      ST NW
ALBUQUERQUE NM       87120
0101206239733910828   LEGAL: LT 3 4-A  PLAT OF LOT 34-A LAS CASITAS DEL RIO
SUBDI  LAND USE:
                      PROPERTY ADDR: 00000   STIPA
                         OWNER NAME: WESTMAN HARRIETT G
                         OWNER ADDR: 09518   DANCING RIVER              DR NW
ALBUQUERQUE NM       87114
0101206236334810303   LEGAL: TRAC T 5- A1 TRACT 5-A1 THRU 5-A RIVERSIDE PLAZA
LAND USE:
                      PROPERTY ADDR: 00000   RIVERSIDE PLAZA
                         OWNER NAME: R&K RIVERSIDE LLC
                         OWNER ADDR: 00108   CARSON                     DR
LOS LUNAS   NM       87031
 .
 QUIT
```

101206243040111024 LEGAL: LOT 5 LOT 2 THRU 5 AND TRACTS 1 THRU 8 RIVE ING A REPLAT OF A WE
PROPERTY ADDR: 6282 WINTERHAVE RD NW

OWNERS NAME: BRENNAN WILLIAM T & BENITA
OWNERS ADDR: PO BOX 675
CORRALES, NM 87048

101206241938011020 LEGAL: LOT 4 LOT 2 THRU 6 AND TRACTS 1 THRU 8 RIVE ING A REPLAT OF A WE
PROPERTY ADDR: 6260 WINTER HAVEN RD NW

OWNERS NAME: BRENNAN WILLIAM & BENITA
PO BOX 5329
BERNAILILLO, NM 87004

101206243942311025 LOT 1 THE PRESERVE BEING A REPLAT OF LOT 5 RI CONT .4048 AC
PROPERTY ADDR: 6400 WINTER HAVEN RD NW

OWNERS NAME: CLEFF INC ATTN: TRETON CLEFF P
OWNERS ADDR: PO BOX 10283
ALBUQUERQUE, NM 87184

101206244142911026 LEGAL: LOT 2 THE PRESERVE BEING A REPLAT OF LOT 6 RI CONT .4014 AC
PROPERTY ADDR: 6404 WINTER HAVEN RD NW

OWNERS NAME: CLEFF INC ATTN: TRENTON CLEFF
OWNERS ADDR: PO BOX 10283
ALBUQUERQUE, NM 87184

101206238937010838 LEGAL: LOT 44 PLAT FOR LAS CASITAS DEL RIO SUBDIVISION AT OF LOT 2 & 3 RIV
PROPERTY ADDR: 3609 PANICUM RD NW

OWNERS NAME: HERTER MARY & RICHARD
OWNERS ADDR: 3609 PANICUM RD NW
ALBUQUERQUE, NM 87120

101206237036310309 LEGAL: TRACT 5-A2 TRACT 5-A1 THRU 5-A RIVERSIDE PLAT OF TRACT 5-A RI
PROPERTY ADDR: 6260 RIVERSIDE PLAZA LN NW

OWNERS NAME: FULLER RICHARD W
OWNERS ADDR: PO BOX 13900
ALBUQUERQUE, NM 87192

101206238038010310 LEGAL: TRACT 5-A3 TRACT 5-A1 THRU 5-A RIVERSIDE PLAT OF TRACT 5-A RI
PROPERTY ADDR: 6300 RIVERSIDE PLAZA LN NW

OWNERS NAME: TITAN OFFICE PARTNERS ONE LTD
OWNERS ADDR: PO BOX 66180
ALBUQUERQUE, NM 87193

101206238540210311 LEGAL: TRACT 5-A4 TRACT 5-A1 THRU 5-A RIVERSIDE PLAT OF TRACT 5-A RI
PROPERTY ADDR: 6320 RIVERSIDE PLAZA LN NW

OWNERS NAME: RIVERSIDE PLAZA LTD CO
OWNERS ADDR: PO BOX 66180
ALBUQUERQUE, NM 87193

101206239942110312

LEGAL: TRACT 5-A5 TRACT 5-A1 THRU 5-A RIVERSICE PLAT OF TRACT 5-A RI

PROPERTY ADDR: 6330 RIVERSIDE PLAZA LN NW

OWNERS NAME: RIVERSIDE PLAZA LTD CO

OWNERS ADDR: PO BOX 66180
ALBUQUERQUE, NM 87193

ALBUQUERQUE
Making History

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.

November 8, 2005

Debie LeBlanc Trujillo
Jeff Mortensen and Associates, Inc.
6010-B Midway Park Blvd. NE/87109
Phone: 345-4250/Fax - 345-4254
E-mail: dtrujillo@jmainc.org

Dear Debie:

Thank you for your inquiry of **November 8, 2005** requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **LOTS 4 AND 5, RIVERSIDE PLAZA, LOCATED AT 6260 AND 6282 WINTER HAVEN ROAD NW,** zone map **E-12.**

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

COORS TRAIL N.A. (CRT) "R"
***Alexandra Ostwald**
6423 Bosque Meadows NW/87120 898-1915 (h)
Janet Laros
2924 River Willow Tr. NW/87120 890-0657 (h)

TAYLOR RANCH N.A. (TRN) "R"
Bill Jack Rodgers
8308 Cedar Creek Dr. NW/87120 897-9737 (h)
Jolene Wolfley
6804 Staghorn Dr. NW/87120 890-9414 (h)

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(11/08/05)

Project # 1004161

WILLIAM AND BENITA BRENNAN
PO BOX 5329
BERNALILLO, NM 87004

Project # 1004161
JANET LAROS
Coors Trail N.A.
2924 RIVER WILLOW TR NW
ALBUQUERQUE, NM 87120

101206243040111024

BRENNAN WILLIAM T & BENITA B
PO BOX 675
CORRALES, NM 87048

101206244443411027

CARNES CHAPIN PATRICK & SANDR
5004 LA FIESTA DR NE
ALBUQUERQUE NM 87109

101206239337010837

CARTER ANN M
3605 PANICUM RD NW
ALBUQUERQUE NM 87120

101206240536810834

KAIB JOHN MARK
3505 PANICUM RD NW
ALBUQUERQUE NM 87120

101206238335510906

WIERENGO DANIELLE E
3608 PANICUM RD NW
ALBUQUERQUE NM 87120

101206240235610832

ZANNES TOM & MADELEINE
3008 LA MANCHA NW
ALBUQUERQUE NM 87104

101206238540210311

RIVERSIDE PLAZA LTD CO
PO BOX 66180
ALBUQUERQUE, NM 87193

101206238434910902

STROTMAN CAROL
3605 SETARIA RD NW
ALBUQUERQUE NM 87120

Project # 1004161

JEFF MORTENSEN & ASSOCIATES, INC
6010-B MIDWAY PARK BLVD NE
ALBUQUERQUE, NM 87109

Project # 1004161
BILL JACK RADGERS
Taylor Ranch N.A.
8308 CEDAR CREEK DR NW
ALBUQUERQUE, NM 87120

101206241938011020

BRENNAN WILLIAM & BENITA B TR
PO BOX 5329
BERNALILLO, NM 87004

101206244744011028

SCOTT WILLIAM D
8525 JEFFERSON NE
ALBUQUERQUE NM 87113

101206239736910836

CULBERTSON MOLLY
5424 PRIMROSE DR
CITRUS HEIGHCA 95610

101206240936810833

OLEARY JAMES M
3501 PANICUM RD NW
ALBUQUERQUE NM 87120

101206238635410905

LARMAN GREGORY K & JAMES R WI
3604 PANICUM RD NW
ALBUQUERQUE NM 87120

101206237036310309

FULLER RICHARD W
PO BOX 13900
ALBUQUERQUE, NM 87192

101206250038510240

RIO GRANDE-ALAMEDA LTD
3700 OSUNA RD NE
ALBUQUERQUE NM 87109

101206238834810903

ANDERSON BRIAN K
3601 SETARIA RD NW
ALBUQUERQUE NM 87120

Project # 1004161
ALEXANDRA OSTWALD
Coors Trail N.A.
6423 Bosque Meadows NW
ALBUQUERQUE, NM 87120

Project # 1004161
JOLENE WOLFLEY
Taylor Ranch N.A.
6804 STAGHORN DR NW
ALBUQUERQUE, NM 87120

101206243942311025

CLEFF INC ATTN: TRETON CLEFF
PO BOX 10283
ALBUQUERQUE, NM 87184

101206238937010838

HERTER MARY & RICHARD
3609 PANICUM RD NW
ALBUQUERQUE, NM 87120

101206240136910835

ADAMS CARL B
3509 PANICUM RD NW
ALBUQUERQUE NM 87120

101206239831710839

LAS CASITAS DEL RIO SUBDIVISI
6121 INDIAN SCHOOL RD NE
ALBUQUERQUE NM 87110

101206239035310904

CONKLIN TIM & CARMEN A
3600 PANICUM RD NE
ALBUQUERQUE NM 87120

101206238038010310

TITAN OFFICE PARTNERS ONE LTD
PO BOX 66180
ALBUQUERQUE, NM 87193

101206238135010901

NOICE RICHARD S
3609 SETARIA RD NW
ALBUQUERQUE NM 87120

101206240135210831

GREEN SHELLEY
6260 STIPA ST NW
ALBUQUERQUE NM 87120

101206240034810830

COOK PHOEBE J
6256 STIPA ST NW
ALBUQUERQUE NM 87120

101206239934410829

FLYNN DIANE K
6252 STIPA ST NW
ALBUQUERQUE NM 87120

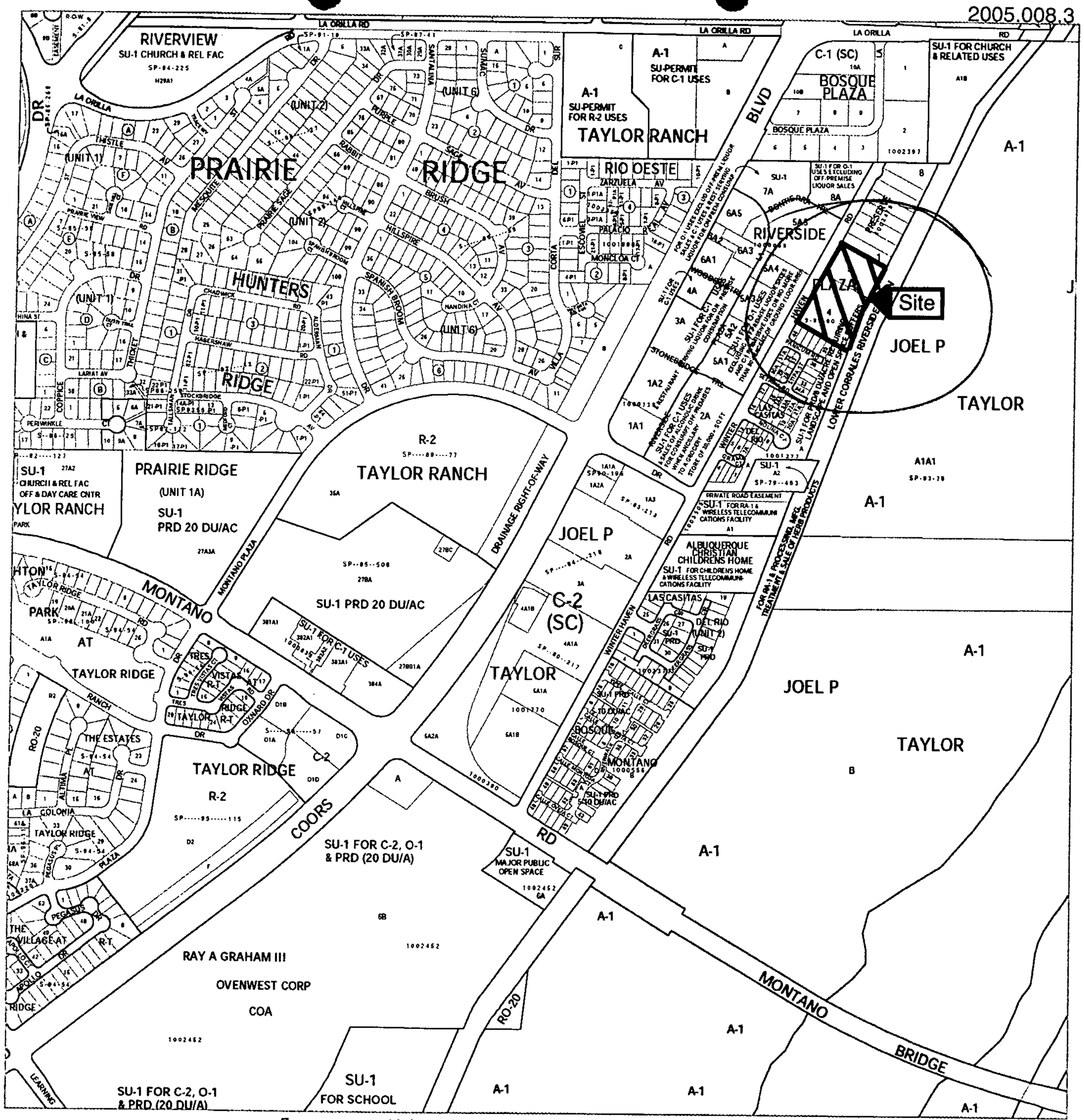
101206239733910828

WESTMAN HARRIETT G
9518 DANCING RIVER DR NW
ALBUQUERQUE NM 87114

101206236334810303

R&K RIVERSIDE LLC
108 CARSON DR
LOS LUNAS NM 8703

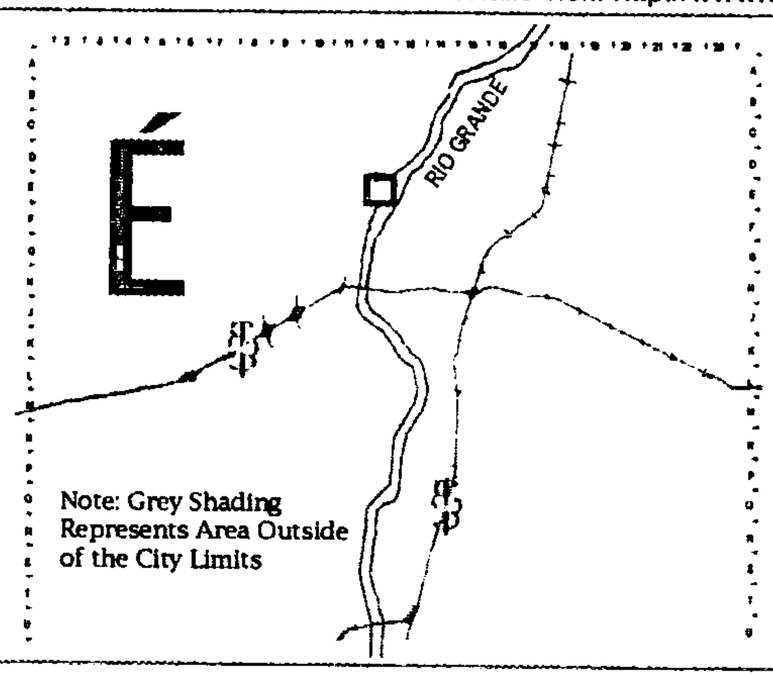
2005.008.3



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

Albuquerque Geographic Information System

Map amended through: **Apr 22, 2005**



Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:

E-12-Z

Selected Symbols

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

0 750 1,500 Feet

ENGINEERS & SURVEYORS

JEFF MORTENSEN & ASSOCIATES, INC.
6010-B MIDWAY PARK BLVD. NE
ALBUQUERQUE NEW MEXICO 87109

P: 505.345.4250
F: 505.345.4254
ESTABLISHED 1977

2005.008.3
2005.008.7
November 9, 2005

Sheran Matson, AICP
Planning Manager, DRB Chair
Planning Department
Development & Building Services Division
City of Albuquerque
600 2nd Street, NW
Albuquerque, NM 87103

Re: Request for DRB signoff of EPC Site Development Plan for Subdivision together with Preliminary Plat Approval including Request for Sidewalk Waiver, Subdivision Design Variance and Temporary Deferral of Sidewalk Construction
Plaza Escondido (Lots 4 and 5, Riverside Plaza)
Project # 1004161 (05EPC-00740)

Dear Ms. Matson:

Transmitted are the following items associated with the subject request:

- DRB Application, Supplemental Forms P(2), S(2) and V along with related fees
- Twenty Four (24) copies of the Preliminary Plat
- Twenty Four (24) copies of the Grading Plan
- Six (6) copies of the Site Development Plan for Subdivision (EPC delegated signoff to DRB Approval)
- Proposed Infrastructure List
- Three (3) copies of the Perimeter Wall Detail **included in the Site Development Plan for Subdivision**
- City of Albuquerque Zone Atlas E-12
- Form DRWS
- Form TIS/AQIA
- Six (6) copies of the Subdivision Design Variance, Sidewalk Deferral and Sidewalk Waiver Exhibit
- Letter describing the Subdivision Design Variance, Sidewalk Deferral and Sidewalk Waiver
- Office of the Community & Neighborhood Coordination request, copies of letters sent to Neighborhood Associations along with the registered mail receipts

On behalf of our clients, William and Benita Brennan, we are requesting DRB approval of Site Development Plan for Subdivision along with Preliminary Plat Approval including Request for Sidewalk Waiver, Subdivision Design Variance and Temporary Deferral of Sidewalk Construction This project was heard by the Environmental Planning Commission for a Site Development Plan for Subdivision on June 16, 2005, and approved with conditions which are to be satisfied by this request.

PRINCIPALS	JEFFREY G. MORTENSEN, P.E.	JUAN M. CALA	CHARLES G. CALA, JR., P.S.
GRADY E. BARRENS	J. GRAEME MEANS, P.E.	RICHARD C. WHITE	JOSEPH M. SOLOMON, JR., P.S.

CITY OF ALBUQUERQUE

FYI

THREE HUNDRED YEARS 1706 * 2006
ALBUQUERQUE
Making History

NOTIFICATION OF HEARING for the DEVELOPMENT REVIEW BOARD

November 17, 2005

TO: Alexandra Ostwald and Janet Laros, Coors Trail NA
Bill Jack Rodgers and Jolene Wolfley, Taylor Ranch NA

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 four (4) acre(s): Major Preliminary Plat Approval; Minor Site Development Plan for Subdivision (EPC); Minor Subdivision Design (DPM) Variance; Minor Sidewalk Waiver and Minor Temporary Deferral for Sidewalks for Plaza Escondido.**

Proposed by: **Jeff Mortensen and Associates, Inc. at 345-4250**
Agent for: **William and Benita Brennan**

For property located: **On or near Winter Haven Road NW between La Orilla Road NW and Montano Plaza Drive NW.**

The case number(s) assigned is: **05DRB- 01724, 01728, 01725, 01726, 01727, Project # 1004161.**

City Planning accepted application for this request on **November 9, 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, December 7, 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 I. Winklepleck

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

cc: Claire Senova, DRB Administrative Assistant

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

City of Albuquerque Planning Department

One Stop Shop – Development and Building Services

04/05/2011 Issued By: E08375 105243

STANDARD APPLICATION, Paper Plans Required

Permit Number: **2011 070 086** **Category Code 910**

Application Number: 11DRB-70086, Ext Of Sia For Temp Defr Sdwk Const

Address:

Location Description: BLUEBERRY LANE BETWEEN WINTERHAVEN RD AND RIO GRANDE RIVER

Project Number: 1004161

Applicant
BLUEBERRY LANE PROPERTIES, LLC

PO BOX 675
CORRALES NM 87048
897-7102

Agent / Contact
High Mesa Consulting Group
Debie Trujillo
6010-B Midway Park Blvd Ne
Albuquerque NM 87109

dtrujillo@highmesacg.com

Application Fees

441018/4943000	APN Fee	
441032/3416000	Conflict Mgmt Fee	$20.00
441006/4958000	DRB Actions	$50.00
	TOTAL:	**$70.00**

City Of Albuquerque
Treasury Division

/5/2011 12:09PM LOC: ANNX
WS#A008 TRANS# 0032
RECEIPT# 00129911-00129911
PERMIT# 2011070086 TRSSVG
rans Amt $70.00
Conflict Manag. Fee $20.00
DRB Actions $50.00
CKI $70.00
CHANGE $0.00
) Thank You

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

April 13, 2011

Project# 1004161
11DRB-70086 EXT OF SIA FOR TEMP DEFR SDWK CONST

HIGH MESA CONSULTING GROUP agent(s) for BLUEBERRY LANE PROPERTIES, LLC request(s) the above action(s) for all or a portion of Lot(s) 1-P1 THROUGH 10-P1, Tract(s) A, **PLAZA ESCONDIDO** zoned SU-1 PRD, located on BLUEBERRY LANE BETWEEN WINTERHAVEN RD AND RIO GRANDE RIVER (E-12)

At the April 13, 2011 Development Review Board meeting, a 2 year extension to the agreement for the deferral of sidewalks was approved. Please provide an exhibit to the Design Review Committee indicating the lot number/addresses where sidwalks are still deferred.

If you wish to appeal this decision, you must do so by April 28, 2011, in the manner described below.

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

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

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

Jack Cloud, AICP, DRB Chair

Cc: High Mesa Consulting Group – 6010-B Midway Park Blvd. NE – Albuquerue, NM 87109
Blueberry Lane Properties, LLC – P.O. Box 675 – Corrales, NM 87048
Marilyn Maldonado

2005.008.9

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION
- ___ Major Subdivision action
- X Minor Subdivision action
- ___ Vacation
- ___ Variance (Non-Zoning)

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

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

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

V

P

D

L A APPEAL / PROTEST of...
- ___ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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

APPLICATION INFORMATION:

Professional/Agent (if any): High Mesa Consulting Group PHONE: 505-345-4250
ADDRESS: 6010-B Midway Park Blvd. NE FAX: 505-345-4254
CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: dtrujillo@highmesacg.com

APPLICANT: Blueberry Lane Properties, LLC PHONE: 505-897-7102
ADDRESS: P.O. Box 675 FAX: ___
CITY: Corrales STATE NM ZIP 87048 E-MAIL: ___
Proprietary interest in site: Owners **List all owners:** ___

DESCRIPTION OF REQUEST: Request for two (2) year Extension to Sidewalk Deferral

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

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

Lot or Tract No. Lots 1-P1 through 10-P1 and Tract A Block: ___ Unit: ___
Subdiv/Addn/TBKA: Plaza Escondido
Existing Zoning: SU-1/PRD Proposed zoning: n/a MRGCD Map No n/a
Zone Atlas page(s): E-12 UPC Code: see attached

CASE HISTORY:
List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): DRB Project # 1004161

CASE INFORMATION:
Within city limits? X Yes Within 1000FT of a landfill? ___
No. of **existing** lots: 11 No. of **proposed** lots: n/a Total area of site (acres): ___
LOCATION OF PROPERTY BY STREETS: On or Near: Blueberry Lane
Between: Winterhaven Road and Rio Grande River

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

SIGNATURE Debie LeBlanc Trujillo DATE March 5, 2011
(Print) Debie LeBlanc Trujillo for High Mesa Consulting Group Applicant: ☐ Agent: ☒

FOR OFFICIAL USE ONLY Form revised 4/07

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

Application case numbers	Action	S.F.	Fees
11DRB - ___ - 70086	ESIA	___	$ 50.00
___ - ___ - ___	CMF	___	$ 20.00
___ - ___ - ___	___	___	$ ___
___ - ___ - ___	___	___	$ ___
___ - ___ - ___	___	___	$ ___
		Total	$ 70.00

Hearing date April 13, 2011

4-5-11
Planner signature / date

Project # 1004161

2005-028.9

FORM V: SUBDIVISION VARIANCES & VACATIONS

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

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

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

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

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

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

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

HIGH MESA CONSULTING GROUP
DEBBIE LEBLANC TRUJILLO
Applicant name (print)
Debbie LeBlanc Trujillo
Applicant signature / date 04-05-11

Form revised 4/07

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

Application case numbers
11DRB-70086
___-___-___
___-___-___

4-5-11
Planner signature / date

Project # 1004161

DRB Project # 1004161

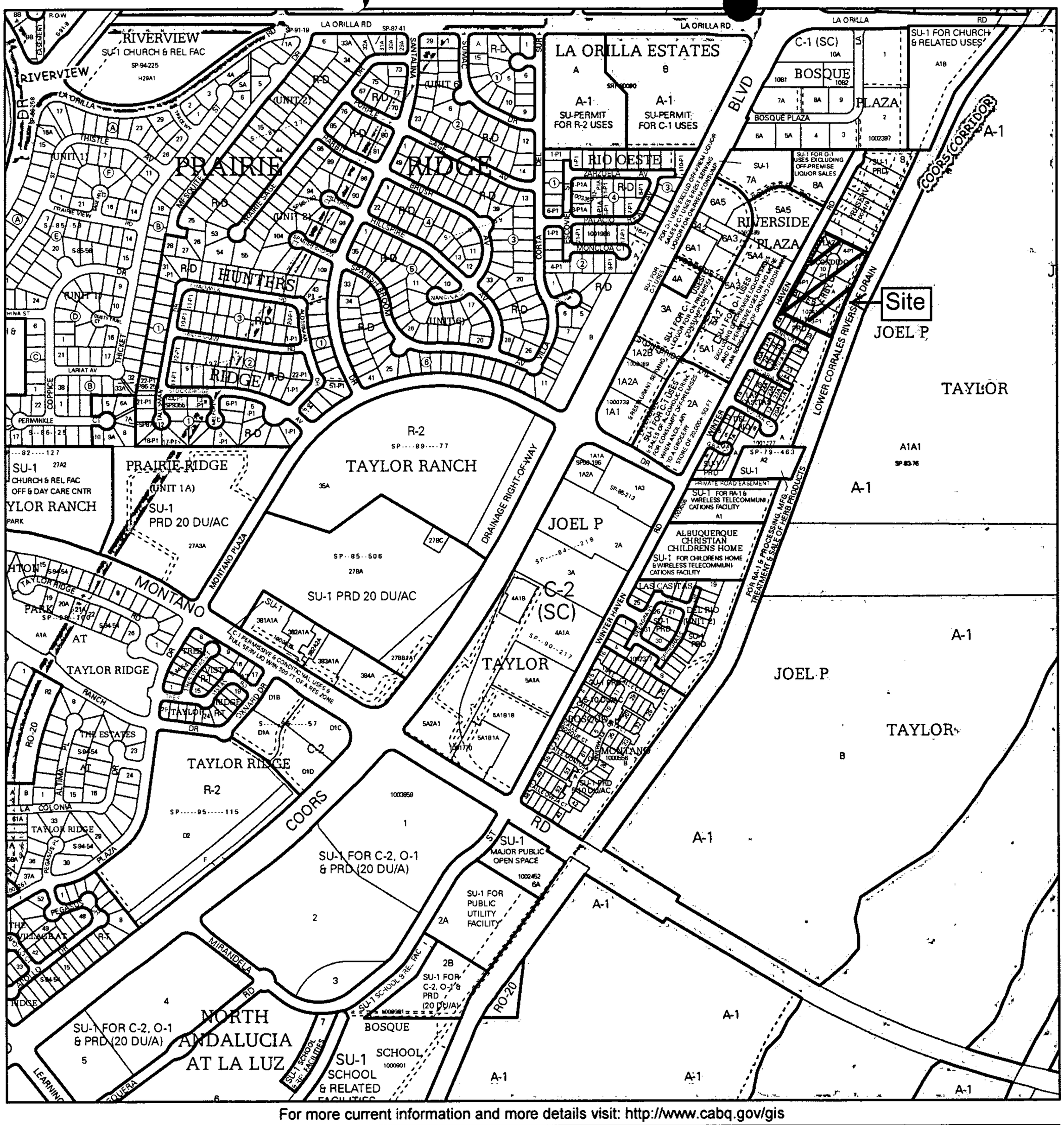
EXTENSION OF THE SIA TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

DRB SUPPLEMENTAL INFORMATION

UPC Codes

Legal	UPC Code
Lot 1-P1 Plaza Escondido	10120624083861101
Lot 2-P1 Plaza Escondido	10120624143831 1002
Lot 3-P1 Plaza Escondido	10120624537911003
Lot 4-P1 Plaza Escondido	10120624394091 1005
Lot 5-P1 Plaza Escondido	10120624314191006
Lot 6-P1 Plaza Escondido	10120624254181 1007
Lot 7-P1 Plaza Escondido	10120624204091 1008
Lot 8-P1 Plaza Escondido	10120624153991 1009
Lot 9-P1 Plaza Escondido	10120624203951 1010
Lot 10-P1 Plaza Escondido	10120624244041 1011
Tract A Plaza Escondido	10120624303941 1004

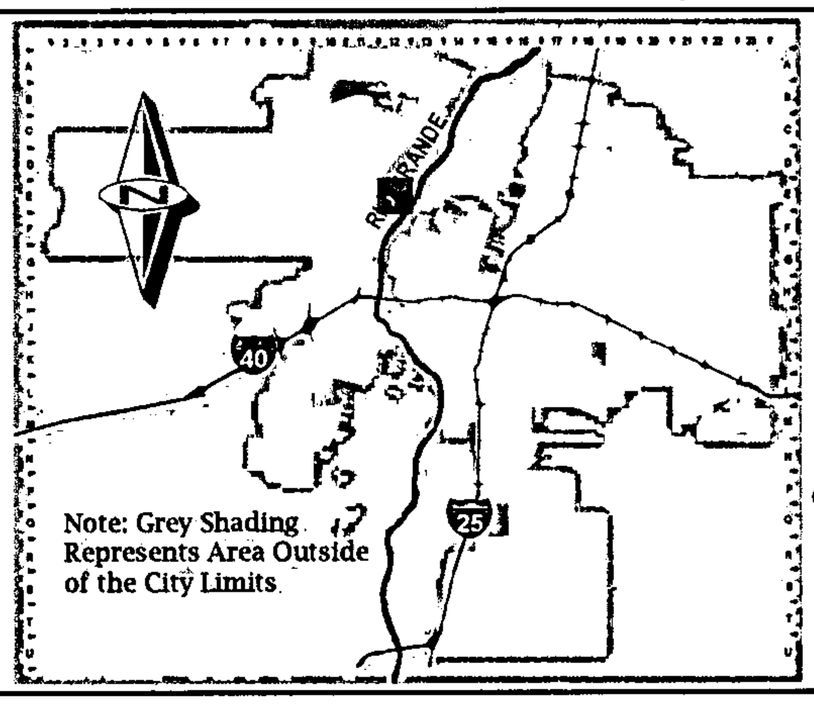
2005.008.9



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

City of Albuquerque AGIS
Albuquerque Geographic Information System

Map amended through: 1/24/2011



Zone Atlas Page:

E-12-Z

Selected Symbols

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

0 750 1,500 Feet

HIGH MESA Consulting Group

2005.008.9
April 5, 2011

Jack Cloud
Planning Manager, DRB Chair
Planning Department
Development & Building Services Division
City of Albuquerque
600 2nd Street, NW
Albuquerque, NM 87103

Re: Request for Two (2) Year Extension of Temporary Sidewalk Deferral
DRB Project No. 1004161

Dear Mr. Cloud:

Transmitted are the following items associated with the subject request:

- DRB Application, Supplemental Form S(V) along with the related fees
- Six (6) copies of Previous Sidewalk Deferral Exhibit and Request
- Zone Atlas E-12 with site highlighted

On behalf of our clients, Blueberry Lane Properties, LLC, we are requesting a Two (2) Year Extension to the Temporary Sidewalk Deferral for Plaza Escondido, based on the previous justification and the fat that the houses have yet to be constructed.

Please schedule us for the next available Development Review Board hearing. In the meantime, if you or other DRB representatives are in need of additional explanation or information, please feel free to contact our office.

Sincerely,

HIGH MESA CONSULTING GROUP

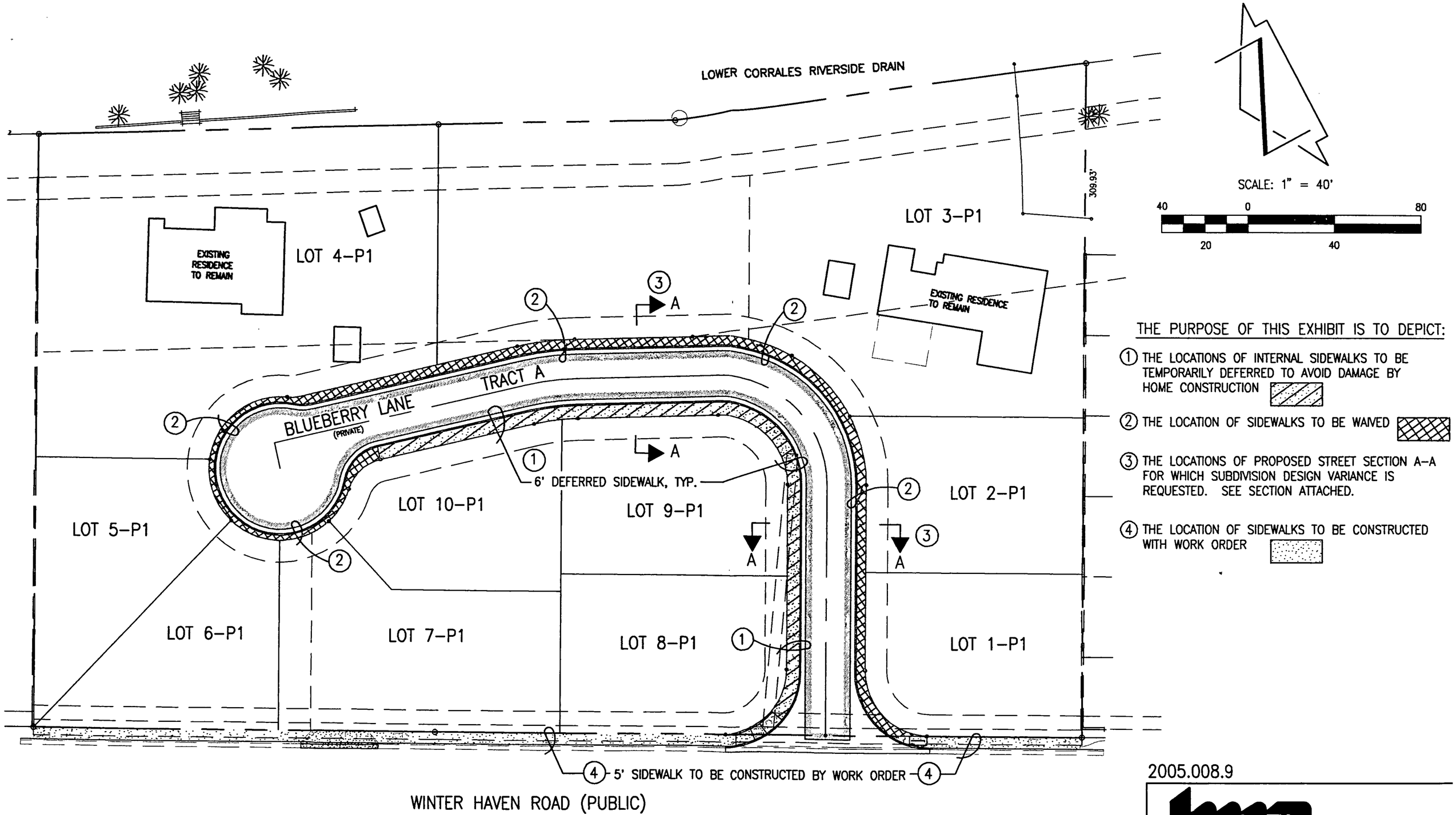
Debie LeBlanc Trujillo

DLT
Enclosures

xc: Bill Brennan, Blueberry Lane Properties, LLC – w/enc.

Principals: Jeffrey G. Mortensen, P.E. • Charles G. Cala, Jr., P.S. • Juan M. Cala
Joseph M. Solomon, Jr., P.S. • J. Graeme Means, P.E. • Richard C. White

6010-B Midway Park Blvd. NE • Albuquerque, New Mexico 87109 • Phone: 505.345.4250 • Fax: 505.345.4254 • www.highmesacg.com



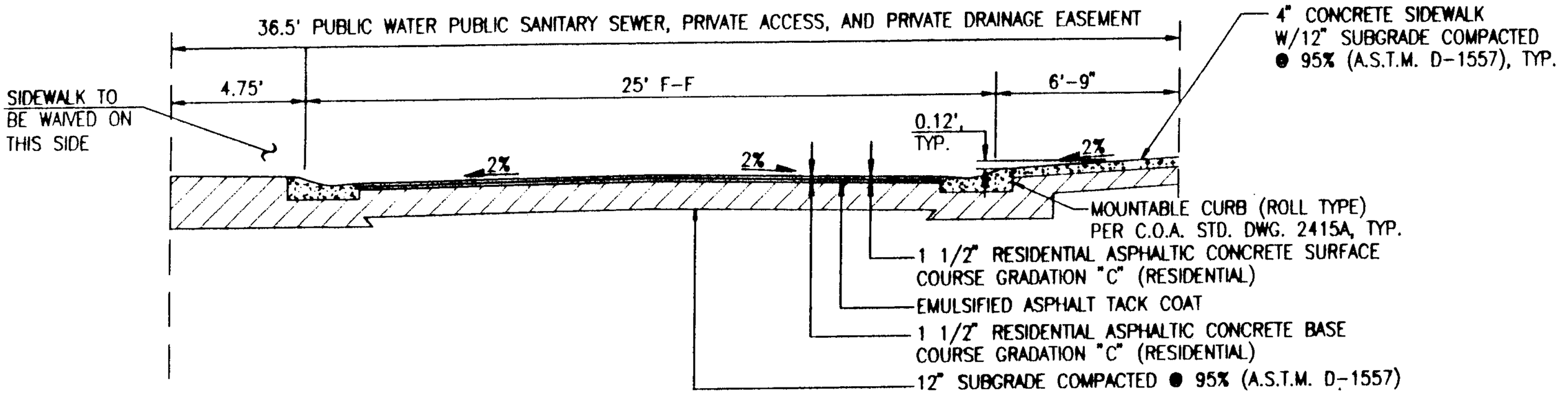
THE PURPOSE OF THIS EXHIBIT IS TO DEPICT:

1. THE LOCATIONS OF INTERNAL SIDEWALKS TO BE TEMPORARILY DEFERRED TO AVOID DAMAGE BY HOME CONSTRUCTION
2. THE LOCATION OF SIDEWALKS TO BE WAIVED
3. THE LOCATIONS OF PROPOSED STREET SECTION A-A FOR WHICH SUBDIVISION DESIGN VARIANCE IS REQUESTED. SEE SECTION ATTACHED.
4. THE LOCATION OF SIDEWALKS TO BE CONSTRUCTED WITH WORK ORDER

2005.008.9

JEFF MORTENSEN & ASSOCIATES, INC.
6010-B MIDWAY PARK BLVD. N.E.
ALBUQUERQUE NEW MEXICO 87109
ENGINEERS SURVEYORS (505) 345-4250
FAX: 505 345-4254 ESTABLISHED 1977

DESIGN VARIANCE, SIDEWALK DEFERRAL AND SIDEWALK WAIVER EXHIBIT
PLAZA ESCONDIDO
PROJECT # 1004161



TYPICAL PRIVATE STREET SECTION A-A

SCALE: 1" = 5'

ENGINEERS & SURVEYORS

JEFF MORTENSEN & ASSOCIATES INC.
6010-B MIDWAY PARK BLVD NE
ALBUQUERQUE NEW MEXICO 87109

P 505.345 4250
F: 505 345.4254
ESTABLISHED 1977

2005.008.9

November 9, 2005

Sheran Matson, DRB Chair
City of Albuquerque Planning Department
Development and Building Services Division
600 Second Street N.W.
Albuquerque, NM 87102

Re: **Requests for Sidewalk Waiver, Subdivision Design Variance, and Temporary Deferral of Sidewalk Construction – Plaza Escondido, Project # 1004161**

Dear Ms. Matson,

We hereby request the aforementioned approvals based on the following justifications. Included herewith for DRB use in evaluating this request is an exhibit with associated street sections. The proposed subdivision is a 10 lot single family subdivision with private streets.

1) Sidewalk Waivers: We hereby request a sidewalk waiver for the private street frontage along the east and south side of the subdivision to maintain the naturalistic character of the two existing homes and the Bosque "feel" for the proposed common landscaping area. We are also requesting a waiver for the private cul-de-sac frontage. The proposed configuration will result in no lot being more than 75 ft from the proposed sidewalk. Pedestrian access from the sidewalk to the common area will be provided via crosswalk and wheelchair access ramps.

2) Subdivision Design Variance: We hereby request approval of the internal private street easement widths and horizontal sidewalk locations shown on section A-A. These proposed private street sections maintain the DPM pavement widths for "P1" lots, but the overall easement widths are narrower than those typically required due to the requested sidewalk waivers (see preceding) and due to our proposed placement of the sidewalks at the back of curb. The proposed sidewalks at the back of curb are 6 feet wide instead of the typically required 4 feet width. By deleting the typical 3' 4-1/2" dirt strip separating the sidewalk from the curb and making the sidewalks 2 feet wider we will narrow the overall section by the difference of 1' 6" on each side. This narrowing is appropriate in this case because the private roads will serve only a limited number of residents, there are no through streets, vehicle speeds are expected to be low, and the reduced width may help to further reduce vehicle speeds. Public water and sewer lines will be contained within the standard width curb lines, and private utilities will be located within dedicated easements located outside of the proposed street easements. The requested sections are therefore appropriate for their intended pedestrian and vehicular uses and will not limit underground utilities.

PRINCIPALS	JEFFREY G. MORTENSEN, P.E.	JUAN M CALA	CHARLES G. CALA, JR., P.S.
GRADY E. BARRENS	J. GRAEME MEANS P.E.	RICHARD C WHITE	JOSEPH M SOLOMON, JR., P.S.

We are also requesting a variance to allow reduced turning radii at the internal corners on the looped road instead of the 75 ft typically required for an equivalent public street. This reduction is appropriate for this private gated subdivision where limited traffic and reduced vehicle velocities are expected. Once again, this reduction may also serve to further reduce vehicle speeds. The requested reduction will also minimize unnecessary adverse geometry impact on lot 9-P1.

3) Temporary Deferral of Sidewalk Construction: We hereby request temporary deferral of the internal sidewalks associated with this request to avoid unnecessary damage attributable to home construction. These sidewalks will be separately guaranteed by the developer and constructed immediately following individual home construction.

Please evaluate these requests in association with the preliminary plat hearing for the subject project. If you have any questions or comments concerning this information or any other aspect of the project, please do not hesitate to contact me.

Sincerely,

JEFF MORTENSEN & ASSOCIATES, INC.

J. Graeme Means, P.E., Principal

GM:*
Enclosures

xc: Bill Brennan w/enclosures

2007.0313

HIGH MESA Consulting Group

FORMERLY JEFF MORTENSEN AND ASSOCIATES, INC.

September 19, 2008

Jack Cloud, AICP
Planning Manager, DRB Chair
Planning Department
Development & Building Services Division
City of Albuquerque
600 2nd Street, NW
Albuquerque, NM 87103

Re: Plaza Escondido, Project # 1004161 – As-Built Landscaping Plan

Approved 9-19-08

Dear Jack,

Transmitted herewith is the As-Built Landscaping Plan for the subject project as required by the Infrastructure List as a condition of financial guaranty release. I personally visited the site and confirmed the plantings and path have been installed in a manner that meets the intent of the DRB approved plan. Two exceptions were noted; 1) One of the 6 required cottonwoods was relocated to a different area because the location noted would have resulted in spacing closer than recommended. 2) The path was widened at the request of the Sanitary Sewer Maintenance Inspector to allow periodic maintenance access to a sewer manhole.

Please evaluate this information at your earliest convenience. If you have any questions or comments concerning this transmittal or any other aspect of the project, please do not hesitate to contact me.

Sincerely,

HIGH MESA CONSULTING GROUP

J. Graeme Means, P.E.,
Principal

GM:*
Enclosure

xc: Bill Brennan w/encl

DRC 77668.1

HIGH MESA Consulting Group

FORMERLY JEFF MORTENSEN AND ASSOCIATES, INC.

September 2, 2008

Jack Cloud, AICP
Planning Manager, DRB Chair
Planning Department
Development & Building Services Division
City of Albuquerque
600 2nd Street, NW
Albuquerque, NM 87103

Re: Plaza Escondido, Project # 1004161 – Perimeter Wall Certification

Approved 9-4-08

Dear Jack,

Transmitted herewith is the Perimeter Wall Certification for the subject project as required by the Infrastructure List as a condition of financial guaranty release. As discussed, the wall itself has been constructed, however, the entry sign and "howling coyote" silhouette is still lacking. The developer is working on getting these constructed and installed. We recognize that future approvals and zoning compliance may be conditioned upon the outstanding installation.. The gate locations for two lots differ from the SDP, but we believe the as-constructed locations make for better spacing. They have been shown on the plan.

Please evaluate this information at your earliest convenience. If you have any questions or comments concerning this Certification or any other aspect of the project, please do not hesitate to contact me.

Sincerely,

HIGH MESA CONSULTING GROUP

J. Graeme Means, P.E.,
Principal

GM:*
Enclosures

xc: Bill Brennan w/encl

Principals: Jeffrey G. Mortensen, P.E. • Charles G. Cala, Jr., P.S. • Juan M. Cala
Joseph M. Solomon, Jr., P.S. • J. Graeme Means, P.E. • Richard C. White • Grady E. Barrens

6010-B Midway Park Blvd. NE • Albuquerque, New Mexico 87109 • Phone: 505.345.4250 • Fax: 505.345.4254 • www.highmesacg.com

JMA2005.008.3

DRB Project No. 1004161
APS Cluster Volcano Vista

EXHIBIT B

FINAL
PRE-DEVELOPMENT FACILITIES FEE AGREEMENT

THIS AGREEMENT is made by and between the Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, New Mexico ("Albuquerque Public Schools" or "APS"), a public school district organized and existing pursuant to the laws of New Mexico, and Blueberry Lane Properties, LLC ("Developer") effective as of this 6th day of JUNE, 2007 and pertains to the subdivision commonly known PLAZA ESCONDIDO, and more particularly described as Lots 1-P1 through 10- P1, Plaza Escondido (the "Subdivision".) The following individual lots comprise the subdivision:

[List lots by street address; Lots which will be used for multi-family residences should be marked "multifamily- __ units" with the number of units filled in.]

Lot 1P-1 – 6300 Blueberry Lane
Lot 2P-1 – 6304 Blueberry Lane
Lot 3P-1 – 6308 Blueberry Lane – EXISTING RESIDENCES
Lot 4P-1 – 6324 Blueberry Lane – EXISTING RESIDENCES
Lot 5P-1 – 6323 Blueberry Lane
Lot 6P-1 – 6319 Blueberry Lane
Lot 7P-1 – 6315 Blueberry Lane
Lot 8P-1 – 6301 Blueberry Lane
Lot 9P-1 – 6305 Blueberry Lane
Lot 10P-1 – 6309 Blueberry Lane

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

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

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

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

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

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

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

2007082858
6665808
Page: 1 of 3
06/06/2007 09:47A
Maggie Toulouse Bern. Co. AGRE R 13.00 Bk-A138 Pg-2672

DRB Project No. 1004161
APS Cluster Volcano Vista

1. Developer agrees to pay to APS a facilities fee for each dwelling unit to be constructed in the Subdivision.

2. The amount of the fee shall be:

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

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

3. Developer agrees that the fee shall be paid to APS at or before the issuance of any building permit for any lot or other parcel of property subject to this agreement.

4. Developer may satisfy all or part of its obligations under this contract by transferring improved or unimproved property to APS, provided that APS must agree to the transfer and to the value placed on the transferred property. APS, upon accepting such transfer, shall credit Developer with an amount equal to the agreed value, and the developer may designate the lot(s) to which such amount(s) shall be applied in satisfaction of its obligations hereunder.

5. This contract may be recorded in the office of the County Clerk of Bernalillo and/or Sandoval County, and shall serve as notice of the Developer's obligation to pay facilities fees. Developer shall include on the plat of the Subdivision a statement that "The property on this plat is subject to a Pre-Development Facilities Fee Agreement with the Albuquerque Public Schools, recorded at [recording data]."

6. APS, through its Facilities Fee Administrator, will provide a Payment Acknowledgement in the form attached hereto to the Developer reflecting receipt of the facilities fee (or equivalent compensation as described in paragraph 4 above), which form may be given to the City to show satisfaction of the fee obligation and satisfy that condition for receiving building permits. Developer may record that Payment Acknowledgment in the real estate records of Bernalillo or Sandoval County, but APS shall not be responsible for paying any recording fees nor shall APS be responsible for recording any such documents with the office of the County Clerk or any other office.

Signature

William Brennan, Managing Member
Name (typed or printed) and title

Blueberry Lane Properties, LLC
Developer

Maggie Toulouse Bern. Co. AGRE R 13.00
2007082858
6665808
Page: 2 of 3
06/06/2007 09:47A
Bk-A138 Pg-2672

OFFICIAL SEAL
DEBIE LEBLANC TRUJILLO
NOTARY PUBLIC-STATE OF NEW MEXICO
My commission expires: 10-26-2010

DRB Project No. 1004161
APS Cluster Volcano Vista

STATE OF NEW MEXICO

COUNTY OF BERNALILLO

This instrument was acknowledged before me on 1st day of June, 20 07 by William Brennan, Managing Member of Blueberry Lane Properties, LLC of Lots 1- P1 through 10-P1, Plaza Escondido

Debie LeBlanc Trujillo
Notary Public

(Seal)

My commission expires: October 26, 2010

ALBUQUERQUE PUBLIC SCHOOLS

By: _____
Signature

Kizito Wijenje, Director, Capital Master Plan

Name (typed or printed) and title

STATE OF NEW MEXICO

COUNTY OF BERNALILLO

This instrument was acknowledged before me on June 5, 2007, by Kizito Wijenje as Director, Capital Master Plan of the Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, a school district organized and existing under the laws of the State of New Mexico.

(Seal)

OFFICIAL SEAL
April L. Winters
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 5-18-2011

April L. Winters
Notary Public

My commission expires: May 18, 2011

Maggie Toulouse Bern. Co. AGRE R 13.00

2007082858
6665888
Page: 3 of 3
06/06/2007 09:47A
Bk-A138 Pg-2672

2005-008.8

City of Albuquerque

DEVELOPMENT PLAN REVIEW APPLICATION

	Supplemental form		Supplemental form
SUBDIVISION	**S**	**ZONING**	**Z**
☒ Major Subdivision action		☐ Annexation & Zone Establishment	
☐ Minor Subdivision action		☐ Sector Plan (Phase I, II, III)	
☐ Vacation	**V**	☐ Amendment to Sector, Area, Facility or Comprehensive Plan	
☐ Variance (Non-Zoning)		☐ Zone Change	
SITE DEVELOPMENT PLAN	**P**	☐ Text Amendment	
☐ ...for Subdivision Purposes		**APPEAL / PROTEST of...**	**A**
☐ ...for Building Permit		☐ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeal	
☐ IP Master Development Plan			
☐ Cert. of Appropriateness (LUCC)	**L**		

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: William and Benita Brennan — PHONE: 505-771-1197
ADDRESS: P.O. Box 5329 — FAX: ____
CITY: Bernalillo — STATE NM — ZIP 87004 — E-MAIL: ____
Proprietary interest in site: Owners

AGENT (if any): High Mesa Consulting Group. — PHONE: 505-345-4250
ADDRESS: 6010-B Midway Park Blvd. NE — FAX: 505-345-4254
CITY: Albuquerque — STATE NM — ZIP 87109 — E-MAIL: dtrujillo@highmesacg.com

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 4 and 5 — Block: ____ — Unit: ____

Subdiv. / Addn. Riverside Plaza

Current Zoning: Su-1 for PRD/8du/acre req. landscape.... — Proposed zoning: n/a

Zone Atlas page(s): E-12 — No. of **existing** lots: 2 — No. of **proposed** lots: 10 & Tr A

Total area of site (acres): +/- 3.1719 — Density if applicable: dwellings per gross acre: 2.85 — dwellings per net acre: 4.21

Within city limits? ☒ Yes. No ☐, but site is within 5 miles of the city limits (DRB jurisdiction.) — Within 1000FT of a landfill? No

UPC No. 101206241938011 20 & 101206243040110 24 — MRGCD Map No. n/a

LOCATION OF PROPERTY BY STREETS: On or Near: 6260 & 6282 Winter Haven Road NW
Between: La Orilla Road, NW and Montano Plaza Drive, NW

CASE HISTORY:

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): Project # 1004161, 05EPC-00740, 05DRB-01091, 01724, 01725, 01726, 01727, 01728 and 06DRB-01650

Check-off if project was previously reviewed by Sketch Plat/Plan ☐, or Pre-application Review Team ☒. Date of review: Feb. 15, 2005

SIGNATURE Debie LeBlanc Trujillo — DATE June 4, 2007

(Print) Debie LeBlanc Trujillo for High Mesa Consulting Group — ☐ Applicant ☒ Agent

FOR OFFICIAL USE ONLY — Form revised 9/01, 3/03

☑ **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
N/A F.H.D.P. density bonus
N/A F.H.D.P. fee rebate

Application case numbers	Action	S.F.	Fees
07DRB - ____ - 70040	FP	53	$ Ø
____ - ____ - ____			$
____ - ____ - ____	CMF		$ 20.00
____ - ____ - ____			$
____ - ____ - ____			$
			Total $ 20.00

Hearing date 6/20/07

6/6/07
Planner signature / date

Project # 1004161

2005-008.8

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

☐ **SKETCH PLAT REVIEW AND COMMENT** **YOUR ATTENDANCE IS REQUIRED.**

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

☐ **MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT** **Your attendance is required.**

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

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

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

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

HIGH MESA CONSULTING GROUP
DEBIE LEBLANC TRUJILLO
Applicant name (print)
Debie LeBlanc Trujillo 06.04.07
Applicant signature / date

Form revised 8/04, 1/05 ,10/05 & **NOV 06**

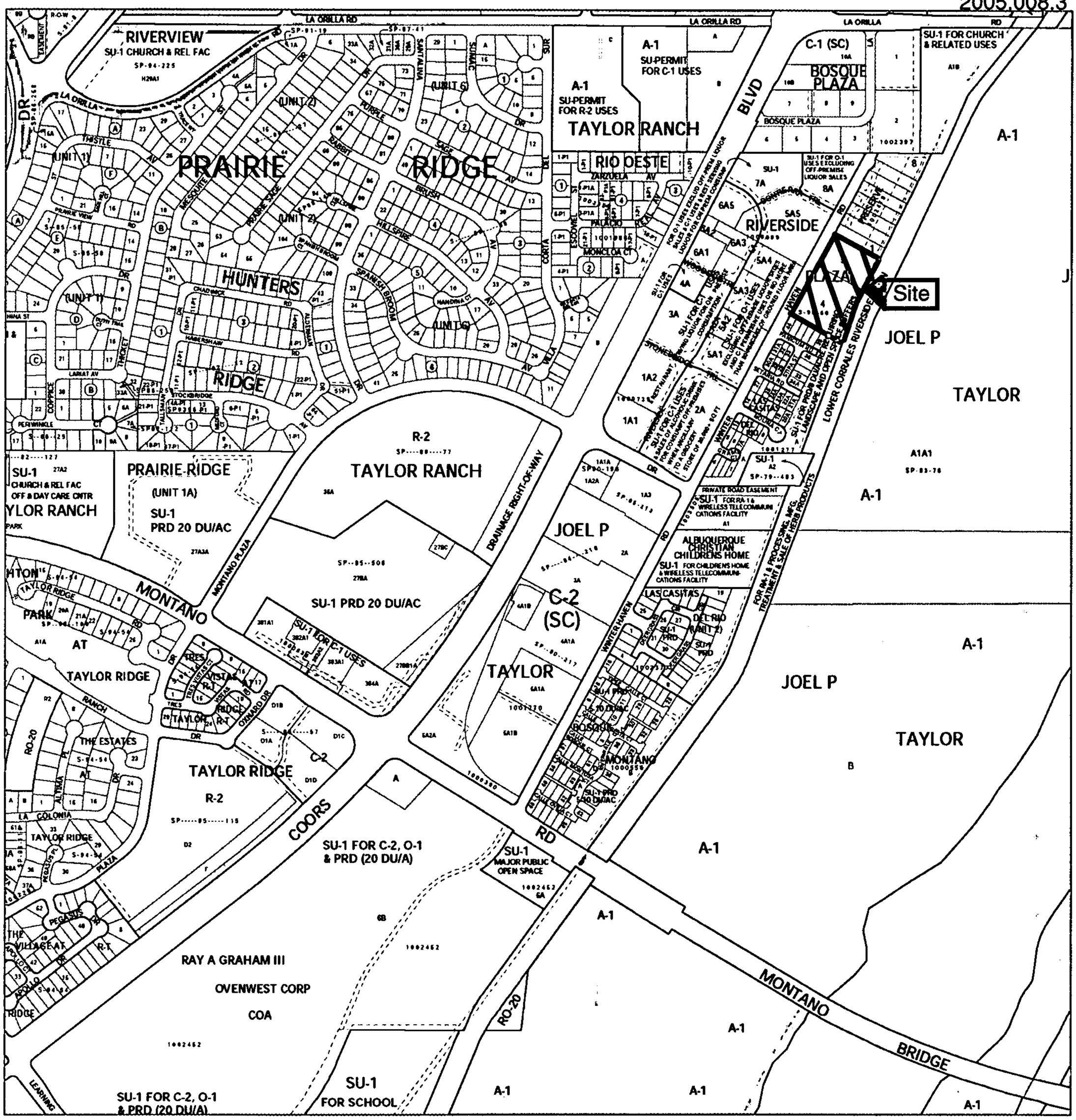
☑ Checklists complete
☑ Fees collected
☑ Case #s assigned
☑ Related #s listed

Application case numbers
07DRB - - 70040
- -
- -

6/6/07
Planner signature / date

Project # 1004161

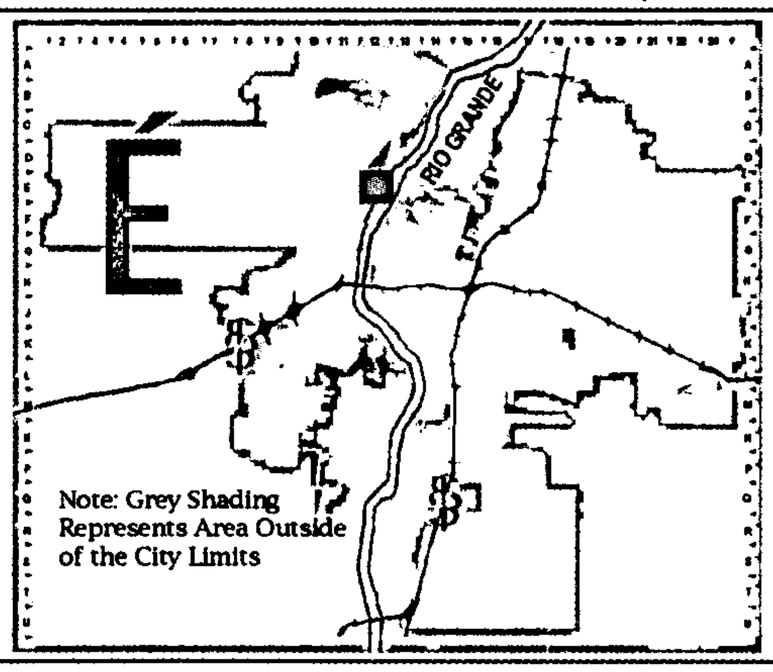
2005,008.3



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

Albuquerque Geographic Information System

Map amended through: **Apr 22, 2005**



Zone Atlas Page:

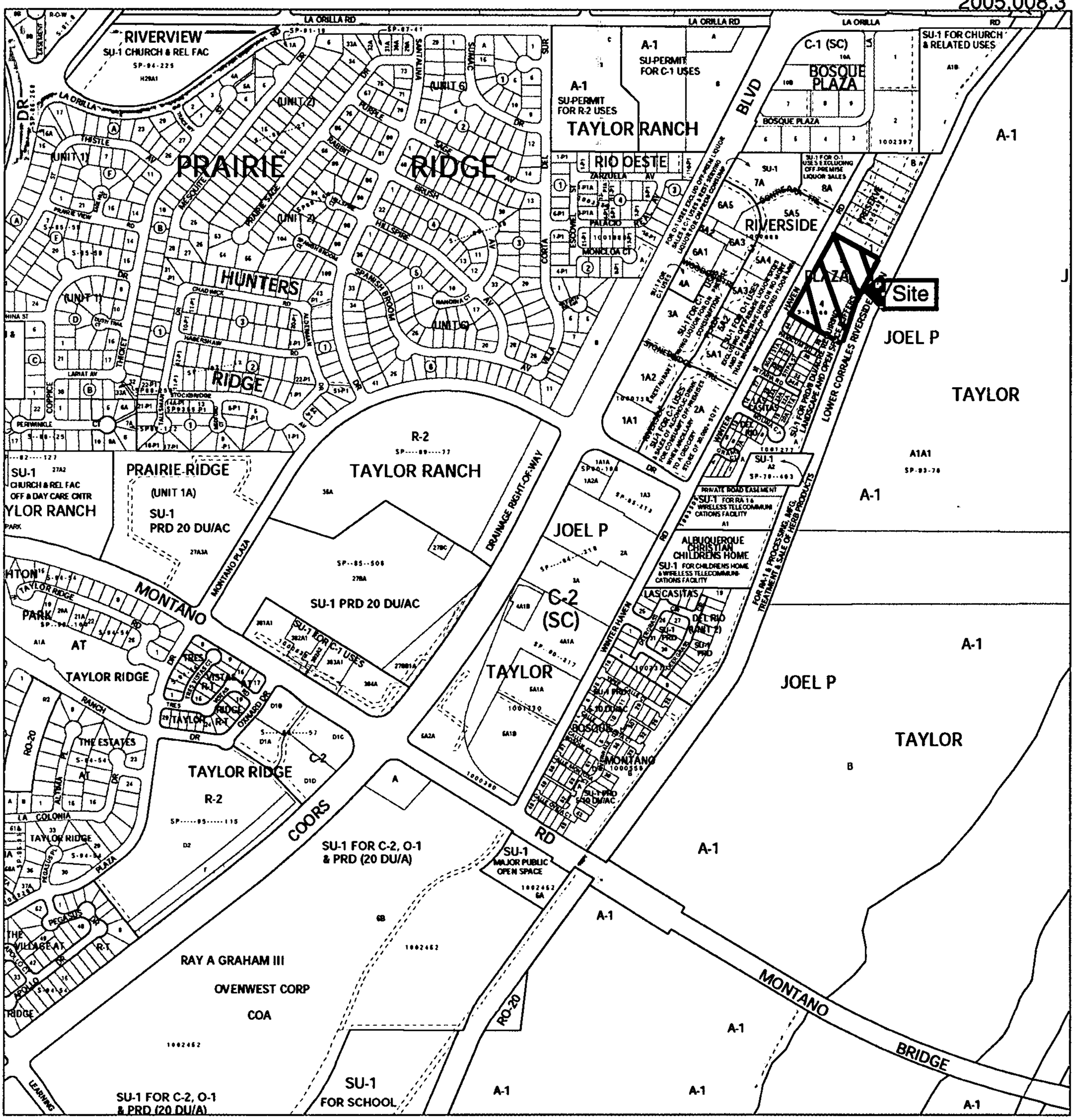
E-12-Z

Selected Symbols

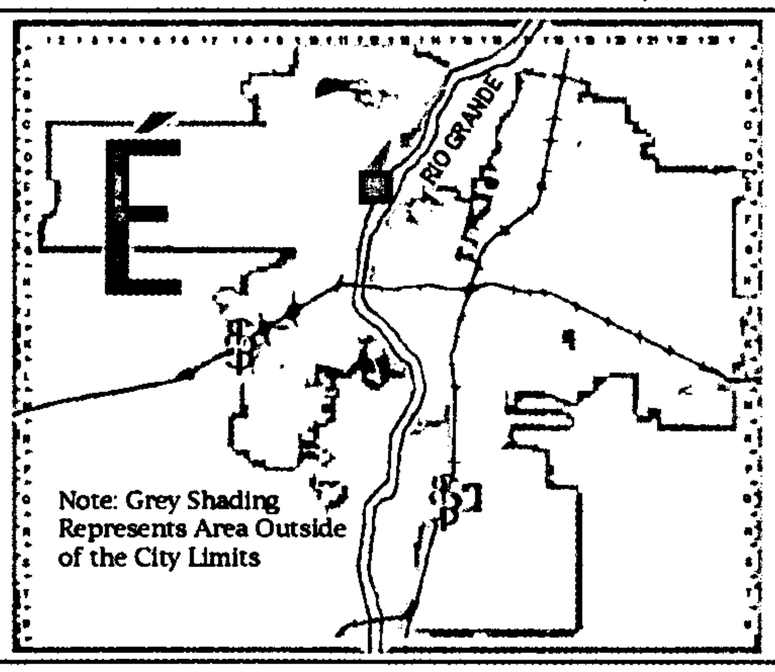
- Outside City Limits
- Sector Plans
- Design Overlay Zones
- City Historic Zone
- H-1 Buffer Zone
- Petroglyph Mon.
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone

0 750 1,500 Feet

2005,008.3



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



Zone Atlas Page:

E-12-Z

Selected Symbols

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

0 750 1,500 Feet

Albuquerque Geographic Information System

Map amended through: **Apr 22, 2005**

HIGH MESA Consulting Group
FORMERLY JEFF MORTENSEN AND ASSOCIATES, INC.

2005.008.8
June 4, 2007

Sheran Matson, AICP
Planning Manager, DRB Chair
Planning Department
Development & Building Services Division
City of Albuquerque
600 2nd Street, NW
Albuquerque, NM 87103

Re: Request for Final Plat Approval
Lots 1-P1 through 10-P1, Plaza Escondido
Project # 1004161

Dear Ms. Matson:

Transmitted are the following items associated with the subject request:

- DRB Application, Supplemental Form S(3), along with related fees
- Six (6) copies of Final Plat
- Signed and Recorded Final Pre-Development Facilities Fee Agreement
- One (1) copy of the Approved Site Plan for Subdivision with Design Elevations and Perimeter Walls
- City of Albuquerque Zone Atlas E-12 with site indicated
- One (1) Recorded copy of the executed Subdivision Improvement Agreement (SIA)

On behalf of our clients, William and Benita Brennan, we are requesting Final Plat Approval for Lots 1-P1 through 10-P1, Plaza Escondido.

Please schedule this matter for the next appropriate DRB Hearing. If I can be of further assistance to you, please do not hesitate to call.

Sincerely,

HIGH MESA CONSULTING GROUP

Debie LeBlanc Trujillo

DLT
Enclosures

xc: William and Benita Brennan w/enc.

Principals: Jeffrey G. Mortensen, P.E. • Charles G. Cala, Jr., P.S. • Juan M. Cala
Joseph M. Solomon, Jr., P.S. • J. Graeme Means, P.E. • Richard C. White • Grady E. Barrens

6010-B Midway Park Blvd. NE • Albuquerque, New Mexico 87109 • Phone: 505.345.4250 • Fax: 505.345.4254 • www.highmesacg.com

No. of Lots: Eleven (11)
Nearest Major Streets: Winterhaven Road NW

FIGURE 12

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

AGREEMENT TO CONSTRUCT
PUBLIC AND/OR PRIVATE SUBDIVISION IMPROVEMENTS

THIS AGREEMENT is made this 18th day of May, 2007, by and between the City of Albuquerque, New Mexico ("City"), a municipal corporation, whose address is P. O. Box 1293 (One Civic Plaza), Albuquerque, New Mexico 87103, and Blueberry Lane Properties, LLC ("Subdivider"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:] a New Mexico Limited Liability Corporation, whose address is 6282 Winterhaven Road, NW, Albuquerque, New Mexico 87120 and whose telephone number is 505-897-7102, 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 4 and 5, Riverside Plaza, recorded on May 18, 1999 in the records of the Bernalillo County Clerk at Book 99C, pages 121 through --- (the "Subdivision"). The Subdivider certifies that the Subdivision is owned by [state the name of the present real property owner exactly as shown on the real estate document conveying title in the Subdivision to the present owner:] ~~William and Benita Brennan, husband and wife~~ ("Owner"): BLUEBERRY LANE PROPERTIES, LLC 16 MAY 07

The Subdivider has submitted and the City has approved a preliminary plat or Site Development Plan identified as Lots 1-P1 through 10-P1 and Tract A, Plaza Escondido 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 20th day of February, 20 08 ("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. 776681.

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

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Maggie Toulouse Bern. Co. AGRE R 19.00

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

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

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

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

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

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

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

A. Construction Surveying. Construction surveying for the construction of the public Improvements shall be performed by Jeff Mortensen & Associates, Inc., and construction surveying of the private Improvements shall be performed by Jeff Mortensen & Associates, Inc. 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 Jeff Mortensen & Associates, Inc., and inspection of the private Improvements shall be performed by Jeff Mortensen & Associates, Inc., both New Mexico Registered Professional Engineers. If the inspection is performed by an entity other than the City, the City may monitor the inspection and the Subdivider

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

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

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

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

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

Type of Financial Guaranty: Loan Reserve Letter No. 2425
Amount: $ 204,465.25 Name of Financial Institution or Surety providing Guaranty: First Community Bank of New Mexico
Date City first able to call Guaranty: February 20, 20 08
[Construction Completion Deadline]: February 20, 20 08
If Guaranty other than a Bond, last day City able to call Guaranty is: April 20, 20 08
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.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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Mannie Toulouse Bern. Co. AGRE R 19.00 Bk-A137 Pg-4465

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

SUBDIVIDER:

By [Signature]:
Name: William Brennan
Title: Managing Member
Dated: 05-07-2007

CITY OF ALBUQUERQUE

City Engineer
Dated: 5-8-07 5/16/07 5-14-07

OFFICIAL SEAL
DEBIT LEBLANC TRUJILLO
NOTARY PUBLIC-STATE OF CO
My commission expires: 10-26-2010

SUBDIVIDER'S NOTARY

STATE OF NEW MEXICO)
) ss.
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on 7th day of May, 20 07 by [name of person:] William Brennan, [title or capacity, for instance, "President" or "Owner":] Managing Member of Blueberry Lane Properties, LLC of [Subdivider:] Lots 4 and 5, Riverside Plaza.

My Commission Expires:
October 26, 2010

Notary Public
Debbie LeBlanc Trujillo

CITY'S NOTARY

STATE OF NEW MEXICO)
) ss.
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on 18 day of, May, 20 07 by Richard Dourte, City Engineer of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

My Commission Expires:
July 5, 2010

Notary Public
Lisa Cornejo

OFFICIAL SEAL
LISA CORNEJO
NOTARY PUBLIC-STATE OF NEW MEXICO
My commission expires 7-5-2010

EXHIBIT A AND POWER OF ATTORNEY ATTACHED

Maggie Toulouse Bern. Co. AGRE R 19.00
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UNANIMOUS CONSENT
OF
MEMBER
OF
BLUEBERRY LANE PROPERTIES, LLC

The Brennan Trust, u/t/a dated May 6, 2005, the sole member of Blueberry Lane Properties, LLC, a New Mexico limited liability company, ("Company") by its trustees William T. Brennan and Benita B. Brennan, in accordance with its Operating Agreement, unanimously consents to the taking of the following action by the Company:

> Resolved that the Company hereby authorizes William T. Brennan as Authorized Representative to act on behalf of the Company in all its business matters, including but not limited to executing all purchase agreements, sale agreements, deeds, promissory notes, letters of intent, assignments, contracts, agreements, leases, real estate contracts, deeds of trust, mortgages, loan documents, amendments, addenda, checks, drafts, closing statements, and other closing documents, to incurring expenses in its name, and to paying all moneys due from it.

MEMBER

BRENNAN TRUST

William T. Brennan, Co-Trustee

Benita B. Brennan, Co-Trustee

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Current DRC
Project Number:_____

FIGURE 12

Date Submitted December 12 2005
Date Site Plan Approved 12/7/05
Date Preliminary Plat Approved _____
Date Preliminary Plat Expires 12/7/06
DRB Project No : 1004161
DRB Application No : 05DRB-01724
01724

INFRASTRUCTURE LIST

(Rev 9-05)

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

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

Plaza Escondido

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Lots 4 and 5, Riverside Plaza

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
		3/4"	Water Meter for Landscaping	TBD			/	/	/
		25' F-F	Residential Pavement w/ Roll Curb	Blueberry Lane	Winter Haven	Cul-de sac	/	/	/
		8"	Sanitary Sewer	Blueberry Lane	Lots 1 & 8	20' SAS easement	/	/	/
		8"	Sanitary Sewer	Blueberry Lane	Cul-de-sac	20' SAS easement	/	/	/
		8'	Sanitary Sewer	20' SAS easement on Tract A	Blueberry Lane	Existinng Stub from 48" SAS	/	/	/
		6"	Water Line	Blueberry Lane	Winter Haven	Cul-de-sac	/	/	/
		6"	Water Line	Easement on Lot 7	Cul-de-sac	Winter Haven	/	/	/
		6'	Sidewalk	Blueberry Lane	Frontage of Lots 8 - 10		/	/	/
		5'	Sidewalk	Winter Haven (East side)	North Corner Lot 6	Southwest Corner Lot 1	/	/	/

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
		10' Wide	Drainage Rundown w/ Rip-Rap Apron	Tract A Drainage Easement	Blueberry Lane	Bottom of Pond	/	/	/
		10,500 cf	Retention Pond w/agreement & covenant	Tract A Drainage Easement	n/a	n/a	/	/	/
		35' Wide	Driveway Closure	Winterhaven	Behind Lot 7-P1		/	/	/
		4"	Sanitary Sewer Service Connections + ESTABLISH ACCOUNTS	Lots 4-P1 and 3-P1	Existing Home	Public SAS	/	/	/
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(rev 9 05)

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

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

Approval of Creditable Items:

Impact Fee Admistrator Signature Date

Approval of Creditable Items:

City User Dept. Signature Date

NOTES

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

Street lights per City rquirements.

1 Wall and Landscaping Certificate from registered Engineer and / or Landscape Architect required prior to release of financial guarantees.

2 Engineer's Certification of Grading Plan required for release of SIA and Financial Guarantees.

3

AGENT / OWNER

J. Graeme Means, PE
NAME (print)

Jeff Mortensen & Associates, Inc.
FIRM

J. Graeme Means 12-06-2005
SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

Andrew Garcia
for DRB CHAIR - date

12-7-05
TRANSPORTATION DEVELOPMENT - date

William J. Balch 12-7-05
UTILITY DEVELOPMENT - date

Bradley L. Bingham 12/7/05
CITY ENGINEER - date

Christine Sierra
PARKS & GENERAL RECREATION - date

AMAFCA - date

- date

- date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

November 29, 2006

15. Project # 1004161
06DRB-01650 Minor-Extension of Preliminary Plat

JEFF MORTENSEN & ASSOCIATES agent(s) for WILLIAM & BENITA BRENNAN request(s) the above action(s) for all or a portion of Lot(s) 4 & 5 (to be known as **PLAZA ESCONDIDO**) RIVERSIDE PLAZA, zoned SU-1 FOR PRD (8 du/a) located on WINTER HAVEN RD NW, between LA ORILLA RD NW and MONTANO PLAZA DR NW containing approximately 3 acre(s). [REF: 05DRB-01724, 05DRB-01725, 05DRB-01726, 05DRB-01727, 05DRB-01728] (E-12)

At the November 29, 2006, Development Review Board meeting, a one-year extension of the preliminary plat was approved.

Sheran Matson, AICP, DRB Chair

Cc: Jeff Mortensen & Associates Inc., 6010-B Midway Park Blvd NE, 87109
William & Benita Brennan, P.O. Box 5329, Bernalillo, NM 87004
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

December 7, 2005

2. Project # 1004161
05DRB-01724 Major-Preliminary Plat Approval
05DRB-01728 Minor-SiteDev Plan Subd/EPC
05DRB-01725 Minor-Subd Design (DPM) Variance
05DRB-01726 Minor-Sidewalk Waiver
05DRB-01727 Minor-Temp Defer SDWK

JEFF MORTENSEN & ASSOCIATES INC agent(s) for WILLIAM & BENITA BRENNAN request(s) the above action(s) for all or a portion of Lot(s) 4 & 5, RIVERSIDE PLAZA (to be known as **PLAZA ESCONDIDO**) zoned SU-1 for PRD special use zone, located on WINTER HAVEN RD NW, between LA ORILLA RD NW and MONTANO PLAZA DR NW containing approximately 4 acre(s). (E-12)

At the December 7, 2005, Development Review Board meeting, with the signing of the infrastructure list dated 12/7/05 and approval of the grading plan engineer stamp dated 8/30/05 the preliminary plat was approved.

The site plan for subdivision was approved with final sign off delegated to Planning for 3 copies of the site plan.

A subdivision design variance from minimum DPM design standards was approved as shown on Exhibit C in the Planning file. A sidewalk variance for waiver of sidewalk was approved as shown on Exhibit C in the Planning file. The temporary deferral of construction of sidewalks on the interior streets was approved as shown on Exhibit C in the Planning file.

If you wish to appeal this decision, you must do so by December 22, 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:William & Benita Brennan, P.O. Box 5329, Bernalillo, NM 87004
Jeff Mortensen & Associates Inc., 6010-B Midway Park Blvd NE, 87109
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File

2005.0089

FINANCIAL GUARANTY AMOUNT

03/07/2006

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

Project Description:

Project ID #: 776681, Plaza Escondido Subdivision, Phase/Unit #: 1

Requested By: **J. Graeme Means, P.E. - Jeff Mortensen & Associates, Inc.**

Approved estimate amount:		$128,268.23
Contingency Amount:	10.00%	$12,826.82
Subtotal:		$141,095.05
NMGRT	6.75%	$9,523.92
Subtotal:		$150,618.97
Engineering Fee	6.60%	$9,940.85
Testing Fee	2.00%	$3,012.38
Subotal:		$163,572.20
FINANCIAL GUARANTY RATE		1.25
Retainage Amount:		$.00
TOTAL FINANCIAL GUARANTY REQUIRED		**$204,465.25**

APPROVAL: DATE: 3/7/06

Notes: 10% contingency, project not yet approved; approved wall and landscaping certificate required prior to ROFG; approved engineer certification of grading plan required prior to ROFG

FIRST COMMUNITY BANK

May 1, 2007

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

LOAN RESERVE LETTER No. 2425

RE: Loan Reserve for Blueberry Lane Properties, LLC
City of Albuquerque, Project ID# 776681
Project Name: Plaza Escondido Subdivision,
Phase/Unit: #1
Loan Reserve Amount: Two Hundred Four Thousand Four Hundred Sixty Five Dollars and 25/100, ($204,465.25)

Dear Dr. Pearlman:

This is to advise the City of Albuquerque ("City") that, at the request of Blueberry Lane Properties, LLC("Borrower"), First Community Bank, ("Financial Institution") in Albuquerque, New Mexico, commits the sum of Two Hundred Four Thousand Four Hundred Sixty Five Dollars and 25/100, ($204,465.25)("Loan Reserve") for the exclusive purpose of providing the financial guarantee which the City requires Blueberry Lane Properties, LLC, ("Subdivider") to provide for the installation of the improvements which must be constructed at Plaza Escondido Subdivision, Phase/Unit: #1, Project No.776681 (Project"). The Amount of the Loan Reserve is 125% of the City's estimated cost of the Project, as required by the City's Subdivision Ordinance. The improvements are identified in the agreement between the City of Albuquerque and Subdivider, which was recorded on 5/21/07 in the records of the Clerk of Bernalillo County, New Mexico, in Book Misc. A137 at pages 4465 to 4465, ("Agreement").

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

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

2. Liability of Financial Institution. Although the City may approve the Financial Institution's release of a part of the Loan Reserve, the approval will not constitute the City's final acceptance of part or all of the Project. However, no matter what agreement exists between the Subdivider and the City, the total liability of the Financial Institution to the City with respect to the Loan Reserve established pursuant to this Loan Reserve Letter shall at all times be limited to the lesser of the amount stated in this Loan Reserve Letter or the latest Reduced Loan Reserve Balance authorized in writing by the City, and the Financial Institution's liability to the City under this Loan Reserve Letter shall cease upon termination of the Loan Reserve as provided in Section 4 herein.

3. Draw on Reserve. If by February 20, 2008, the improvements described in the Agreement have not been fully installed, inspected, approved and accepted by the City, then, upon presentation between February 20, 2008, and April 20, 2008, inclusive, the City may demand payment from the Financial Institution up to the lesser of the amount stated in this Loan Reserve Letter or the latest Reduced Loan Reserve Balance authorized in writing by the City. The City may demand payment by delivering to the Financial Institution a certified "Demand for Payment" executed by the CAO which shall state that the Subdivider has failed to comply with the terms of the Agreement and also shall state the estimated cost of completing the improvements specified in the Agreement ("Estimated Cost of Completion"). Upon receipt of the Demand for Payment, the Financial

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

4. Termination of Reserve. This Loan Reserve is for the benefit of the City and shall be irrevocable until the occurrence of one of the following:
   A. Sixty (60) days after the City accepts the completed improvements specified in the Agreement; or
   B. City delivery of the Demand for Payment and the Financial Institution's payment to the City of cashier's check as required in Section 3 herein; or
   C. Expiration of the date April 20, 2008; or
   D. Written termination of this Loan Reserve Letter, signed by the Chief Administrative Officer of the City.

Very truly yours,

Jody L. Contreras

Jody L. Contreras,
Vice President

ACCEPTED:

City of Albuquerque
By: _____
Chief Administrative Officer
Or authorized designee

Title: City Engineer
Dated: 5-18-07

5-14-07

No. of Lots: Eleven(11)
Nearest Major Streets
Winterhaven Road NW

FIGURE 19
SIDEWALK DEFERRAL
AGREEMENT
PROJECT NO. 776681

THIS AGREEMENT is made this 18th day of May, 2007, by and between the City of Albuquerque, New Mexico ("City"), a municipal corporation, whose address is P. O. Box 1293 (One Civic Plaza), Albuquerque, New Mexico 87103, and Blueberry Lane Properties, LLC ("Subdivider"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:] a New Mexico Limited Liability Corporation, whose address is 6282 Winterhaven Road, NW, Albuquerque, New Mexico 87120 and whose telephone number is 505-897-7102, is made in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

WHEREAS, the Developer is developing certain lands within the City of Albuquerque, County of Bernalillo, State of New Mexico, known as (existing legal description) Lots 4 and 5, Riverside Plaza, recorded on May 18, 1999 in the records of the Bernalillo County Clerk at Book 99C, pages 121 through --- the "Subdivision"); and

WHEREAS, the Developer has submitted and the City has approved Developer's development plans and (state "preliminary" or "final":) Preliminary plat, to be identified as (state name of plat:) Lots 1-P1 through 10-P1 and Tract A, Plaza Escondido; and

WHEREAS, Developer has requested and the City has determined that it is acceptable for the Developer to defer construction of the sidewalks within the Subdivision until after construction of other required infrastructure; and

WHEREAS, the Subdivision Ordinance requires all sidewalks to be completed within four (4) years after execution of the Agreement to Construct Subdivision Improvements; and

WHEREAS, the Developer must execute and deliver to the City an Agreement and an acceptable financial guaranty to provide funds for construction of the sidewalk improvements in the event the Developer does not complete the construction as required.

THEREFORE, the City and the Developer agree:

1.A. Sidewalk Construction Deadline. Developer has obtained a sidewalk deferral, as shown in the attached Exhibit "A", which is a copy of the Development Review Board's decision regarding the deferral granted. Developer agrees to utilize the City's sidewalk permit process and complete the sidewalks to the satisfaction of the City by the 20th day of February, 20 11 ("Sidewalk Construction Deadline").

B. Request for Extension. If this Sidewalk Deferral Agreement establishes a Sidewalk Construction Deadline which is less than four (4) years after execution of the Subdivision Improvements Agreement, the Developer may request an extension from the Project Review Section for an additional period of time, which shall not exceed a total of four years after execution of the Subdivision Improvements Agreement. The form of the Financial Guaranty extension and the amount must be approved by the City, but shall not exceed 125% of the City's estimate of the cost of construction at the time Developer requests an extension. If the Developer will need more than four (4) years after execution

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of the Subdivision Improvements Agreement to construct the sidewalks, the Developer must request and obtain an extension from the Development Review Board and submit the required documentation to the Design Review Section before expiration of the four (4) years.

2. Financial Guaranty. Developer will provide a financial guaranty in an amount of not less that 125% of the cost of constructing the sidewalk improvements within the Subdivision, as determined by the City. The financial guaranty must be irrevocable and may be in the form of a City-approved bond, letter of credit, escrow deposit or loan reserve letter issued by a federally insured financial institution; a bond issued by a surety qualified to do business in New Mexico; or other pledge of liquid assets which meets all City requirements. The City must be able to call the financial guaranty at any time within the sixty (60) days immediately following the Sidewalk Construction Deadline. To meet the Subdivision Ordinance requirements, the Developer has provided the following "Financial Guaranty":

Type of Financial Guaranty: Loan Reserve Letter No. 2426
Amount: $ 8,058.29 Name of Financial Institution or Surety providing Guaranty: First Community Bank of New Mexico
Date City first able to call Guaranty: February 20, 20 11
[Construction Completion Deadline]: February 20, 20 11
If Guaranty other than a Bond, last day City able to call Guaranty is: April 20, 20 11
Additional information: _____

3. Completion, Acceptance and Release. The Developer shall report completion of sidewalk construction in writing to the City. The City shall inspect the sidewalks to verify completion. Upon acceptance of the improvements, the City shall promptly release the financial guaranty and this Sidewalk Deferral Agreement.

4. Conveyance of Property Rights. When the sidewalks have been constructed, if the City does not own the real property upon which the sidewalks are constructed, the Developer shall convey to the City the real property rights required by the City together with the improvements, free and clear of all claims, encumbrances and liens, before the City will release the Financial Guaranty and Sidewalk Deferral Agreement. Conveyance may be by dedication on the final plat of the Subdivision.

5. Indemnification. Until the sidewalks are accepted by the City, the Developer shall be solely responsible for maintaining the premises upon which the sidewalks are being constructed in a safe condition. The Developer agrees to defend, indemnify and hold harmless the City and its officers, agents and employees from and against all suits, actions or claims of any kind brought because of any injury or damage arising out of the design or construction of the sidewalks, or by reason of any act, omission or misconduct of the Developer, its agents or employees. The indemnification required hereunder shall not be limited as a result of the specifications of any applicable insurance coverage. Nothing herein is intended to impair any right or immunity under the laws of the State of New Mexico. Provided, however, to the extent, if at all, Section 56-7-1 NMSA 1978 is applicable to this Agreement, this Agreement to indemnify will not extend to liability, claims, damages, losses or expenses, including attorney fees, arising out of (1) the preparation or approval of maps, drawings, opinions, reports, surveys, change orders, designs or specifications by the City, or the agents or employees of the City; or (2) the giving of or the failure to give directions or instructions by the City, where such giving or failure to give directions or instructions is the primary cause of bodily injury to persons or damage to property.

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

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

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

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

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

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

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

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

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

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

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16. Authority to Execute. If the Developer signing below is not the Owner of the Subdivision, the owner must provide a Power of Attorney or other evidence of authority to execute this Agreement which is acceptable to the City.

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

DEVELOPER:

By [Signature]:
Name: William Brennan
Title: Managing Member
Dated: 05-07-2007

CITY OF ALBUQUERQUE:

City Engineer
Dated: 5-18-07

5-14-07

5/16/07

OFFICIAL SEAL
DEBIE LEBLANC TRUJILLO
NOTARY PUBLIC-STATE OF NEW MEXICO
My commission expires: 10-26-2010

SUBDIVIDER'S NOTARY

STATE OF NEW MEXICO)
) ss.
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on 7th day of May, 20 07 by [name of person:] William Brennan, [title or capacity, for instance, "President" or "Owner":] Managing Member of Blueberry Lane Properties, LLC of [Subdivider:] Lots 4 and 5, Riverside Plaza.

My Commission Expires:
October 26, 2010

Notary Public
Debie LeBlanc Trujillo

CITY'S NOTARY

STATE OF NEW MEXICO)
) ss.
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on 18 day of, May, 20 07 by Richard Dourte, City Engineer of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

My Commission Expires:
July 5, 2010

Notary Public
Lisa Cornejo

OFFICIAL SEAL
LISA CORNEJO
NOTARY PUBLIC-STATE OF NEW MEXICO
My commission expires 7-5-2010

EXHIBIT "A" ATTACHED

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FINANCIAL GUARANTY AMOUNT

03/07/2006

Type of Estimate: Sidewalk Deferral

Project Description:

Project ID #: 776681, Plaza Escondido Subdivision, Phase/Unit #: 1

Requested By: **J. Graeme Means, P.E. - Jeff Mortensen & Associates, Inc.**

Approved estimate amount:		$6,039.00
NMGRT	6.75%	$407.63
Subtotal:		$6,446.63
125% FINANCIAL GUARANTY RATE		1.25
TOTAL FINANCIAL GUARANTY REQUIRED		**$8,058.29**

APPROVAL: DATE:

3/7/06

Notes:

EXHIBIT "J"

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

November 29, 2006

15. Project # 1004161
06DRB-01650 Minor-Extension of Preliminary Plat

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Sheran Matson, AICP, DRB Chair

Cc: Jeff Mortensen & Associates Inc., 6010-B Midway Park Blvd NE, 87109
William & Benita Brennan, P.O. Box 5329, Bernalillo, NM 87004
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File

EXHIBIT A

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

December 7, 2005

2. Project # 1004161
05DRB-01724 Major-Preliminary Plat Approval
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JEFF MORTENSEN & ASSOCIATES INC agent(s) for WILLIAM & BENITA BRENNAN request(s) the above action(s) for all or a portion of Lot(s) 4 & 5, RIVERSIDE PLAZA (to be known as **PLAZA ESCONDIDO**) zoned SU-1 for PRD special use zone, located on WINTER HAVEN RD NW, between LA ORILLA RD NW and MONTANO PLAZA DR NW containing approximately 4 acre(s). (E-12)

At the December 7, 2005, Development Review Board meeting, with the signing of the infrastructure list dated 12/7/05 and approval of the grading plan engineer stamp dated 8/30/05 the preliminary plat was approved.

The site plan for subdivision was approved with final sign off delegated to Planning for 3 copies of the site plan.

A subdivision design variance from minimum DPM design standards was approved as shown on Exhibit C in the Planning file. A sidewalk variance for waiver of sidewalk was approved as shown on Exhibit C in the Planning file. The temporary deferral of construction of sidewalks on the interior streets was approved as shown on Exhibit C in the Planning file.

If you wish to appeal this decision, you must do so by December 22, 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:William & Benita Brennan, P.O. Box 5329, Bernalillo, NM 87004
Jeff Mortensen & Associates Inc., 6010-B Midway Park Blvd NE, 87109
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File

FIRST COMMUNITY BANK

May 1, 2007

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

LOAN RESERVE LETTER No. 2426

RE: Loan Reserve for Blueberry Lane Properties, LLC
City of Albuquerque, Project ID# 776681
Project Name: Plaza Escondido Subdivision,
Phase/Unit: #1
Loan Reserve Amount: Eight Thousand Fifty Eight Dollars and 29/100, ($8,058.29)

Dear Dr. Pearlman:

This is to advise the City of Albuquerque ("City") that, at the request of Blueberry Lane Properties, LLC("Borrower"), First Community Bank, ("Financial Institution") in Albuquerque, New Mexico, commits the sum of Eight Thousand Fifty Eight Dollars and 29/100, ($8,058.29)("Loan Reserve") for the exclusive purpose of providing the financial guarantee which the City requires Blueberry Lane Properties, LLC, ("Subdivider") to provide for the installation of the improvements which must be constructed at Plaza Escondido Subdivision, Phase/Unit: #1, Project No.776681 (Project"). The Amount of the Loan Reserve is 125% of the City's estimated cost of the Project, as required by the City's Subdivision Ordinance. The improvements are identified in the agreement between the City of Albuquerque and Subdivider, which was recorded on 5/21/07 in the records of the Clerk of Bernalillo County, New Mexico, in Book Misc. A137 at pages 4464 to 4464 ("Agreement").

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

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

2. Liability of Financial Institution. Although the City may approve the Financial Institution's release of a part of the Loan Reserve, the approval will not constitute the City's final acceptance of part or all of the Project. However, no matter what agreement exists between the Subdivider and the City, the total liability of the Financial Institution to the City with respect to the Loan Reserve established pursuant to this Loan Reserve Letter shall at all times be limited to the lesser of the amount stated in this Loan Reserve Letter or the latest Reduced Loan Reserve Balance authorized in writing by the City, and the Financial Institution's liability to the City under this Loan Reserve Letter shall cease upon termination of the Loan Reserve as provided in Section 4 herein.

3. Draw on Reserve. If by February 20, 2011, the improvements described in the Agreement have not been fully installed, inspected, approved and accepted by the City, then, upon presentation between February 20, 2011, and April 20, 2011, inclusive, the City may demand payment from the Financial Institution up to the lesser of the amount stated in this Loan Reserve Letter or the latest Reduced Loan Reserve Balance authorized in writing by the City. The City may demand payment by delivering to the Financial Institution a certified "Demand for Payment" executed by the CAO which shall state that the Subdivider has failed to comply with the terms of the Agreement and also shall state the estimated cost of completing the improvements specified in the Agreement ("Estimated Cost of Completion"). Upon receipt of the Demand for Payment, the Financial Institution promptly shall draw from the Loan Reserves cashier's

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

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

   A. Sixty (60) days after the City accepts the completed improvements specified in the Agreement; or
   B. City delivery of the Demand for Payment and the Financial Institution's payment to the City of cashier's check as required in Section 3 herein; or
   C. Expiration of the date April 20, 2011; or
   D. Written termination of this Loan Reserve Letter, signed by the Chief Administrative Officer of the City.

Very truly yours,

Jody L. Contreras

Jody L. Contreras,
Vice President

ACCEPTED:

City of Albuquerque
By: _____
Chief Administrative Officer
Or authorized designee

Title: City Engineer
Dated: 5-8-07

5/14/07

5-14-07

City of Albuquerque Planning Department

One Stop Shop – Development and Building Services

06/06/2007 Issued By: PLNJMP

Permit Number: **2007 070 040** **Category Code 0910**

Application Number: **07DRB-70040**, Major - Final Plat Approval

Address:

Location Description: WINTER HAVEN RD NW BETWEEN LA ORILLA RD NW AND MONTANO PLAZA DRIVE NW

Project Number: 1004161

Applicant
William And Benita Brennan

Po Box 5329
Bernalillo, NM 87004

Agent / Contact
High Mesa Consulting Group
Debie Trujillo
6010-B Midway Park Blvd Ne
Albuquerque, NM 87109

dtrujillo@highmesacg.com

Application Fees

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

City Of Albuquerque
Treasury Division

6/6/2007 10:31AM LOC: ANNX
RECEIPT# 00076464 WS# 008 TRANS# 0018
Account 441032 Fund 0110
Activity 3424000 TRSDMG
Trans Amt $20.00
J24 Misc $20.00
MC $20.00
CHANGE $0.00

Thank You

2005.008.3

City of Albuquerque

DEVELOPMENT PLAN REVIEW APPLICATION

	Supplemental form		Supplemental form
SUBDIVISION	**S**	**ZONING**	**Z**
☒ Major Subdivision action		☐ Annexation & Zone Establishment	
☐ Minor Subdivision action		☐ Sector Plan (Phase I, II, III)	
☐ Vacation	**V**	☐ Amendment to Sector, Area, Facility or Comprehensive Plan	
☐ Variance (Non-Zoning)		☐ Zone Change	
		☐ Text Amendment	
SITE DEVELOPMENT PLAN	**P**		
☐ ...for Subdivision Purposes		**APPEAL / PROTEST of...**	**A**
☐ ...for Building Permit		☐ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeal	
☐ IP Master Development Plan			
☐ Cert. of Appropriateness (LUCC)	**L**		

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: William and Benita Brennan — PHONE: 505-771-1197
ADDRESS: P.O. Box 5329 — FAX: ____
CITY: Bernalillo — STATE NM — ZIP87004 — E-MAIL: ____
Proprietary interest in site: Owners
AGENT (if any): Jeff Mortensen & Associates, Inc. — PHONE: 505-345-4250
ADDRESS: 6010-B Midway Park Blvd. NE — FAX: 505-345-4254
CITY: Albuquerque — STATE NM — ZIP 87109 — E-MAIL: dtrujillo@jmainc.org

DESCRIPTION OF REQUEST: Extension of Preliminary Plat (Major Subdivision)
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 4 and 5 — Block: ____ — Unit: ____
Subdiv. / Addn. Riverside Plaza TBK Plaza Escondido
Current Zoning: Su-1 for PRD/8du/acre req. landscape.... — Proposed zoning: n/a
Zone Atlas page(s): E-12 — No. of **existing** lots: 2 — No. of **proposed** lots: 10 & Tr A
Total area of site (acres): +/- 3.1719 — Density if applicable: dwellings per gross acre: 2.85 — dwellings per net acre: 4.21
Within city limits? ☒ Yes. No ☐, but site is within 5 miles of the city limits (DRB jurisdiction.) — Within 1000FT of a landfill? No
UPC No. 101206241938011 20 & 101206243040110 24 — MRGCD Map No. n/a
LOCATION OF PROPERTY BY STREETS: On or Near: 6260 & 6282 Winter Haven Road NW
Between: La Orilla Road, NW and Montano Plaza Drive, NW

CASE HISTORY:

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): Project # 1004161, 05EPC-00740, 05DRB----- 01091, 01724, 01725, 01726, 01727, 01728

Check-off if project was previously reviewed by Sketch Plat/Plan ☐, or Pre-application Review Team ☒. Date of review: Feb. 15, 2005

SIGNATURE Debie LeBlanc Trujillo — DATE November20,2006
(Print) Debie LeBlanc Trujillo fo Jeff Mortensen & Associates, Inc. — ☐ Applicant ☒ Agent

FOR OFFICIAL USE ONLY — Form revised 9/01, 3/03

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

Application case numbers	Action	S.F.	Fees
06DRB - ____ - 01650	EPP	5(3)	$ 50.00
____ - ____ - ____	CMF	____	$ 20.00
____ - ____ - ____	____	____	$ ____
____ - ____ - ____	____	____	$ ____
____ - ____ - ____	____	____	$ ____
			Total $ 70.00

Hearing date 11/29/06

Sandy Handley 11/21/06
Planner signature / date

Project # 1004161

2005.008.3

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
__ Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
__ Design elevations & cross sections of perimeter walls **3 copies**
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
__ Property owner's and City Surveyor's signatures on the Mylar drawing
__ Copy of recorded SIA
__ Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
__ Any original and/or related file numbers are listed on the cover application
__ **DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.**

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

__ Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings, **4** copies for internal routing.
__ Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
__ 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.

JEFF MORTENSEN & ASSOC., INC
DEBIE LEBLANC TRUJILLO
Applicant name (print)

Debie LeBlanc Trujillo 11-20-06
Applicant signature / date

Form revised 8/04, 1/05 ,10/05 & **NOV 06**

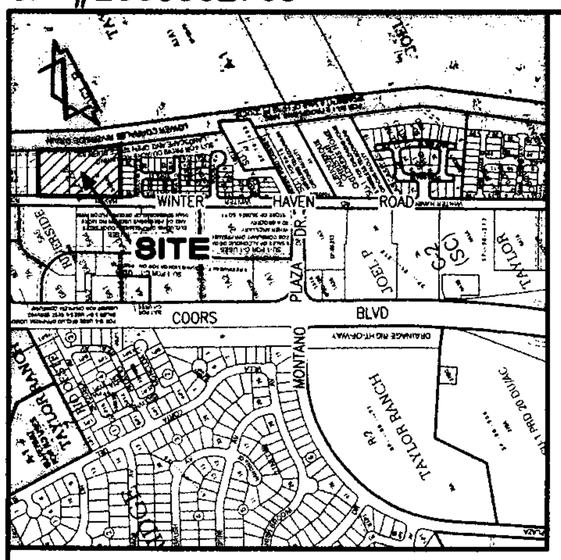
☑ Checklists complete
☑ Fees collected
☑ Case #s assigned
☑ Related #s listed

Application case numbers
06DRB-_____-01650
_____-_____-_____
_____-_____-_____

Sandy Handley 11/21/06
Planner signature / date

Project # 1004161

SP #2005332769



VICINITY MAP E-12

SCALE: 1" = 750'

PRELIMINARY SUBDIVISION PLAT OF

PLAZA ESCONDIDO

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
NOVEMBER, 2005

WILLIAM T. BRENNAN
BENITA BRENNAN
OWNER

SEC. 25, T 11 N, R 2 E, N.M.P.M.
LOCATION

PLAZA ESCONDIDO
SUBDIVISION

COUNTY CLERK FILING DATA

DRB PROJECT NUMBER: 1004161

APPLICATION NUMBERS: 05EPC-00740, 05DRB-01091

APPROVALS:

DRB CHAIRPERSON, PLANNING DEPARTMENT, CITY OF ALBUQUERQUE, NEW MEXICO DATE

WATER UTILITY DEPARTMENT, CITY OF ALBUQUERQUE, NEW MEXICO DATE

CITY ENGINEER, CITY OF ALBUQUERQUE, NEW MEXICO DATE

A.M.A.F.C.A. DATE

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION, CITY OF ALBUQUERQUE, NEW MEXICO DATE

PARKS AND RECREATION DEPARTMENT, CITY OF ALBUQUERQUE, NEW MEXICO DATE

CITY SURVEYOR, CITY OF ALBUQUERQUE, NEW MEXICO DATE

N/A
REAL PROPERTY DIVISION, CITY OF ALBUQUERQUE, NEW MEXICO DATE

P.N.M. ELECTRIC SERVICES DATE

QWEST TELECOMMUNICATIONS DATE

P.N.M. GAS SERVICES DATE

COMCAST CABLE VISION OF NEW MEXICO, INC. DATE

FOR FINAL PLAT SIGN-OFF ONLY

LEGAL DESCRIPTION

Lots 4 and 5, Riverside Plaza, Albuquerque, New Mexico, as the same is shown and designated on the plat filed in the Office of the County Clerk of Bernalillo County, New Mexico on May 18, 1999, Book 99C, Page 121.

Public Utility easements shown on this plat are ten (10) feet wide and are granted for the common and joint use of:

1. The P.N.M. Electric Services for the installation, maintenance, and service of overhead and underground electrical lines, transformers, poles and other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical service.

2. The P.N.M. Gas Services for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.

3. Qwest Corporation for the installation, maintenance, and service of all buried and aerial communication lines and other related equipment and facilities reasonably necessary to provide communication services including, but not limited to, above ground pedestals and closures.

4. Comcast Cable Vision of New Mexico, Inc. for the installation, maintenance, and service of such lines, cables, and other related equipment and facilities reasonably necessary to provide Cable TV service.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate, and maintain facilities for the purposes described above, together with free access to, from, and over said easements, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of the National Electric Safety Code caused by construction or pools, decking, or any structures adjacent to within or near easements shown on this plat.

APPROVED:

11-8-05
CITY SURVEYOR, DEPARTMENT OF MUNICIPAL DEVELOPMENT, CITY OF ALBUQUERQUE, NEW MEXICO DATE

DEDICATION AND FREE CONSENT

The subdivision hereon is with the free consent and in accordance with the desires of the undersigned owner and does hereby grant the easements as shown, including the rights of ingress and egress and the right to trim interfering trees. We hereby warrant that we hold complete and indefeasible title in fee simple to the land subdivided, hereon.

William T. Brennan 7/11/05 Date

ACKNOWLEDGMENT

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) SS

OFFICIAL SEAL
CHARLES G. CALA, JR.
NOTARY PUBLIC - STATE OF NEW MEXICO
Notary Bond Filed with Secretary of State
My Commission Expires 8-8-2009

This instrument was acknowledged before me on this 7th day of November, 2005, by William T. Brennan.

Notary Public

Benita Brennan 11/7/05 Date

ACKNOWLEDGMENT

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) SS

OFFICIAL SEAL
DEBIE LEBLANC TRUJILLO
NOTARY PUBLIC-STATE OF NEW MEXICO
My commission expires 18-2006

This instrument was acknowledged before me on this 7th day of November, 2005, by Benita Brennan.

Notary Public

SURVEYORS CERTIFICATION

I, Charles G. Cala, Jr., New Mexico Professional Surveyor No. 11184, do hereby certify; that this Plat and the actual survey on the ground upon which it is based were performed by me or under my direct supervision; that the survey shows all easements made known to me by this owner, utility companies, or other parties expressing an interest; that this survey complies with the minimum requirements for Monumentation and Surveys of the Albuquerque Subdivision Ordinance; that this survey meets the Minimum Standards for Surveying in New Mexico, and that it is true and correct to the best of my knowledge and belief.

Charles G. Cala, Jr., NMPS 11184

CHARLES G. CALA, JR. NEW MEXICO 11184 REGISTERED PROFESSIONAL SURVEYOR

11-04-2005
Date

JEFF MORTENSEN & ASSOCIATES, INC.
6010-B MIDWAY PARK BLVD. N.E.
ALBUQUERQUE NEW MEXICO 87109
ENGINEERS SURVEYORS (505) 345-4250

JOB #2005.008.7 50087plat1.DWG

SP #2005332769

PRELIMINARY SUBDIVISION PLAT OF

PLAZA ESCONDIDO

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
NOVEMBER, 2005

COUNTY CLERK FILING DATA

KEYED NOTES

EXISTING EASEMENTS

(1) 7' PNM AND MST&T EASEMENT GRANTED BY DOCUMENT FILED 07-15-1982, BOOK MISC. 944, PAGE 357

(2) 5' PNM AND MST&T OVERHEAD EASEMENT GRANTED BY DOCUMENT FILED 12-13-1989, BOOK MISC. 878A, PAGES 434-435

(3) 20' SANITARY SEWER EASEMENT GRANTED BY DOCUMENT FILED 09-29-1969, BOOK MISC. 151, PAGES 493-494

(4) 100' BUFFER PER COORS CORRIDOR PLAN GRANTED BY PLAT 99C-121

(11) 30' SANITARY SEWER EASEMENT GRANTED BY DOCUMENT FILED 03-04-1991, BOOK BCR 91-3, PAGE 9278, DOC. #91014985

(12) 30' SANITARY SEWER EASEMENT GRANTED BY DOCUMENT FILED 03-04-1991, BOOK BCR 91-3, PAGE 9267, DOC. #91014982

EXISTING EASEMENTS - OFFSITE

(5) 10' PUBLIC UTILITY EASEMENT GRANTED BY PLAT 2002C-143

(6) 4' CITY OF ALBUQUERQUE CLEAR SIGHT AND LANDSCAPING EASEMENT GRANTED BY PLAT 2002C-143

(7) CITY OF ALBUQUERQUE BLANKET PUBLIC DRAINAGE EASEMENT GRANTED BY PLAT 2002C-143

(8) NONSPECIFIC CROSS LOT DRAINAGE EASEMENT GRANTED BY PLAT 2002C-143

(9) 7' PUBLIC UTILITY EASEMENT GRANTED BY PLAT 2003C-260

(10) PRIVATE DRAINAGE EASEMENT GRANTED BY PLAT 2003C-260

NEW EASEMENTS

(13) 10' PUBLIC UTILITY EASEMENT TO BE GRANTED BY THIS PLAT.

(14) A PORTION OF TRACT A GRANTED BY THIS PLAT AS A PRIVATE DRAINAGE EASEMENT, PRIVATE NON-VEHICULAR ACCESS EASEMENT AND PRIVATE LANDSCAPING EASEMENT SERVING LOTS 1-P1 THROUGH 10-P1, INCLUSIVE. MAINTENANCE OF THESE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE PLAZA ESCONDIDO HOMEOWNERS ASSOCIATION, PURSUANT TO THE DECLARATION OF RESTRICTIVE AND PROTECTIVE COVENANTS FOR PLAZA ESCONDIDO SUBDIVISION FILED ON _____-_____-20 05, BOOK _____, PAGES _____.

(15) 15' PUBLIC WATER LINE EASEMENT GRANTED BY THIS PLAT TO SERVE THE ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY.

(16) 20' PUBLIC SANITARY SEWER EASEMENT GRANTED BY THIS PLAT TO SERVE THE ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY.

(17) A PORTION OF TRACT A GRANTED BY THIS PLAT AS A PRIVATE ACCESS EASEMENT AND PRIVATE DRAINAGE EASEMENT SERVING LOTS 1-P1 THROUGH 10-P1, INCLUSIVE, AND A PUBLIC WATER AND SANITARY SEWER EASEMENT TO SERVE THE ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY. MAINTENANCE OF THE PRIVATE ACCESS EASEMENT AND PRIVATE DRAINAGE EASEMENT SHALL BE THE RESPONSIBILITY OF THE PLAZA ESCONDIDO HOMEOWNERS ASSOCIATION, PURSUANT TO THE DECLARATION OF RESTRICTIVE AND PROTECTIVE COVENANTS FOR PLAZA ESCONDIDO SUBDIVISION FILED ON _____-_____-2005, BOOK _____, PAGES _____.

MONUMENTS

(A) #5 REBAR W/CAP STAMPED "111808 HUGG", TAGGED W/WASHER STAMPED "NMPS 11184"

(B) #5 REBAR W/CAP STAMPED "HUGG 9750", TAGGED W/WASHER STAMPED "NMPS 11184"

(C) SET #5 REBAR W/CAP STAMPED "NEW MEXICO PS 11184"

(D) COULD NOT SET (ON MANHOLE COVER)

(E) SET CHISELED "+" ON CONCRETE

BOUNDARY TABLES

LINE	DIRECTION	DISTANCE	LINE	DIRECTION	DISTANCE
L1	N 28°21'59" E	70.00'	L15	S 14°50'38" W	73.19'
L2	S 61°38'01" E	45.00'	L16	N 61°38'01" W	79.17'
L3	S 28°21'59" W	100.04'	L17	S 26°20'48" W	64.86'
L4	S 61°38'01" E	40.25'	L18	N 61°38'01" W	42.25'
L5	S 28°21'59" W	107.91'	L19	S 28°21'59" W	105.00'
L6	S 61°38'01" E	115.96'	L20	N 61°38'01" W	43.00'
L7	N 61°44'54" W	110.37'	L21	S 14°50'38" W	37.76'
L8	N 14°50'38" E	64.62'	L22	S 26°20'48" W	64.86'
L9	N 28°21'59" E	80.17'	L23	S 61°38'01" E	115.25'
L10	N 18°28'06" W	131.70'	L24	N 26°20'48" E	64.86'
L11	N 61°38'01" W	87.13'	L25	N 14°50'38" E	119.23'
L12	S 75°11'32" W	42.60'	L26	N 75°09'22" W	12.00'
L13	S 28°21'59" W	78.56'	L27	S 61°38'01" E	73.00'
L14	N 61°38'01" W	65.00'	L28	S 61°38'01" E	71.17

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	30.00'	47.12'	42.43'	N 73°21'59" E	90°00'00"
C2	68.25'	33.03'	32.71'	S 75°29'48" E	27°43'34"
C3	68.25'	39.28'	38.74'	N 74°09'10" E	32°58'31"
C4	68.25'	37.31'	36.84'	N 42°00'21" E	31°19'07"
C5	20.00'	6.47'	6.44'	N 24°06'46" E	18°32'17"
C6	33.00'	50.85'	45.96'	N 10°45'33" W	88°16'55"
C7	33.00'	30.85'	29.74'	N 81°41'03" W	53°34'05"
C8	33.00'	24.86'	24.28'	S 49°56'49" W	43°10'11"
C9	33.00'	24.86'	24.28'	S 06°46'37" W	43°10'11"
C10	33.00'	17.66'	17.45'	S 30°08'16" E	30°39'36"
C11	20.00'	21.05'	20.09'	S 15°18'43" E	60°18'42"
C12	101.75'	13.10'	13.09'	S 18°31'56" W	07°22'37"
C13	101.75'	7.33'	7.33'	S 24°17'02" W	04°07'33"
C14	31.75'	50.99'	45.69'	S 72°21'24" W	92°01'11"
C15	30.00'	47.12'	42.43'	N 16°38'01" W	90°00'00"
C16	138.25'	27.76'	27.71'	S 20°35'43" W	11°30'10"
C17	50.00'	80.30'	71.95'	N 72°21'24" E	92°01'11"
C18	120.00'	24.09'	24.05	N 20°35'43" E	11°30'10"

PURPOSE OF PLAT

The purpose of this plat is to:

a. Eliminate the internal property line and create 11 (eleven) new tracts of land.

b. Grant the necessary public utility easement, private drainage easements, private access easements, private landscaping easement, public water easements and public sanitary sewer easements as shown.

Notes:

1. A boundary and topographic survey was performed in March, 2005. Property corners were found or set as indicated.
2. All distances are ground distances.
3. Site located within Section 25, Township 11 North, Range 2 East, N.M.P.M.
4. Bearings shown hereon are New Mexico State Plane Grid Bearings, Central Zone. These bearings are positioned from N.G.S. Control Station "HUGHES".
5. Record bearings and distances are shown in parenthesis.
6. The following documents and instruments were used for the performance and preparation of this survey:
   a. Plat of Riverside Plaza, filed 05-18-1999, Book 99C, Page 121, Records of Bernalillo County, New Mexico.
   b. Plat of Las Casitas Del Rio, filed 04-29-2002, Book 2002C, Page 143, Records of Bernalillo County, New Mexico.
   c. Plat of The Preserve, filed 08-25-2003, Book 2003C, Page 260, Records of Bernalillo County, New Mexico.
   d. Plat of Riverside Plaza, filed 09-06-2000, Book 2000C, Page 231, Records of Bernalillo County, New Mexico.
   e. Plat of Survey of Lot 4, Riverside Plaza, prepared by Cartesian Surveys, Inc. dated 10-15-2004 (unrecorded).
   f. Special Warranty Deed executed 11-23-2004 for Lot 4, Riverside Plaza.
   g. Improvement Location Report of Lot 5, Riverside Plaza, prepared by Scannell Surveying, Inc. dated 06-19-2001 (unrecorded).
   h. Policy of Title Insurance, Policy No. O-9701-383446, File No. 4090552, prepared by Stewart Title of Albuquerque, LLC dated 12-01-2004 (Lot 4).
   i. Policy of Title Insurance, Policy No. 266595, File No. 06010483, prepared by First American Title Co. of New Mexico dated 08-17-2001 (Lot 5).
   j. Quitclaim Deed filed 07-31-2001, Book A22, Page 6323, Doc. #2001088004, Records of Bernalillo County, New Mexico (Lot 5).
   k. Boundary & Topographic Survey of Lots 4 and 5 Riverside Plaza prepared by this office, certified April 18, 2005. (unrecorded) JMA#2005.008.1
7. The property surveyed hereon is subject to the By-Laws of the Riverside Plaza Owners Association, Inc. filed 10-11-1999, Book 99-13, Page 9299, Doc. #1999129703, Records of Bernalillo County, New Mexico.
8. Private street mileage created by this plat = 0.08 miles (full width)
9. Gross subdivision acreage = 3.1719 acres ±.
10. Current zoning on site is SU-1 for PRD/8 DU/ACRE Requiring Landscape and Open Space Buffers, base on review of the City Of Albuquerque Zone Atlas.
11. Upon completion of the construction of the streets, City of Albuquerque approved centerline monuments shall be placed at all intersections or as otherwise indicated in lieu of subdivision block corner monumentation. Location of said monuments are designated with a " ◎ " symbol.

JEFF MORTENSEN & ASSOCIATES, INC.
6010-B MIDWAY PARK BLVD. N.E.
ALBUQUERQUE NEW MEXICO 87109
ENGINEERS SURVEYORS (505) 345-4250
JOB #2005.008.7 50087platA.DWG

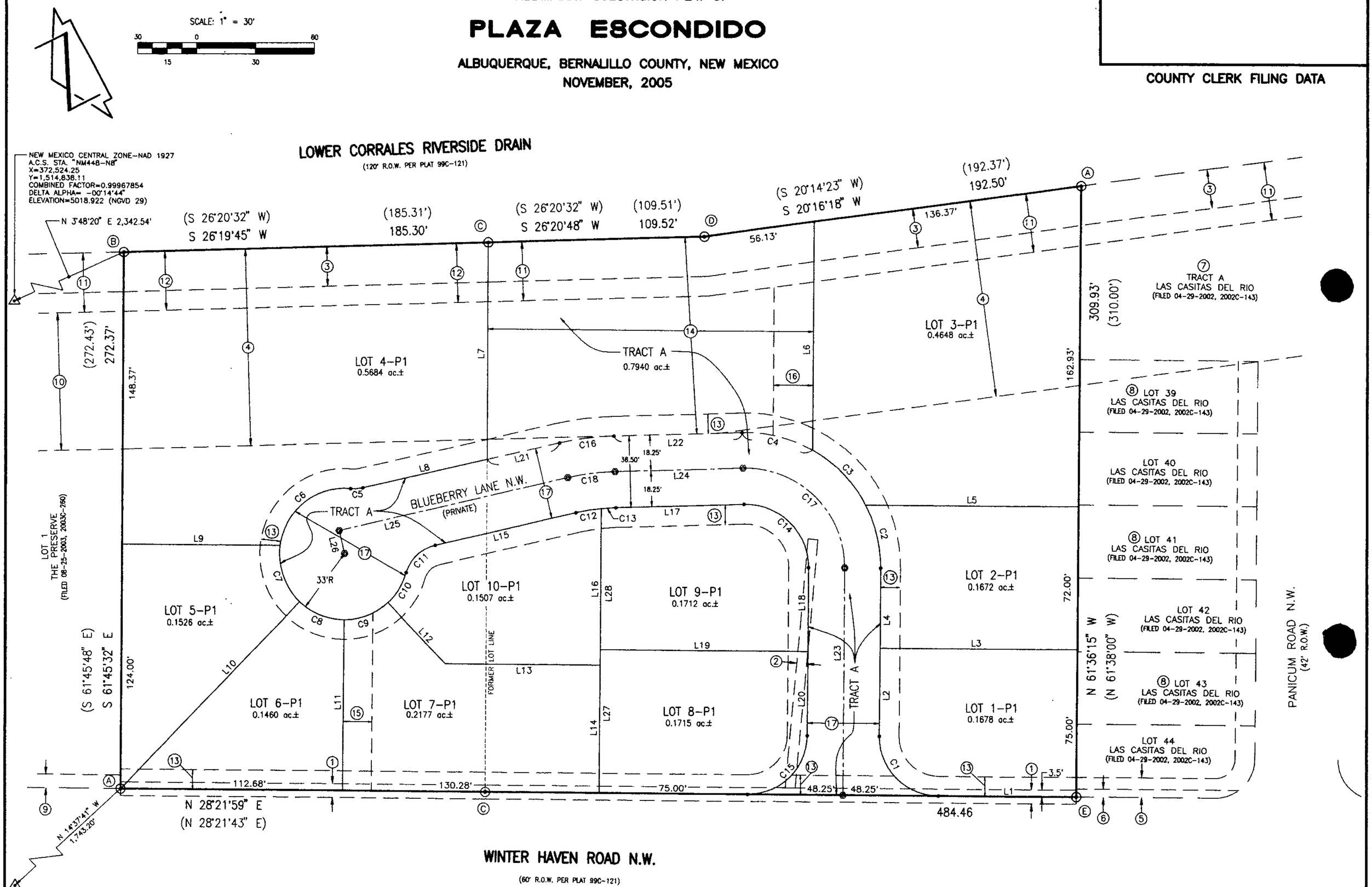
SP #2005332769

PRELIMINARY SUBDIVISION PLAT OF

PLAZA ESCONDIDO

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
NOVEMBER, 2005

COUNTY CLERK FILING DATA



JEFF MORTENSEN & ASSOCIATES, INC.
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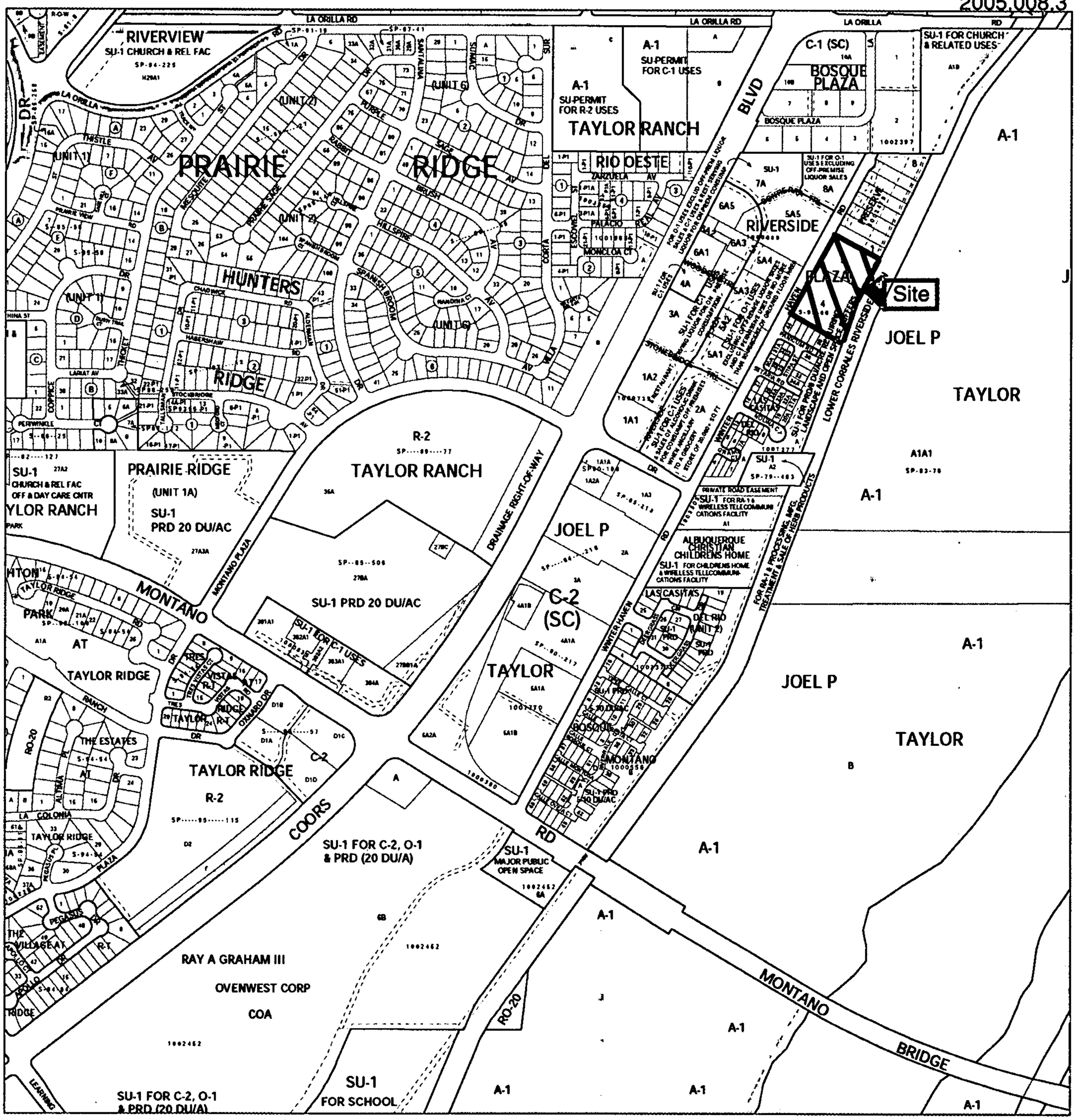
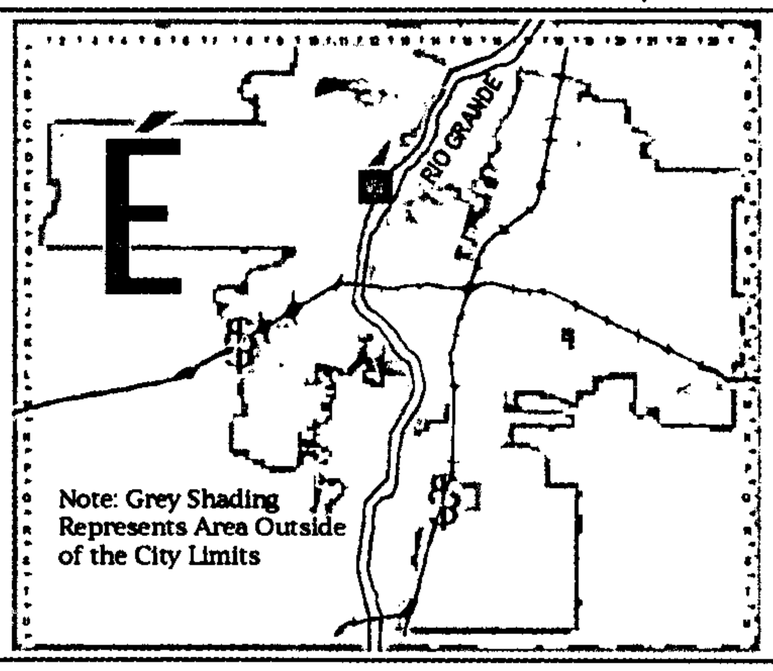
2005008.3



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



Zone Atlas Page:

E-12-Z

Selected Symbols

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

0 750 1,500 Feet

Albuquerque Geographic Information System

Map amended through: **Apr 22, 2005**

Current DRC
Project Number:

FIGURE 12

Date Site Plan Approved: 12/7/05
Date Preliminary Plat Approved:
Date Preliminary Plat Expires: 12/7/06
DRB Project No.: 1004161
DRB Application No.: 05DRB-01724
01724

INFRASTRUCTURE LIST

(Rev. 9-05)

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

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

Plaza Escondido
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Lots 4 and 5, Riverside Plaza
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
		3/4"	Water Meter for Landscaping	TBD			/	/	/
		25' F-F	Residential Pavement w/ Roll Curb	Blueberry Lane	Winter Haven	Cul-de-sac	/	/	/
		8"	Sanitary Sewer	Blueberry Lane	Lots 1 & 8	20' SAS easement	/	/	/
		8"	Sanitary Sewer	Blueberry Lane	Cul-de-sac	20' SAS easement	/	/	/
		8'	Sanitary Sewer	20' SAS easement on Tract A	Blueberry Lane	Existinng Stub from 48" SAS	/	/	/
		6"	Water Line	Blueberry Lane	Winter Haven	Cul-de-sac	/	/	/
		6"	Water Line	Easement on Lot 7	Cul-de-sac	Winter Haven	/	/	/
		6'	Sidewalk	Blueberry Lane	Frontage of Lots 8 - 10		/	/	/
		5'	Sidewalk	Winter Haven (East side)	North Corner Lot 6	Southwest Corner Lot 1	/	/	/

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
		10' Wide	Drainage Rundown w/ Rip-Rap Apron	Tract A Drainage Easement	Blueberry Lane	Bottom of Pond	/	/	/
		10,500 cf	Retention Pond w/agreement & covenant	Tract A Drainage Easement	n/a	n/a	/	/	/
		35' Wide	Driveway Closure	Winterhaven	Behind Lot 7-P1		/	/	/
		4"	Sanitary Sewer Service Connections + ESTABLISH ACCOUNTS	Lots 4-P1 and 3-P1	Existing Home	Public SAS	/	/	/
							/	/	/
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							/	/	/
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							/	/	/

(rev. 9-05)

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

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

Approval of Creditable Items:

Impact Fee Admistrator Signature Date

Approval of Creditable Items:

City User Dept. Signature Date

NOTES

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

Street lights per City rquirements.

1 Wall and Landscaping Certificate from registered Engineer and / or Landscape Architect required prior to release of financial guarantees.

2 Engineer's Certification of Grading Plan required for release of SIA and Financial Guarantees.

3

AGENT / OWNER

J. Graeme Means, PE
NAME (print)

Jeff Mortensen & Associates, Inc.
FIRM

J. Graeme Means 12-06-2005
SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

Andrew Garcia
for DRB CHAIR - date

12-7-05
TRANSPORTATION DEVELOPMENT - date

William J. Balch 12-7-05
UTILITY DEVELOPMENT - date

Bradley L. Bingham 12/7/05
CITY ENGINEER - date

Christina Sandoval 12/7/05
PARKS & GENERAL RECREATION - date

AMAFCA - date

- date

- date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

December 7, 2005

2. Project # 1004161
05DRB-01724 Major-Preliminary Plat Approval
05DRB-01728 Minor-SiteDev Plan Subd/EPC
05DRB-01725 Minor-Subd Design (DPM) Variance
05DRB-01726 Minor-Sidewalk Waiver
05DRB-01727 Minor-Temp Defer SDWK

JEFF MORTENSEN & ASSOCIATES INC agent(s) for WILLIAM & BENITA BRENNAN request(s) the above action(s) for all or a portion of Lot(s) 4 & 5, RIVERSIDE PLAZA (to be known as **PLAZA ESCONDIDO**) zoned SU-1 for PRD special use zone, located on WINTER HAVEN RD NW, between LA ORILLA RD NW and MONTANO PLAZA DR NW containing approximately 4 acre(s). (E-12)

At the December 7, 2005, Development Review Board meeting, with the signing of the infrastructure list dated 12/7/05 and approval of the grading plan engineer stamp dated 8/30/05 the preliminary plat was approved.

The site plan for subdivision was approved with final sign off delegated to Planning for 3 copies of the site plan.

A subdivision design variance from minimum DPM design standards was approved as shown on Exhibit C in the Planning file. A sidewalk variance for waiver of sidewalk was approved as shown on Exhibit C in the Planning file. The temporary deferral of construction of sidewalks on the interior streets was approved as shown on Exhibit C in the Planning file.

If you wish to appeal this decision, you must do so by December 22, 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.)

for Sheran Matson, AICP, DRB Chair

Cc:William & Benita Brennan, P.O. Box 5329, Bernalillo, NM 87004
Jeff Mortensen & Associates Inc., 6010-B Midway Park Blvd NE, 87109
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File

JMA
ENGINEERS & SURVEYORS

JEFF MORTENSEN & ASSOCIATES, INC.
6010-B MIDWAY PARK BLVD. NE
ALBUQUERQUE NEW MEXICO 87109

P: 505.345.4250
F: 505.345.4254
ESTABLISHED 1977

2005.008.3
November 20, 2006

Sheran Matson, AICP
Planning Manager, DRB Chair
Planning Department
Development & Building Services Division
City of Albuquerque
600 2nd Street, NW
Albuquerque, NM 87103

Re: Request for Extension of Preliminary Plat
Plaza Escondido (Lots 4 and 5, Riverside Plaza)
Project # 1004161

Dear Ms. Matson:

Transmitted are the following items associated with the subject request:

- DRB Application, Supplemental Form S(3) along with related fees
- One (1) Reduced copy of the Preliminary Plat 8 ½ X 11
- City of Albuquerque Zone Atlas E-12 with the site highlighted
- One (1) Copy of the DRB Approved Infrastructure List
- One (1) Copy of the Official Notice of Approval dated December 7, 2005

On behalf of our clients, William and Benita Brennan, we are requesting an extension of the Preliminary Plat that was approved at the December 7, 2005 hearing. This request is to allow more time to coordinate the construction aspects of the project.

Please schedule this matter for the next appropriate DRB Hearing. If I can be of further assistance to you, please do not hesitate to call.

Sincerely,

JEFF MORTENSEN & ASSOCIATES, INC.

Debie LeBlanc Trujillo

DLT
Enclosures

xc: William and Benita Brennan w/enc.

PRINCIPALS	JEFFREY G. MORTENSEN, P.E.	JUAN M. CALA	CHARLES G. CALA, JR., P.S.
GRADY E. BARRENS	J. GRAEME MEANS, P.E.	RICHARD C. WHITE	JOSEPH M. SOLOMON, JR., P.S.

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

PAID RECEIPT

APPLICANT NAME WILLIAM & BENITA BRENNAN

AGENT JEFF MORTENSEN & ASSOC.

ADDRESS 6010-B MIDWAY PARK BLVD NE

PROJECT & APP # 1004161 / 06DRB 01650

PROJECT NAME PLAZA ESCONDID

$ 20.00 **441032/3424000 Conflict Management Fee**

$ 50.00 **441006/4983000 DRB Actions**

$ _____ **441006/4971000 EPC/AA/LUCC Actions & All Appeals**

$ _____ **441018/4971000 Public Notification**

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

$ 70.00 **TOTAL AMOUNT DUE**

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

City Of Albuquerque
Treasury Division

11/21/2006 11:21AM LOC: ANN
X
RECEIPT# 00072010 WS# 007 TRANS# 0018
Account 441006 Fund 0110
Activity 4983000 TRSVRS
Trans Amt $70.00
J24 Misc $50.00
MC $70.00
CHANGE $0.00

Thank You

City Of Albuquerque
Treasury Division

11/21/2006 11:21AM LOC: ANN
X
RECEIPT# 00072009 WS# 007 TRANS# 0018
Account 441032 Fund 0110
Activity 3424000 TRSVRS
Trans Amt $70.00
J24 Misc $20.00

Thank You

Current DRC
Project Number:_____

ORIGINAL

FIGURE 12

Claire

Date Submitted: December 7, 2005
Date Site Plan Approved: 12/7/05
Date Preliminary Plat Approved:_____
Date Preliminary Plat Expires: 12/7/06
DRB Project No.: 1004161
DRB Application No.: 05DRB-~~01724~~ 01724

INFRASTRUCTURE LIST

(Rev. 9-05)

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

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

Plaza Escondido
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Lots 4 and 5, Riverside Plaza
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
		3/4"	Water Meter for Landscaping	TBD			/	/	/
		25' F-F	Residential Pavement w/ Roll Curb (PRIVATE ROAD) ⚠1	Blueberry Lane	Winter Haven	Cul-de-sac	/	/	/
		8"	Sanitary Sewer	Blueberry Lane	Lots 1 & 8	20' SAS easement	/	/	/
		8"	Sanitary Sewer	Blueberry Lane	Cul-de-sac	20' SAS easement	/	/	/
		8'	Sanitary Sewer	20' SAS easement on Tract A	Blueberry Lane	Existinng Stub from 48" SAS	/	/	/
		6"	Water Line	Blueberry Lane	Winter Haven	Cul-de-sac	/	/	/
		6"	Water Line	Easement on Lot 7	Cul-de-sac	Winter Haven	/	/	/
		6' * ⚠1	Sidewalk	Blueberry Lane	Frontage of Lots 8 - 10		/	/	/
		5'	Sidewalk	Winter Haven (East side)	North Corner Lot 6	Southwest Corner Lot 1	/	/	/

ORIGINAL

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
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		10,500 cf	Retention Pond w/agreement & covenant	Tract A Drainage Easement	n/a	n/a	/	/	/
		35' Wide	Driveway Closure	Winterhaven	Behind Lot 7-P1		/	/	/
		4"	Sanitary Sewer Service Connections + ESTABLISH ACCOUNTS	Lots 4-P1 and 3-P1	Existing Home	Public SAS	/	/	/
							/	/	/
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							/	/	/
							/	/	/
							/	/	/
							/	/	/

(rev. 9-05)

ORIGINAL

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							/	/	/
							/	/	/

Approval of Creditable Items: _____
Impact Fee Admistrator Signature Date

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City User Dept. Signature Date

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2 Engineer's Certification of Grading Plan required for release of SIA and Financial Guarantees.

3 * DEFERRED

AGENT / OWNER

J. Graeme Means, PE
NAME (print)

Jeff Mortensen & Associates, Inc.
FIRM

J. Graeme Means 12-06-2005
SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

Andrew Garcia
for DRB CHAIR - date

Christina Sandoval 12/7/05
PARKS & GENERAL RECREATION - date

12-7-05
TRANSPORTATION DEVELOPMENT - date

_____
AMAFCA - date

William J. Balch 12-7-05
UTILITY DEVELOPMENT - date

_____ - date

Bradley L. Bingham 12/7/05
CITY ENGINEER - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER
1	01/24/06			J. Graeme Means

Current DRC
Project Number:_____

#2

ORIGINAL

FIGURE 12

Date Submitted: December 7, 2005
Date Site Plan Approved: 12/7/05
Date Preliminary Plat Approved:_____
Date Preliminary Plat Expires: 12/7/06
DRB Project No.: 1004161
DRB Application No.: 05DRB-~~01724~~ 01724

INFRASTRUCTURE LIST

(Rev. 9-05)

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

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		6"	Water Line	Easement on Lot 7	Cul-de-sac	Winter Haven	/	/	/
		6'	Sidewalk	Blueberry Lane	Frontage of Lots 8 - 10		/	/	/
		5'	Sidewalk	Winter Haven (East side)	North Corner Lot 6	Southwest Corner Lot 1	/	/	/

ORIGINAL

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
		10' Wide	Drainage Rundown w/ Rip-Rap Apron	Tract A Drainage Easement	Blueberry Lane	Bottom of Pond	/	/	/
		10,500 cf	Retention Pond w/agreement & covenant	Tract A Drainage Easement	n/a	n/a	/	/	/
		35' Wide	Driveway Closure	Winterhaven	Behind Lot 7-P1		/	/	/
		4"	Sanitary Sewer Service Connections + ESTABLISH ACCOUNTS	Lots 4-P1 and 3-P1	Existing Home	Public SAS	/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/

(rev. 9-05)

ORIGINAL

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

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

Approval of Creditable Items:

Impact Fee Admistrator Signature Date

Approval of Creditable Items:

City User Dept. Signature Date

NOTES

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

Street lights per City rquirements.

1 Wall and Landscaping Certificate from registered Engineer and / or Landscape Architect required prior to release of financial guarantees.

2 Engineer's Certification of Grading Plan required for release of SIA and Financial Guarantees.

3

AGENT / OWNER

J. Graeme Means, PE
NAME (print)

Jeff Mortensen & Associates, Inc.
FIRM

J Graeme Means 12-06-2005
SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

Andrew Garcia
for DRB CHAIR - date

12-7-05
TRANSPORTATION DEVELOPMENT - date

William J. Balch 12-7-05
UTILITY DEVELOPMENT - date

Bradley L. Bingham 12/7/05
CITY ENGINEER - date

Christina Sandoval 12/7/05
PARKS & GENERAL RECREATION - date

AMAFCA - date

_____ - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

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

PAID RECEIPT

APPLICANT NAME WILLIAM & BENITA BRENNAN

AGENT DEBIE LEBLANC TRUJILLO FOR MORTENSEN & ASSOC

ADDRESS 6010-B MIDWAY PARK BLVD. NE

PROJECT & APP # 1004161/05DRB 01724, 01725, 01726, 01727, 01728

PROJECT NAME PLAZA ESCONDIDO

$ 20.00 **441032/3424000 Conflict Management Fee**

$ _____ **441006/4983000 DRB Actions**

$ 815.00 **441006/4971000 EPC/AA/LUCC Actions & All Appeals**

$ 75.00 **441018/4971000 Public Notification**

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

$ 910.00 **TOTAL AMOUNT DUE**

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

DUPLICATE
City Of Albuquerque
Treasury Division
11/9/2005 3:25PM LOC: ANNX
RECEIPT# 00048315 WS# 008 TRANS# 0025
Account 441018 Fund 0110
Activity 4971000 TRSCCS
Trans Amt $910.00
J24 Misc $75.00 $910.00
CK $0.00
CHANGE
Thank You

SOMEWHERE IN TIME 05-94
STICKS AND STONES ENTERPRISES
P.O. BOX 5329 PH: 771-1197
BERNALILLO, NM 87004-5329

3877

Date 9 NOV 05 95-32/1070 NM 1151

Pay to the order of CITY OF ALBUQUERQUE $ 910.00

Nine hundred ten & 00/100 Dollars

Security features are included. Details on back.

Bank of America

ACH RTN 107000327

For Plaza Escondido

⑆107000327⑆ 0001680775 68⑈ 3877

DUPLICATE
City Of Albuquerque
Treasury Division
11/9/2005 3:24PM LOC: ANNX
RECEIPT# 00048313 WS# 008 TRANS# 0025
Account 441032 Fund 0110
Activity 3424000 TRSCCS
Trans Amt $910.00
J24 Misc $20.00
Thank You

2005.008.3
2005.008.7

City of Albuquerque

DEVELOPMENT PLAN REVIEW APPLICATION

	Supplemental form
SUBDIVISION	**S**
☒ Major Subdivision action	
☐ Minor Subdivision action	
☐ Vacation	**V**
☒ Variance (Non-Zoning)	
SITE DEVELOPMENT PLAN	**P**
☒ ...for Subdivision Purposes	
☐ ...for Building Permit	
☐ IP Master Development Plan	
☐ Cert. of Appropriateness (LUCC)	**L**

	Supplemental form
ZONING	**Z**
☐ Annexation & Zone Establishment	
☐ Sector Plan (Phase I, II, III)	
☐ Amendment to Sector, Area, Facility or Comprehensive Plan	
☐ Zone Change	
☐ Text Amendment	
APPEAL / PROTEST of...	**A**
☐ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeal	

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: William and Benita Brennan — PHONE: 505-771-1197
ADDRESS: P.O. Box 5329 — FAX: ____
CITY: Bernalillo — STATE NM — ZIP 87004 — E-MAIL: ____
Proprietary interest in site: Owners
AGENT (if any): Jeff Mortensen & Associates, Inc. — PHONE: 505-345-4250
ADDRESS: 6010-B Midway Park Blvd. NE — FAX: 505-345-4254
CITY: Albuquerque — STATE NM — ZIP 87109 — E-MAIL: dtrujillo@jmainc.org

DESCRIPTION OF REQUEST: DRB approval of EPC Site Development Plan for Subdivision together w/ Preliminary Plat Approval including Grading Plan along w/ requests for Sidewalk Waiver, Subdivision Design Variance and Temporary Deferral of Sidewalk Construction -------- Plaza Escondido

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 4 and 5 — Block: ____ — Unit: ____

Subdiv. / Addn. Riverside Plaza — TBK PLAZA ESCONDIDO

Current Zoning: Su-1 for PRD/8du/acre req. landscape.... — Proposed zoning: n/a

Zone Atlas page(s): E-12 — No. of **existing** lots: 2 — No. of **proposed** lots: 10 & Tr A

Total area of site (acres): +/- 3.1719 — Density if applicable: dwellings per gross acre: 2.85 — dwellings per net acre: 4.21

Within city limits? ☒ Yes. No ☐, but site is within 5 miles of the city limits (DRB jurisdiction.) — Within 1000FT of a landfill? No

UPC No. 101206241938011 20 & 101206243040110 24 — MRGCD Map No. n/a

LOCATION OF PROPERTY BY STREETS: On or Near: 6260 & 6282 Winter Haven Road NW
Between: La Orilla Road, NW and Montano Plaza Drive, NW

CASE HISTORY:

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): Project # 1004161, 05EPC-00740 Russell Brito for Elizabeth Pencus, EPC Case Planner

Check-off if project was previously reviewed by Sketch Plat/Plan ☐, or Pre-application Review Team ☒. Date of review: Feb. 15, 2005

SIGNATURE Debie LeBlanc Trujillo — DATE November 08, 2005

(Print) Debie LeBlanc Trujillo fo Jeff Mortensen & Associates, Inc. — ☐ Applicant ☒ Agent

Form revised 9/01, 3/03

FOR OFFICIAL USE ONLY

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

Application case numbers		Action	S.F.	Fees
05DRB-	-01724	PP	5(2)	$ 810.00
05DRB-	-01725	SDV	V	$ 0.00
05DRB-	-01726	SW	V	$ 0.00
05DRB-	-01727	TDS	V	$ 0.00
05DRB-	-01728	SPS	P3	$ 0.00
		CMF		Total 20.00
		ADV		15.00
				$ 910.00

Hearing date 12/07/05

Sandy Handley
Planner signature / date

Project # 1004161

"Graeme Means"
<GMeans@jmainc.org>
11/22/2005 09:52 AM

To <SMatson@cabq.gov>
cc
bcc
Subject Plaza Escondido - Project # 1004161 Planning Comments

Sheran,

We have updated the title block.

You asked for a copy of the wall plan at 11x17 for your files. We will get that to you.

We do not propose any landscaping in the public right-of-way. We do have a private landscaping meter service included on the utility plan and infrastructure list, as well as the statement requiring certification of the wall as a condition of financial guaranty release.

You asked why the street will be private even though we can not gate it per EPC's requirement. We want to keep it private to discourage and hopefully avoid trespassing and cut-through traffic. We also want to maintain the more rural characteristics of the subdivision with the non-standard sidewalk placement and geometry that is less appropriate for a public street. The client also indicated that there may be a chance that he or the future residents may re-visit the gating requirement in the future if conditions change and he wants to leave the option open.

Let me know if you have any questions or comments.

J. Graeme Means, P.E.

Jeff Mortensen & Associates, Inc. (JMA)

Tel: (505) 345-4250, Fax: (505) 345-4254

Mob: (505) 328-9064

2005-008-7

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** (11" x 17" maximum) included in Site Dev. Plan per Sub.
- ✓ 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.

JEFF MORTENSEN & ASSOC., INC.
DEBIE LEBLANC TRUJILLO
Applicant name (print)

Debie LeBlanc Trujillo 11-09-05
Applicant signature / date

Form revised 11/04 and **JUNE 05**

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

Application case numbers
05DRB - _____ - 01724
_____ - _____ - _____
_____ - _____ - _____

Sandy Handley 11/09/05
Planner signature / date

Project # 1004161

2005-008.3

FORM P(3): SITE PLAN REVIEW - D.R.B. MEETING (UNADVERTISED)

☐ **SKETCH PLAN REVIEW AND COMMENT**

__ Scaled site sketch and related drawings showing proposed land use including structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etc. (folded to fit into an 8.5" by 14" pocket) **6** copies.
__ Zone Atlas map with the entire property(ies) 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
Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

☐ **SITE DEVELOPMENT PLAN FOR SUBDIVISION**

__ Scaled site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6** copies.
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the request
__ Letter of authorization from the property owner if application is submitted by an agent
__ Copy of the document delegating approval authority to the DRB
__ Completed Site Plan for Subdivision Checklist
__ Infrastructure List, if relevant to the site plan
__ Fee (see schedule)
__ Any original and/or related file numbers are listed on the cover application
Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar** to the meeting for sign-off. **Your attendance is required.**

☐ **SITE DEVELOPMENT PLAN FOR BUILDING PERMIT**

__ Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6** copies.
__ Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. **6** copies.
__ Solid Waste Management Department signature on Site Plan
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the request
__ Letter of authorization from the property owner if application is submitted by an agent
__ Copy of the document delegating approval authority to the DRB
__ Infrastructure List, if relevant to the site plan
__ Completed Site Plan for Building Permit Checklist
__ Copy of Site Plan with Fire Marshal's stamp
__ Fee (see schedule)
__ Any original and/or related file numbers are listed on the cover application
Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar** to the meeting for sign-off. **Your attendance is required.**

☐ **AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION**

☐ **AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT**

__ Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) **6** copies.
__ DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) Copies as needed above
__ 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
__ Letter of authorization from the property owner if application is submitted by an agent
__ Infrastructure List, if relevant to the site plan
__ Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
__ Fee (see schedule)
__ Any original and/or related file numbers are listed on the cover application
Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar** to the meeting for sign-off. **Your attendance is required.**

☒ **D.R.B. FINAL SIGN-OFF FOR E.P.C. APPROVED S.D.P. for SUBDIVISION**

☐ **D.R.B. FINAL SIGN-OFF FOR E.P.C. APPROVED S.D.P. for BUILDING PERMIT**

✓ Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6** copies.
__ Approved Grading and Drainage Plan (folded to fit into an 8.5" by 14" pocket) **6** copies. included w/ Preliminary Plat submittal
__ Solid Waste Management Department signature on Site Plan (not required for SDP for Subdivision)
✓ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
✓ Letter carefully explaining how each EPC condition has been met **and** a copy of the EPC Notification of Decision
__ Infrastructure List, if relevant to the site plan
__ Copy of Site Plan with Fire Marshal's stamp (not required for SDP for Subdivision)
✓ Any original and/or related file numbers are listed on the cover application
Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar** to the meeting for sign-off. **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.

JEFF MORTENSEN & ASSOC., INC.
DEBIE LEBLANC TRUJILLO
Applicant name (print)

Debie LeBlanc Trujillo 11-09-05
Applicant signature / date

Form revised **JUNE 2005**

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

Application case numbers
05DRB-_____-01728
_____-_____-_____
_____-_____-_____

Sandy Handley 11/09/05
Planner signature / date

Project # 1004161

2005-008.7

FORM V: SUBDIVISION VARIANCES & VACATIONS

☐ BULK LAND VARIANCE (PUBLIC HEARING CASE)

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

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

☐ VACATION OF PUBLIC RIGHT-OF-WAY
☐ VACATION OF PUBLIC EASEMENT

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

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

☒ SUBDIVISION DESIGN VARIANCE (VARIANCE FROM MINIMUM STANDARDS OF THE DEVELOPMENT PROCESS MANUAL)
☐ SIDEWALK DESIGN VARIANCE
☒ SIDEWALK WAIVER

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

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

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

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

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

☐ VACATION OF PRIVATE EASEMENT

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

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

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

JEFF MORTENSEN & ASSOC., INC.
DEBBIE LEBLANC TRUJILLO
Applicant name (print)
11-09-05
Applicant signature / date

Form revised 4/03, 10/03 and **JUNE 2005**

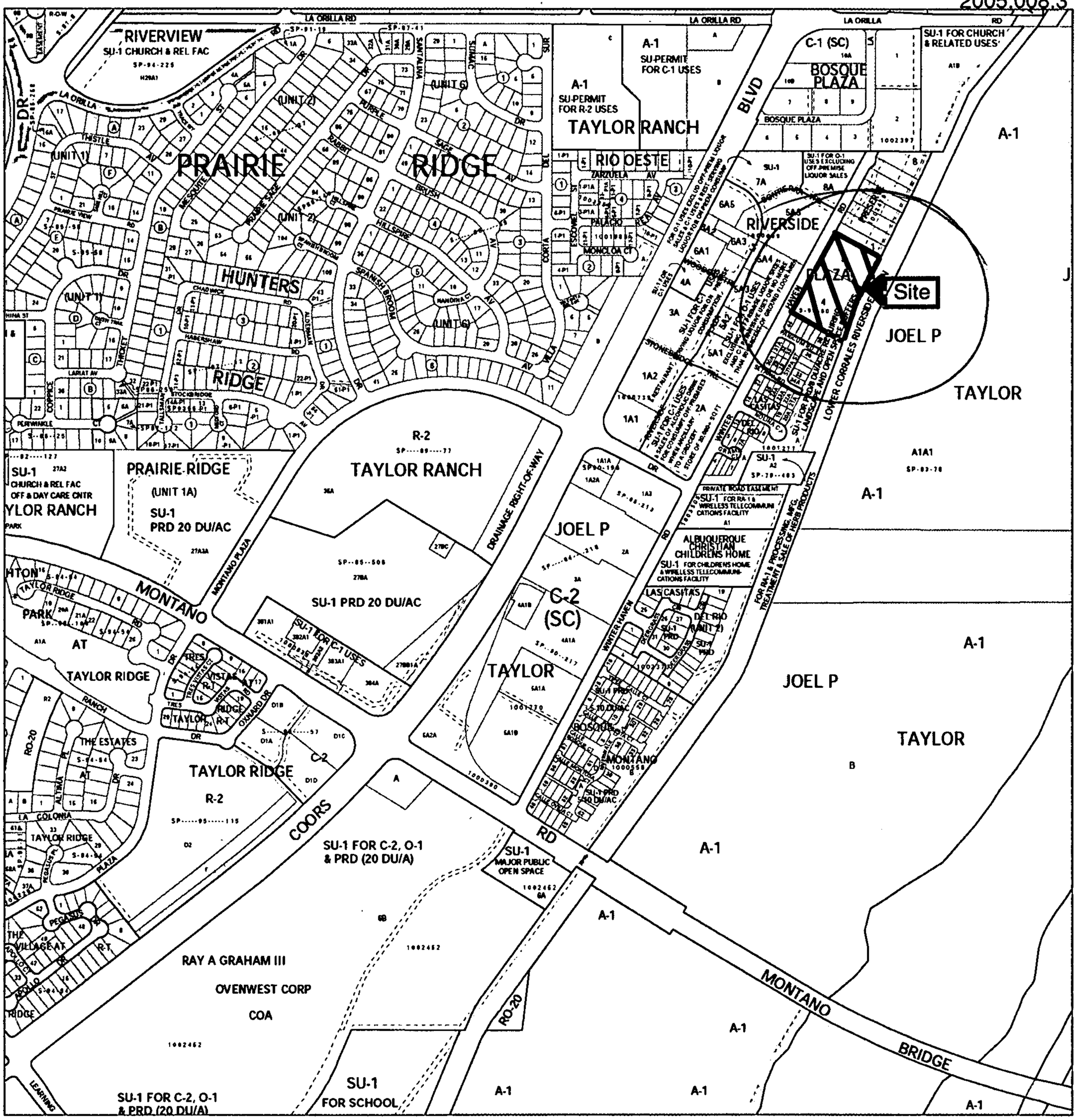
☑ Checklists complete
☑ Fees collected
☑ Case #s assigned
☑ Related #s listed

Application case numbers
05DRB-01725
05DRB-01726
05DRB-01727

Sandy Handley 11/09/05
Planner signature / date

Project # 1004161

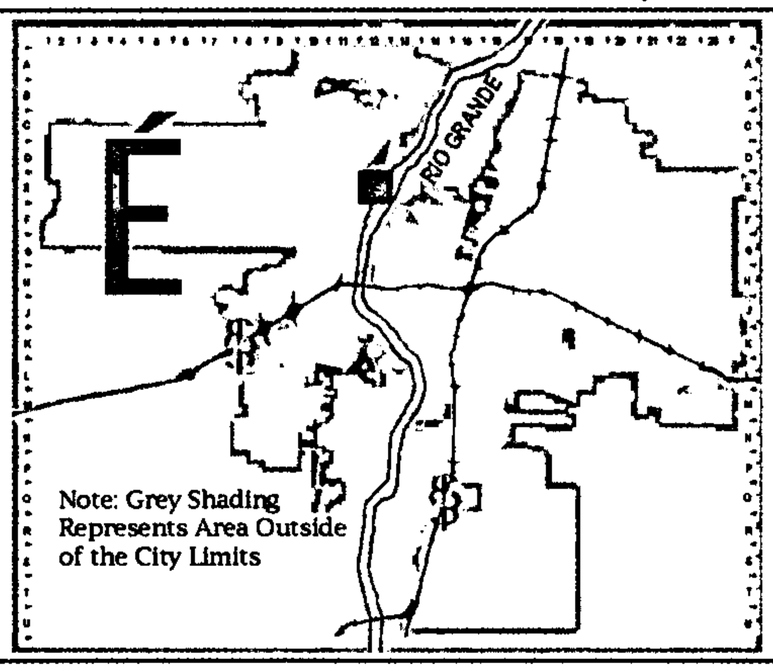
2005008.3



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

Albuquerque Geographic Information System

Map amended through: **Apr 22, 2005**



Zone Atlas Page:

E-12-Z

Selected Symbols

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

0 750 1,500 Feet

JMA
ENGINEERS & SURVEYORS

JEFF MORTENSEN & ASSOCIATES, INC.
6010-B MIDWAY PARK BLVD. NE
ALBUQUERQUE NEW MEXICO 87109

P: 505.345.4250
F: 505.345.4254
ESTABLISHED 1977

2005.008.3
2005.008.7
November 9, 2005

Sheran Matson, AICP
Planning Manager, DRB Chair
Planning Department
Development & Building Services Division
City of Albuquerque
600 2nd Street, NW
Albuquerque, NM 87103

Re: Request for DRB signoff of EPC Site Development Plan for Subdivision together with Preliminary Plat Approval including Request for Sidewalk Waiver, Subdivision Design Variance and Temporary Deferral of Sidewalk Construction
Plaza Escondido (Lots 4 and 5, Riverside Plaza)
Project # 1004161 (05EPC-00740)

Dear Ms. Matson:

Transmitted are the following items associated with the subject request:

- DRB Application, Supplemental Forms P(2), S(2) and V along with related fees
- Twenty Four (24) copies of the Preliminary Plat
- Twenty Four (24) copies of the Grading Plan
- Six (6) copies of the Site Development Plan for Subdivision (EPC delegated signoff to DRB Approval)
- Proposed Infrastructure List
- Three (3) copies of the Perimeter Wall Detail **included in the Site Development Plan for Subdivision**
- City of Albuquerque Zone Atlas E-12
- Form DRWS
- Form TIS/AQIA
- Six (6) copies of the Subdivision Design Variance, Sidewalk Deferral and Sidewalk Waiver Exhibit
- Letter describing the Subdivision Design Variance, Sidewalk Deferral and Sidewalk Waiver
- Office of the Community & Neighborhood Coordination request, copies of letters sent to Neighborhood Associations along with the registered mail receipts

On behalf of our clients, William and Benita Brennan, we are requesting DRB approval of Site Development Plan for Subdivision along with Preliminary Plat Approval including Request for Sidewalk Waiver, Subdivision Design Variance and Temporary Deferral of Sidewalk Construction This project was heard by the Environmental Planning Commission for a Site Development Plan for Subdivision on June 16, 2005, and approved with conditions which are to be satisfied by this request.

PRINCIPALS	JEFFREY G. MORTENSEN, P.E.	JUAN M. CALA	CHARLES G. CALA, JR., P.S.
GRADY E. BARRENS	J. GRAEME MEANS, P.E.	RICHARD C. WHITE	JOSEPH M. SOLOMON, JR., P.S.

Please schedule this matter for the next appropriate DRB Hearing. If I can be of further assistance to you, please do not hesitate to call.

Sincerely,

JEFF MORTENSEN & ASSOCIATES, INC.

Debie LeBlanc Trujillo

DLT
Enclosures

xc: William and Benita Brennan w/enc.

ENGINEERS & SURVEYORS

JEFF MORTENSEN & ASSOCIATES, INC.
6010-B MIDWAY PARK BLVD. NE
ALBUQUERQUE NEW MEXICO 87109

P: 505.345.4250
F: 505.345.4254
ESTABLISHED 1977

2005.008.3

November 9, 2005

Sheran Matson, DRB Chair
City of Albuquerque Planning Department
Development and Building Services Division
600 Second Street N.W.
Albuquerque, NM 87102

Re: EPC Conditions of Approval – Plaza Escondido, Project # 1004161

Dear Ms. Matson,

Conditions 1-8 of EPC approval have been addressed as follows:

1) Delegation to DRB: This is the required letter.

2) Access to Open Space / Buffer: An access ramp has been added as shown on the Site Plan.

3) Average Wall Height: The Design Guideline J.2 has been modified to specify the average 6' wall height.

4) No Parking Signs: "No Parking" signs have been added to the right side of the street as shown on the Site Plan.

5) City Engineer Requirements: These requirements will be evaluated by the DRB and the platting is a concurrent submittal.

6) Staff Planner Review: Our staff planner no longer works for the City Planning Department. We will obtain a Planning Department review and make any resultant corrections prior to the DRB hearing.

7) Landscaping Plan Review with Staff Planner as Part of DRB Signoff: To be accomplished concurrent with #6 above.

PRINCIPALS	JEFFREY G. MORTENSEN, P.E.	JUAN M. CALA	CHARLES G. CALA, JR., P.S.
GRADY E. BARRENS	J. GRAEME MEANS, P.E.	RICHARD C. WHITE	JOSEPH M. SOLOMON, JR., P.S.

8) Access Gate is Not Allowed: We removed the access gate.

If you have any questions or comments concerning this information or any other aspect of the project, please do not hesitate to contact me.

Sincerely,

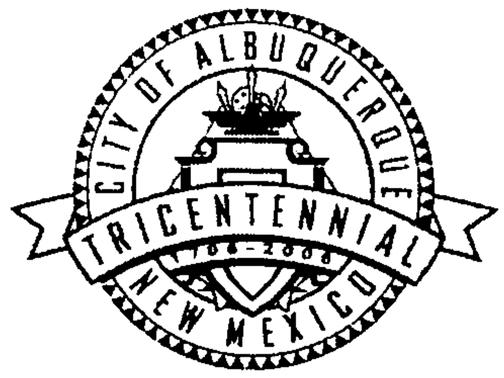
JEFF MORTENSEN & ASSOCIATES, INC.

for J. Graeme Means, P.E.
Principal

GM:*
Enclosures

xc: Bill Brennan w/enclosures

2005.008-3



City of Albuquerque
Planning Department
Development Review Division
P.O. Box 1293
Albuquerque, New Mexico 87103

Date: June 17, 2005

OFFICIAL NOTIFICATION OF DECISION

FILE: **Project # 1004161***
05EPC-00740 EPC Site Development Plan-Subdivision

William and Benita Brennan
P.O. Box 5329
Bernalillo, NM 87004

LEGAL DESCRIPTION: for all or a portion of Lot(s) 4 & 5, **RIVERSIDE PLAZA**, zoned SU-1 PRD, located on WINTER HAVEN ROAD NW, between LA ORILLA ROAD NW and MONTANO PLAZA DR. NW, containing approximately 3.2 acre(s). (E-12) Elizabeth Pincus, Staff Planner

On June 16, 2005 the Environmental Planning Commission voted to approve Project 1004161/ *05EPC 00740*, a site development plan for subdivision, for Lots 4 and 5 of Riverside Plaza, zoned SU-1/PRD, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for approval of a site development plan for subdivision for Lots 4 and 5 of Riverside Plaza, an approximately 3.2-acre site located on Winter Haven Rd. between La Orilla Rd. and Montano Plaza Dr. The applicants propose to develop eight additional single-family residential lots to join the two houses already existing in the complex, to be known as Plaza Escondido.

2. The subject site is zoned SU-1 PRD / 8du/acre Requiring Landscape and Open Space Buffers. The proposed single-family housing will fill in the vacant parcel between two compatible residential developments alongside the Bosque, while honoring the requirements for landscape and open space buffers. The two existing houses on the subject site have occupied their respective lots since before the adoption of the *Coors Corridor Plan*; hence, they will be grandfathered in to join the eight new houses, for a total of ten residences.

3. The submitted site plan meets the requirements of the *Zoning Code* for a site development plan for subdivision.

4. The request is consistent with Developing Urban Areas policy of the *Comprehensive Plan*. The submittal proposes a quality urban environment that respects existing neighborhood values, natural environmental conditions and carrying capacities, with new growth situated on vacant land contiguous to existing urban facilities (Policies d, e and l). The site plan also clusters houses in a manner that allows shared open areas and enhances the unique vistas of the Bosque, furthering Policies f and m. Simultaneously, there is no conflict with Centers and Corridors policy, since the request proposes land use that will complement mixed-use urbanization efforts for nearby Coors Blvd., Montano Rd. and the Montano/Coors Community Activity Center.

5. The submittal complies with the overall intent of the *West Side Strategic Plan (WSSP)* by proposing continued growth in a location contiguous to the rest of the City (Policy 3.12) and including open space in a private development, consistent with Planned Community Criteria (Policy 7.10).

6. The site plan does not comply with *WSSP* policy regarding gated communities. The submittal depicts an automatic gate to be located at the entrance to the subdivision, yet the *WSSP* explicitly states that gated communities are strongly discouraged on the West Side.

7. The submitted site plan satisfies the detailed policy and design guidelines of the *Coors Corridor Plan* by proposing an intensity of development compatible with the roadway function, existing zoning and land use, environmental concerns and design guidelines (Issue 3, Policy 5). It is also carefully designed to provide access to Rio Grande State Park and the Bosque while preserving the natural wildlife habitat and maintaining essential flood control and drainage functions, as mandated by Issue 2, Policy 1. The *Plan*'s general policies are followed as well, along with those addressing site planning and architecture.

8. The *Coors Corridor Plan* requires that a 100-foot buffer strip be established west of the Corrales Riverside Drain throughout Segment 3, which is germane to this request, and that the buffer strip shall remain in a natural condition and not be used for development (Issue 3, Policy 8). This submittal complies with the policy, except for the two existing houses on the subject site which sit within the 100-foot buffer zone. Each house occupied its lot since before the adoption of the *Plan* and will therefore be grandfathered into the subdivision.

9. The design standards proposed for this subdivision provide adequate guidance for the development of an aesthetically compelling subdivision, while allowing prospective residents the flexibility to opt for unique, custom-designed houses.

10. There is no known neighborhood opposition or other opposition to this request.

CONDITIONS:

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.

2. The site development plan shall be modified to clearly indicate pedestrian and bicycle access to the open space and Bosque buffer zone areas of the subdivision.

3. The design standards of the site development plan shall be revised to specify an average wall height of six feet for the proposed perimeter wall with a maximum height of eight feet at the northern end.

4. Because the road width of the internal, private drive off Winter Haven Rd. will only allow for parking on one side of the street, the developer is required to post "No Parking" signs along one side of the private roadway.

5. Conditions mandated by the City Engineer, Municipal Development, Water Authority and NMDOT:
   A. The developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan for subdivision. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for.
   B. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheelchair ramps (std. dwg. 2441).
   C. Site plan shall comply and be designed per DPM Standards.
   D. Platting must be a concurrent DRB action.

6. The staff planner shall review the site development plan with the applicant prior to submittal to the DRB to ensure the conditions of approval are adequately met.

7. The landscaping plan shall be reviewed and approved by the staff planner as part of the DRB sign off process to ensure compliance with *Zoning Code* and the Coors Corridor Plan requirements.

8. An access gate is prohibited in this subdivision.

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY **JULY 1, 2005** IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED. IT I S NOT POSSIBLE TO APPEAL EPC RECOMMENDATIONS TO CITY COUNCIL; RATHER, A FORMAL PROTEST OF THE EPC's RECOMMENDATION CAN BE FILED WITHIN THE 15 DAY PERIOD FOLLOWING THE EPC's DECISION.

Appeal to the City Council: Persons aggrieved with any determination of the Environmental Planning Commission acting under this ordinance and who have legal standing as defined in Section 14-16-4-4.B.2 of the City of Albuquerque Comprehensive Zoning Code may file an appeal to the City Council by submitting written application on the Planning Department form to the Planning Department within 15 days of the Planning Commission's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal, and if the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. The City Council may decline to hear the appeal if it finds that all City plans, policies and ordinances have been properly followed. If they decide that all City plans, policies and ordinances have not been properly followed, they shall hear the appeal. Such appeal, if heard, shall be heard within 45 days of its filing.

YOU WILL RECEIVE NOTIFICATION IF ANY PERSON FILES AN APPEAL. IF THERE IS NO APPEAL, YOU CAN RECEIVE BUILDING PERMITS AT ANY TIME AFTER THE APPEAL DEADLINE QUOTED ABOVE, PROVIDED ALL CONDITIONS IMPOSED AT THE TIME OF APPROVAL HAVE BEEN MET. SUCCESSFUL APPLICANTS ARE REMINDED THAT OTHER REGULATIONS OF THE CITY MUST BE COMPLIED WITH, EVEN AFTER APPROVAL OF THE REFERENCED APPLICATION(S).

Successful applicants should be aware of the termination provisions for Site Development Plans specified in Section 14-16-3-11 of the Comprehensive Zoning Code. Generally plan approval is terminated 7 years after approval by the EPC

Sincerely,

For Richard Dineen
Planning Director

RD/EP/ac

cc: Jeff Mortensen & Associates, Inc., 6010-B Midway Park Blvd. NE, Albuquerque, NM 87109
Alexandra Ostwald, Coors Trail NA, 6423 Bosque Meadows NW, Albuquerque, NM 87120
Janet Laros, Coors Trail NA, 2924 River Willow Trail NW, Albuquerque, NM 87120
Don MacCornack, Taylor Ranch NA, 5300 Hattiesburg NW, Albuquerque, NM 87120
Ceil van Berkel, Taylor Ranch NA, 5716 Morgan Ln. NW, Albuquerque, NM 87120
Bill Jack Rodgers, 8308 Cedar Creek Dr. NW, Albuq. NM 87120
Brian Anderson, 3601 Setaria Rd. NW, Albuq. NM 87120

jma
ENGINEERS & SURVEYORS

JEFF MORTENSEN & ASSOCIATES, INC.
6010-B MIDWAY PARK BLVD. NE
ALBUQUERQUE NEW MEXICO 87109

P: 505.345.4250
F: 505.345.4254
ESTABLISHED 1977

2005.008.9

November 9, 2005

Sheran Matson, DRB Chair
City of Albuquerque Planning Department
Development and Building Services Division
600 Second Street N.W.
Albuquerque, NM 87102

Re: Requests for Sidewalk Waiver, Subdivision Design Variance, and Temporary Deferral of Sidewalk Construction – Plaza Escondido, Project # 1004161

Dear Ms. Matson,

We hereby request the aforementioned approvals based on the following justifications. Included herewith for DRB use in evaluating this request is an exhibit with associated street sections. The proposed subdivision is a 10 lot single family subdivision with private streets.

1) Sidewalk Waivers: We hereby request a sidewalk waiver for the private street frontage along the east and south side of the subdivision to maintain the naturalistic character of the two existing homes and the Bosque "feel" for the proposed common landscaping area. We are also requesting a waiver for the private cul-de-sac frontage. The proposed configuration will result in no lot being more than 75 ft from the proposed sidewalk. Pedestrian access from the sidewalk to the common area will be provided via crosswalk and wheelchair access ramps.

2) Subdivision Design Variance: We hereby request approval of the internal private street easement widths and horizontal sidewalk locations shown on section A-A. These proposed private street sections maintain the DPM pavement widths for "P1" lots, but the overall easement widths are narrower than those typically required due to the requested sidewalk waivers (see preceding) and due to our proposed placement of the sidewalks at the back of curb. The proposed sidewalks at the back of curb are 6 feet wide instead of the typically required 4 feet width. By deleting the typical 3' 4-1/2" dirt strip separating the sidewalk from the curb and making the sidewalks 2 feet wider we will narrow the overall section by the difference of 1' 6" on each side. This narrowing is appropriate in this case because the private roads will serve only a limited number of residents, there are no through streets, vehicle speeds are expected to be low, and the reduced width may help to further reduce vehicle speeds. Public water and sewer lines will be contained within the standard width curb lines, and private utilities will be located within dedicated easements located outside of the proposed street easements. The requested sections are therefore appropriate for their intended pedestrian and vehicular uses and will not limit underground utilities.

We are also requesting a variance to allow reduced turning radii at the internal corners on the looped road instead of the 75 ft typically required for an equivalent public street. This reduction is appropriate for this private gated subdivision where limited traffic and reduced vehicle velocities are expected. Once again, this reduction may also serve to further reduce vehicle speeds. The requested reduction will also minimize unnecessary adverse geometry impact on lot 9-P1.

3) Temporary Deferral of Sidewalk Construction: We hereby request temporary deferral of the internal sidewalks associated with this request to avoid unnecessary damage attributable to home construction. These sidewalks will be separately guaranteed by the developer and constructed immediately following individual home construction.

Please evaluate these requests in association with the preliminary plat hearing for the subject project. If you have any questions or comments concerning this information or any other aspect of the project, please do not hesitate to contact me.

Sincerely,

JEFF MORTENSEN & ASSOCIATES, INC.

Debra LeBlanc Trigg for

J. Graeme Means, P.E., Principal

GM:*
Enclosures

xc: Bill Brennan w/enclosures

2 May 2005

To whom it may concern:

I, William T. Brennan, owner of Lots 4 & 5, Riverside Plaza, Bernalillo County, NM hereby authorize Jeff Mortensen and Associates, Inc to act as my agent to make planning, platting, and construction plan submittals on my behalf. This authorization is effective immediately and will continue until revoke by me in writing.

William T. Brennan
Owner of Lot 4 & 5,
Riverside Plaza

ALBUQUERQUE
Making History

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.

November 8, 2005

Debie LeBlanc Trujillo
Jeff Mortensen and Associates, Inc.
6010-B Midway Park Blvd. NE/87109
Phone: 345-4250/Fax - 345-4254
E-mail: dtrujillo@jmainc.org

Dear Debie:

Thank you for your inquiry of **November 8, 2005** requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **LOTS 4 AND 5, RIVERSIDE PLAZA, LOCATED AT 6260 AND 6282 WINTER HAVEN ROAD NW,** zone map **E-12.**

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

COORS TRAIL N.A. (CRT) "R"
***Alexandra Ostwald**
6423 Bosque Meadows NW/87120 898-1915 (h)
Janet Laros
2924 River Willow Tr. NW/87120 890-0657 (h)

TAYLOR RANCH N.A. (TRN) "R"
Bill Jack Rodgers
8308 Cedar Creek Dr. NW/87120 897-9737 (h)
Jolene Wolfley
6804 Staghorn Dr. NW/87120 890-9414 (h)

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(11/08/05)

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: **11/08/05** Time Entered: **8:35 a.m.** ONC Rep. Initials: **SW**

JMA ENGINEERS & SURVEYORS

JEFF MORTENSEN & ASSOCIATES, INC.
6010-B MIDWAY PARK BLVD. NE
ALBUQUERQUE NEW MEXICO 87109

P: 505.345.4250
F: 505.345.4254
ESTABLISHED 1977

2005.008.7
November 9, 2005

Mr. Bill Jack Rodgers
Taylor Ranch Neighborhood Association
8308 Cedar Creek Drive, NW
Albuquerque, NM 87120

Via Certified Mail – Return Receipt Requested

And

Ms. Jolene Wolfley
Taylor Ranch Neighborhood Association
6804 Staghorn Drive, NW
Albuquerque, NM 87120

Via Certified Mail – Return Receipt Requested

Project Title:	Plaza Escondido
Type of Request:	Preliminary Plat Approval including Grading Plan
Current Legal Description:	Lots 4 and 5, Riverside Plaza
Developer:	William and Benita Brennan
Agent/Surveyor:	Jeff Mortensen & Associates, Inc.
Contact:	Graeme Means, PE, Project Engineer Debie LeBlanc Trujillo, Project Coordinator

Dear Mr. Rodgers and Ms. Wolfley:

Transmitted herewith is a copy of the Site Plan Development for Subdivision for the above described property. This project is scheduled to be heard at the Development Review Board hearing on December 7, 2005. The meeting will be held at 600 2nd Street, NW, Plaza Del Sol's hearing room, basement level of the building.

On behalf of our clients, William and Benita Brennan, we are requesting DRB approval of Site Development Plan for Subdivision along with Preliminary Plat Approval including Request for Sidewalk Waiver, Subdivision Design Variance and Temporary Deferral of Sidewalk Construction. This project was heard by the Environmental Planning Commission for a Site Development Plan for Subdivision on June 16, 2005, and approved with conditions which are to be satisfied by this request.

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GRADY E. BARRENS	J. GRAEME MEANS, P.E.	RICHARD C. WHITE	JOSEPH M. SOLOMON, JR., P.S.

If you have any questions regarding this information, please do not hesitate to contact our office.

Sincerely,

JEFF MORTENSEN & ASSOCIATES, INC.

Debie LeBlanc Trujillo

DLT
Enclosures

xc: William and Benita Brennan w/enc.

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If you have any questions regarding this information, please do not hesitate to contact our office.

Sincerely,

JEFF MORTENSEN & ASSOCIATES, INC.

Debie LeBlanc Trujillo

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Enclosures

xc: William and Benita Brennan w/enc.

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November 9, 2005

Ms. Alexandra Ostwald
Coors Trail Neighborhood Association
6423 Bosque Meadows NW
Albuquerque, NM 87120

Via Certified Mail – Return Receipt Requested

And

Ms. Janet Laros
Coors Trail Neighborhood Association
2924 River Willow Trail, NW
Albuquerque, NM 87120

Via Certified Mail – Return Receipt Requested

Project Title:	Plaza Escondido
Type of Request:	Preliminary Plat Approval including Grading Plan
Current Legal Description:	Lots 4 and 5, Riverside Plaza
Developer:	William and Benita Brennan
Agent/Surveyor:	Jeff Mortensen & Associates, Inc.
Contact:	Graeme Means, PE, Project Engineer Debie LeBlanc Trujillo, Project Coordinator

Dear Ladies:

Transmitted herewith is a copy of the Preliminary Plat including Grading Plan for the above described property. This project is scheduled to be heard at the Development Review Board hearing on December 7, 2005. The meeting will be held at 600 2nd Street, NW, Plaza Del Sol's hearing room, basement level of the building.

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Sincerely,

JEFF MORTENSEN & ASSOCIATES, INC.

Debie LeBlanc Trujillo

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xc: William and Benita Brennan w/enc.

ENGINEERS & SURVEYORS

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6423 Bosque Meadows NW
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Via Certified Mail – Return Receipt Requested

And

Ms. Janet Laros
Coors Trail Neighborhood Association
2924 River Willow Trail, NW
Albuquerque, NM 87120

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If you have any questions regarding this information, please do not hesitate to contact our office.

Sincerely,

JEFF MORTENSEN & ASSOCIATES, INC.

Debie LeBlanc Trujillo

DLT
Enclosures

xc: William and Benita Brennan w/enc.

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SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Alexandra Ostwald
Coors Trail Neighborhood Association
6423 Bosque Meadows NW
Albuquerque, NM 87120

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? *(Extra Fee)* ☐ Yes

2. Article Number
(Transfer from service label) 7002 3150 0005 7420 2598

PS Form 3811, August 2001 Domestic Return Receipt 102595-02-M-1540

7002 3150 0005 7420 2604

UNITED STATES POSTAGE
PITNEY BOWES
02 1P $ 001.75⁰
0002527985 NOV 09 2005
MAILED FROM ZIP CODE 87109

UNITED STATES POSTAGE
PITNEY BOWES
02 1P $ 004.05⁰
0002527985 NOV 09 2005
MAILED FROM ZIP CODE 87109

First Class Mail

First Class Mail

FIRST CLASS

FIRST CLASS

FIRST CLASS

FIRST

SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Janet Laros
Coors Trail Neighborhood Association
2924 River Willow Trail NW
Albuquerque, NM 87120

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? *(Extra Fee)* ☐ Yes

2. Article Number
(Transfer from service label) 7002 3150 0005 7420 2604

PS Form 3811, August 2001 Domestic Return Receipt 102595-02-M-1540

FIRST CLASS FIRST CLASS FIRST CLASS

CERTIFIED MAIL™

7002 3150 0005 7420 2581

UNITED STATES POSTAGE PITNEY BOWES
02 1P $ 001.75⁰
0002527985 NOV 09 2005
MAILED FROM ZIP CODE 87109

UNITED STATES POSTAGE PITNEY BOWES
02 1P $ 004.05⁰
0002527985 NOV 09 2005
MAILED FROM ZIP CODE 87109

First Class Mail

First Class Mail

SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Bill Jack Rodgers
Taylor Ranch Neighborhood Association
8308 Cedar Creek Drive NW
Albuquerque, NM 87120

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? *(Extra Fee)* ☐ Yes

2. Article Number
(Transfer from service label) 7002 3150 0005 7420 2581

PS Form 3811, August 2001 Domestic Return Receipt 102595-02-M-1540

FIRST CLASS FIRST CLASS FIRST CLASS FIRST

FIRST CLASS FIRST CLASS FIRST CLASS

7002 3150 0005 7420 2574

UNITED STATES POSTAGE
PITNEY BOWES
02 1P $ 001.75⁰
0002527985 NOV 09 2005
MAILED FROM ZIP CODE 87109

UNITED STATES POSTAGE
PITNEY BOWES
02 1P $ 004.05⁰
0002527985 NOV 09 2005
MAILED FROM ZIP CODE 87109

First Class Mail

First Class Mail

FIRST CLASS FIRST CLASS FIRST CLASS FIRST CLASS

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Jolene Wolfley
Taylor Ranch Neighborhood Association
6804 Staghorn Drive NW
Albuquerque, NM 87120

COMPLETE THIS SECTION ON DELIVERY

A. Signature ☐ Agent ☐ Addressee
X

B. Received by (*Printed Name*) C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (*Extra Fee*) ☐ Yes

2. Article Number
(*Transfer from service label*) 7002 3150 0005 7420 2574

PS Form 3811, August 2001 Domestic Return Receipt 102595-02-M-1540

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) / ENVIRONMENTAL HEALTH INFORMATION FORM

APPLICANT: JEFF MORTENSON & ASSOC. INC **Date of request:** 05/03/05 **Zone atlas page(s):** E-12

CURRENT:

Zoning SU-1 FOR PRD 8 DU/ACRE REQ. LANDSCAPING & OPEN SPACE BUFFERS **Legal Description -** EXISTING Lot or Tract # LOTS 4 & 5 Block # —

Parcel Size (acres / sq.ft.) _____ Subdivision Name RIVERSIDE PLAZA

REQUESTED CITY ACTION(S):

Annexation	[ ]	Sector Plan	[ ]	Site Development Plan:		Building Permit	[ ]
Comp. Plan		Zone Change	[ ]	a) Subdivision	[X]	Access Permit	[ ]
Amendment	[ ]	Conditional Use	[ ]	b) Build'g Purposes	[ ]	Other	[ ]
				c) Amendment	[ ]		

PROPOSED DEVELOPMENT:

No construction / development [ ]

New Construction [X]

Expansion of existing development [ ]

GENERAL DESCRIPTION OF ACTION: [1]

# of units - 2 EXISTING - 8 NEW

Building Size - TO BE DETERMINED (sq. ft.)

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

Applicant or Representative [signature] Date 05-03-05

(To be signed upon completion of processing by Traffic Engineer and Environmental Health)

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

Planning Dept., Dev. & Bldg. Services Div., Transportation Dev. Section - 2nd FL. 600 2nd St. NW Plaza del Sol Bldg. 924-3994

THRESHOLDS MET? YES [ ] NO [X] Mitigating reasons for not requiring **TIS:** Previously studied: [ ]

Notes:

IF A TIS IS REQUIRED: A scoping meeting (as outlined in the Development Process Manual) must be held to define the level of analysis needed and the parameters of the study. **Any subsequent changes to the development proposal identified above may require an update or new TIS.**

[signature] 5-3-05

TRAFFIC ENGINEER DATE

Per letter dated August 7, 2003 from the Director of the Environmental Health Department to the Director of the Planning Department, "all 5 CO monitors within Bernalillo County are yielding 8-hour average CO levels at less than 50% of the Federal CO standard ..." and "based on our review of the available scientific data, we do not foresee a circumstance where preparation of a detailed air quality study for a land use development will be warranted - regardless of the project size, location or traffic generated".

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

TIS - SUBMITTED ___ / ___ / ___ _____ _____

- FINALIZED ___ / ___ / ___ TRAFFIC ENGINEER DATE

TO BE COMPLETED BY ALL DIVISIONS

TRANSPORTATION DEVELOPMENT

ENVIRONMENTAL HEALTH

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 Plaza Escondido

AGIS MAP # E-12-Z

LEGAL DESCRIPTION Lots 4 & 5, Riverside Plaza

X **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 May 31, 2005 [date].

Debbie LeBlanc Trujillo - JMA — 11-08-05

Applicant / Agent — Date

11/8/05

Hydrology Division Representative — Date

X **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 MARCH 7, 2005 [date].

Debbie LeBlanc Trujillo - JMA — 11-08-05

Applicant / Agent — Date

11-8-05

Utilities Division Representative — Date

Proj 1004161

DRB# ____-_____

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 NOV. 22, 2005 To DEC. 07, 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.

Debra Blanc Taylor — (Applicant or Agent) 11-09-05 — (Date)

I issued 1 signs for this application, 11/09/05 (Date), Sandy Handley (Staff Member)

DRB PROJECT NUMBER: 1004161

Rev. 1/11/05

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
June 20, 2007
DRB Comments

ITEM # 16

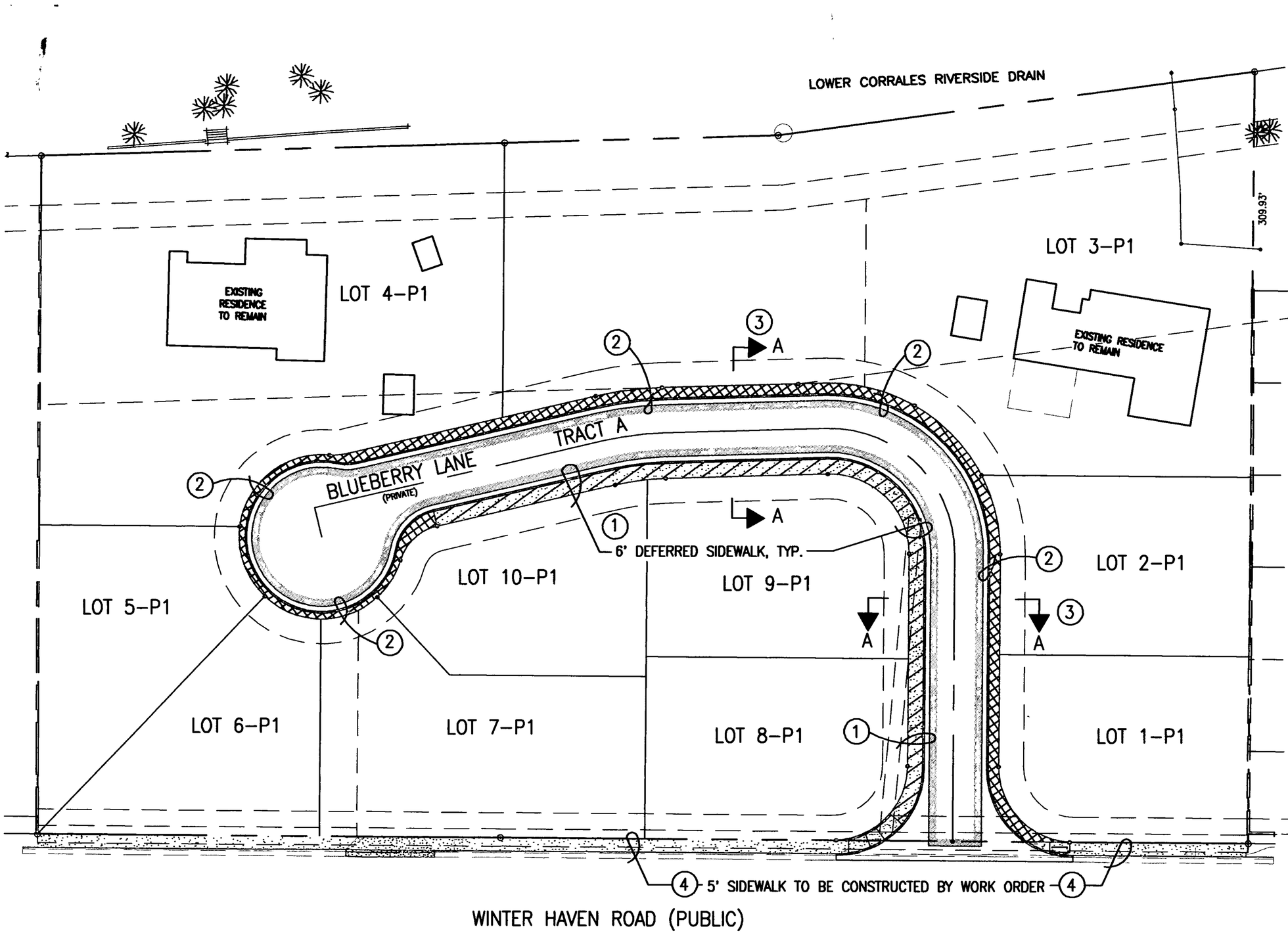
PROJECT # 1004161 APPLICATION # 07- 70040

Lots 4 & 5, Riverside Plaza/fp

Has anything changed from the preliminary plat?

Planning has no objection to this request, but will take delegation to record the plat.

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



SCALE: 1" = 40'

40 0 80

20 40

THE PURPOSE OF THIS EXHIBIT IS TO DEPICT:

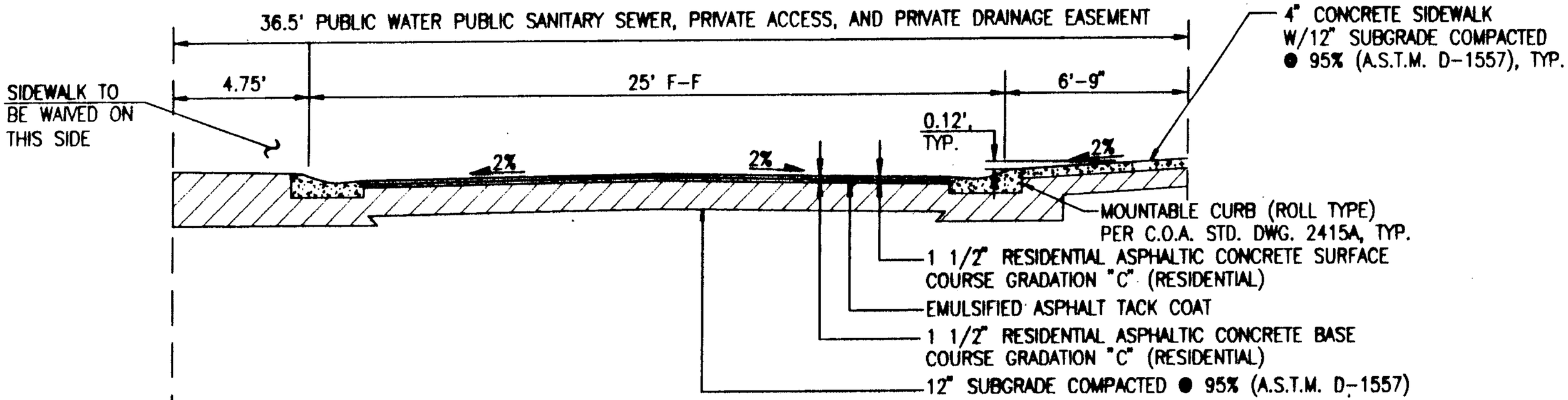
1. THE LOCATIONS OF INTERNAL SIDEWALKS TO BE TEMPORARILY DEFERRED TO AVOID DAMAGE BY HOME CONSTRUCTION
2. THE LOCATION OF SIDEWALKS TO BE WAIVED
3. THE LOCATIONS OF PROPOSED STREET SECTION A-A FOR WHICH SUBDIVISION DESIGN VARIANCE IS REQUESTED. SEE SECTION ATTACHED.
4. THE LOCATION OF SIDEWALKS TO BE CONSTRUCTED WITH WORK ORDER

EXHIBIT C
Date 12/07/05

2005.008.9

JMA
JEFF MORTENSEN & ASSOCIATES, INC.
6010-B MIDWAY PARK BLVD. N.E.
ALBUQUERQUE NEW MEXICO 87109
ENGINEERS SURVEYORS (505) 345-4250
FAX: 505 345-4254 ESTABLISHED 1977

DESIGN VARIANCE, SIDEWALK DEFERRAL AND SIDEWALK WAIVER EXHIBIT
PLAZA ESCONDIDO
PROJECT # 1004161



TYPICAL PRIVATE STREET SECTION A-A

SCALE: 1" = 5'

IMPACT FEES – # 1004161

Development Review Board 7/13/05 Agenda Item #27
Sketch Plat: Lots 4 & 5, Riverside Plaza Subdivision

Construction of a new single family residence within the proposed subdivision will require payment of Impact Fees. Based on a house size between 1,500 square feet and 2,499 square feet, it is estimated that impact fees will total approximately $2,734 if a building permit is obtained by December 30, 2005, $5,387 if a permit is obtained prior to December 29, 2006, and $8,041 thereafter.

JACK CLOUD
IMPACT FEE ADMINISTRATOR

DEVELOPMENT REVIEW BOARD

TRANSPORTATION DEVELOPMENT

Standard Comment Sheet

DRB-1004161 **Item No. 27** **Zone Atlas E-12**

DATE ON AGENDA 7-13-05

INFRASTRUCTURE REQUIRED (X)YES ( )NO

CROSS REFERENCE: _____

_____

TYPE OF APPROVAL REQUESTED:

(X)SKETCH PLAT ( )PRELIMINARY PLAT ( )FINAL PLAT

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

( )SITE PLAN FOR BUILDING PERMIT

No.	Comment
1)	Standard infrastructure per DPM will be required.
2)	Need maintenance and beneficiaries for easements.
3)	Does Winterhaven need improvements?
4)	Submit EPC conditions with platting action.
5)	Sight distance needs to be met at entrance.
6)	Assuming the community will not be gated.

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

CITY OF ALBUQUERQUE

ALBUQUERQUE
Making History

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1004161 **AGENDA ITEM NO: 27**

SUBJECT:

Sketch Plat/Plan

ACTION REQUESTED:

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

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

ENGINEERING COMMENTS:

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

RESOLUTION:

APPROVED ____; DENIED ____; DEFERRED _____; COMMENTS PROVIDED ✓; 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: July 13, 2005

IMPACT FEES – # 1004161

Development Review Board 7/13/05 Agenda Item #27
Sketch Plat: Lots 4 & 5, Riverside Plaza Subdivision

Construction of a new single family residence within the proposed subdivision will require payment of Impact Fees. Based on a house size between 1,500 square feet and 2,499 square feet, it is estimated that impact fees will total approximately $2,734 if a building permit is obtained by December 30, 2005, $5,387 if a permit is obtained prior to December 29, 2006, and $8,041 thereafter.

JACK CLOUD
IMPACT FEE ADMINISTRATOR

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
July 13, 2005
DRB Comments

ITEM # 27

PROJECT # 100~~4311~~ 4161 **APPLICATION # 05-01091**

RE: Riverside Plaza,/sketch

No objection to this request

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

2005.008.4

City of Albuquerque

DEVELOPMENT PLAN REVIEW APPLICATION

	Supplemental form		Supplemental form
SUBDIVISION	**S**	**ZONING**	**Z**
☒ Major Subdivision action		☐ Annexation & Zone Establishment	
☐ Minor Subdivision action		☒ Sector Plan (Phase I, II, III)	
☐ Vacation	**V**	☐ Amendment to Sector, Area, Facility or Comprehensive Plan	
☐ Variance (Non-Zoning)		☐ Zone Change	
		☐ Text Amendment	
SITE DEVELOPMENT PLAN	**P**		
☐ ...for Subdivision Purposes		**APPEAL / PROTEST of...**	**A**
☐ ...for Building Permit		☐ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeal	
☐ IP Master Development Plan			
☐ Cert. of Appropriateness (LUCC)	**L**		

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: William and Benita Brennan — PHONE: 505-771-1197
ADDRESS: P.O. Box 5329 — FAX: ____
CITY: Bernalillo — STATE NM — ZIP 87004 — E-MAIL: ____
Proprietary interest in site: Owners
AGENT (if any): Jeff Mortensen & Associates, Inc. — PHONE: 505-345-4250
ADDRESS: 6010-B Midway Park Blvd. NE — FAX: 505-345-4254
CITY: Albuquerque — STATE NM — ZIP 87109 — E-MAIL: dtrujillo@jmainc.org

DESCRIPTION OF REQUEST: Sketch Plat Review and 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 4 and 5 — Block: ____ — Unit: ____
Subdiv. / Addn. Riverside Plaza — TBK Plaza Escondido
Current Zoning: Su-1 for PRD/8du/acre req. landscape.... — Proposed zoning: n/a
Zone Atlas page(s): E-12 — No. of **existing** lots: 2 — No. of **proposed** lots: 10&Trs A&B
Total area of site (acres): +/- 3.1719 — Density if applicable: dwellings per gross acre: 2.85 — dwellings per net acre: 4.21
Within city limits? ☒ Yes. No ☐, but site is within 5 miles of the city limits (DRB jurisdiction.) — Within 1000FT of a landfill? No
UPC No. 101206241938011 20 & 101206243040110 24 — MRGCD Map No. n/a
LOCATION OF PROPERTY BY STREETS: On or Near: 6260 & 6282 Winter Haven Road NW
Between: La Orilla Road, NW — and Montano Plaza Drive, NW

CASE HISTORY:

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): Project # 1004161, 05EPC-00740

Check-off if project was previously reviewed by Sketch Plat/Plan ☐, or Pre-application Review Team ☒. Date of review: Feb. 15, 2005

SIGNATURE Debie LeBlanc Trujillo — DATE June 29, 2005
(Print) Debie LeBlanc Trujillo fo Jeff Mortensen & Associates, Inc. — ☐ Applicant ☒ Agent

FOR OFFICIAL USE ONLY — Form revised 9/01, 3/03

☐ **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
05DRB - ____ - 01091	SK	S(3)	$ Ø.
____ - ____ - ____			$ ____
____ - ____ - ____			$ ____
____ - ____ - ____			$ ____
____ - ____ - ____			$ ____
			Total $ Ø.

Hearing date 7-13-05

Andrew Garcia 7/5/05
Planner signature / date

Project # 1004161

2005.008.4

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

☒ **SKETCH PLAT REVIEW AND COMMENT** **YOUR ATTENDANCE IS REQUIRED.**

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

☐ **MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT** **Your attendance is required.**

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

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

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

__ Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings, **4** copies for internal routing.
__ Design elevations & cross sections of perimeter walls **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.

JEFF MORTENSEN & ASSOC., INC.
DEBIE LEBLANC TRUJILLO
Applicant name (print)

Debie LeBlanc Trujillo
Applicant signature / date

Form revised 11/04

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

Application case numbers
05DRB -_____-01091
_____-_____-_____
_____-_____-_____

Andrew Garcia 7/5/05
Planner signature / date

Project # 1004161

JMA
ENGINEERS & SURVEYORS

JEFF MORTENSEN & ASSOCIATES, INC.
6010-B MIDWAY PARK BLVD. NE
ALBUQUERQUE NEW MEXICO 87109

P: 505.345.4250
F: 505.345.4254
ESTABLISHED 1977

2005.008.4
July 1, 2005

Sheran Matson, AICP.
Planning Manager, DRB Chair
Planning Department
Development & Building Services Division
City of Albuquerque
600 2nd Street, NW
Albuquerque, NM 87103

Re: Request for Sketch Plat Review and Comment
Lots 4 and 5, Riverside Plaza (To be known as Plaza Escondido)
Project # 1004161 (05EPC-00740)

Dear Ms. Matson:

Transmitted are the following items associated with the subject request:

- DRB Application, Supplemental Form S(3)
- City of Albuquerque Zone Atlas E-12
- Six (6) copies of the Sketch Plat

On behalf of our clients, William and Benita Brennan, we are requesting Sketch Plat Review and Comment. The site currently consists of two existing homes on two adjacent lots. Eight additional custom-designed single family residential home sites are proposed along with a new private street and a common area tract located within a 100 foot Bosque buffer zone along the eastern boundary of the site. The houses will have a maximum height allowance of 26 feet per City of Albuquerque Zoning Code. The 100 foot Bosque buffer zone is intended to preserve the natural habitat of the Bosque and provide access to the Rio Grande State Park all designated by the Coors Corridor Plan. The two existing homes were constructed prior to establishment of the Coors Corridor Plan and will remain. This project was heard by the Environmental Planning Commission for a Site Development Plan for Subdivision on June 16, 2005, and approved with conditions to be satisfied by the upcoming Site Plan and Platting request.

Please schedule this matter for the next appropriate DRB Hearing. If I can be of further assistance to you, please do not hesitate to call.

Sincerely,

JEFF MORTENSEN & ASSOCIATES, INC.

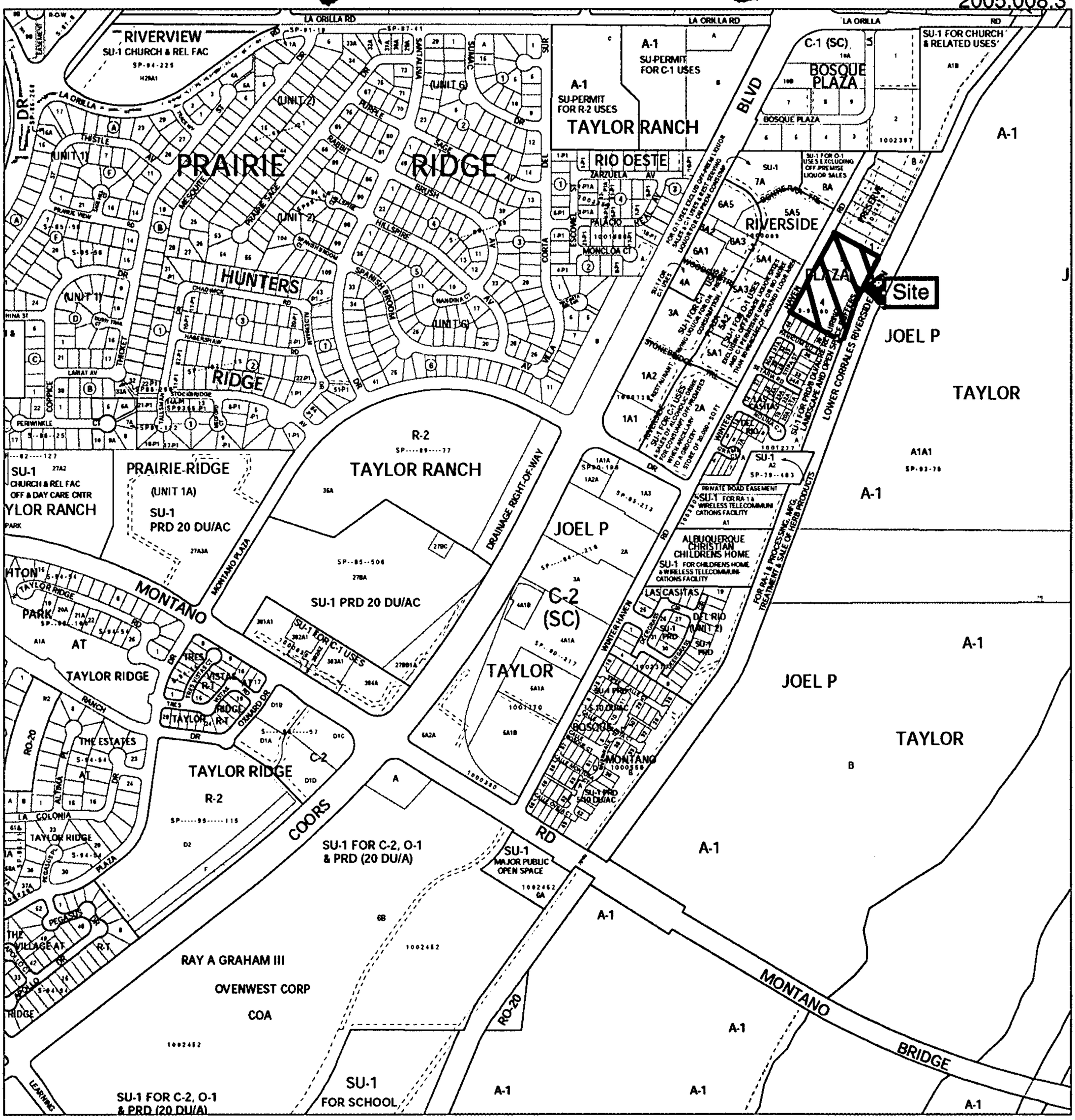
Debie LeBlanc Trujillo

DLT
Enclosures

xc: William and Benita Brennan w/enc.

PRINCIPALS	JEFFREY G. MORTENSEN, P.E.	JUAN M. CALA	CHARLES G. CALA, JR., P.S.
GRADY E. BARRENS	J. GRAEME MEANS, P.E.	RICHARD C. WHITE	JOSEPH M. SOLOMON, JR., P.S.

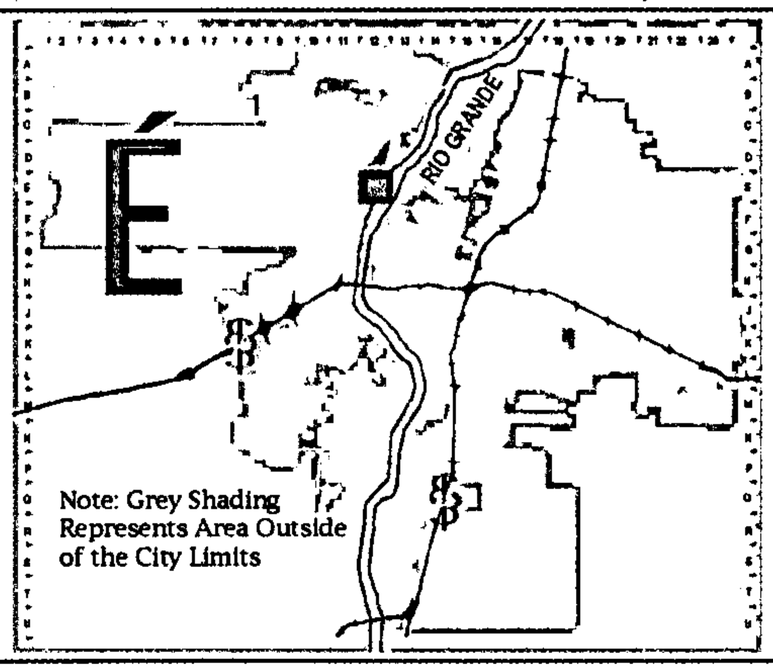
2005008.3



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

Albuquerque Geographic Information System

Map amended through: **Apr 22, 2005**



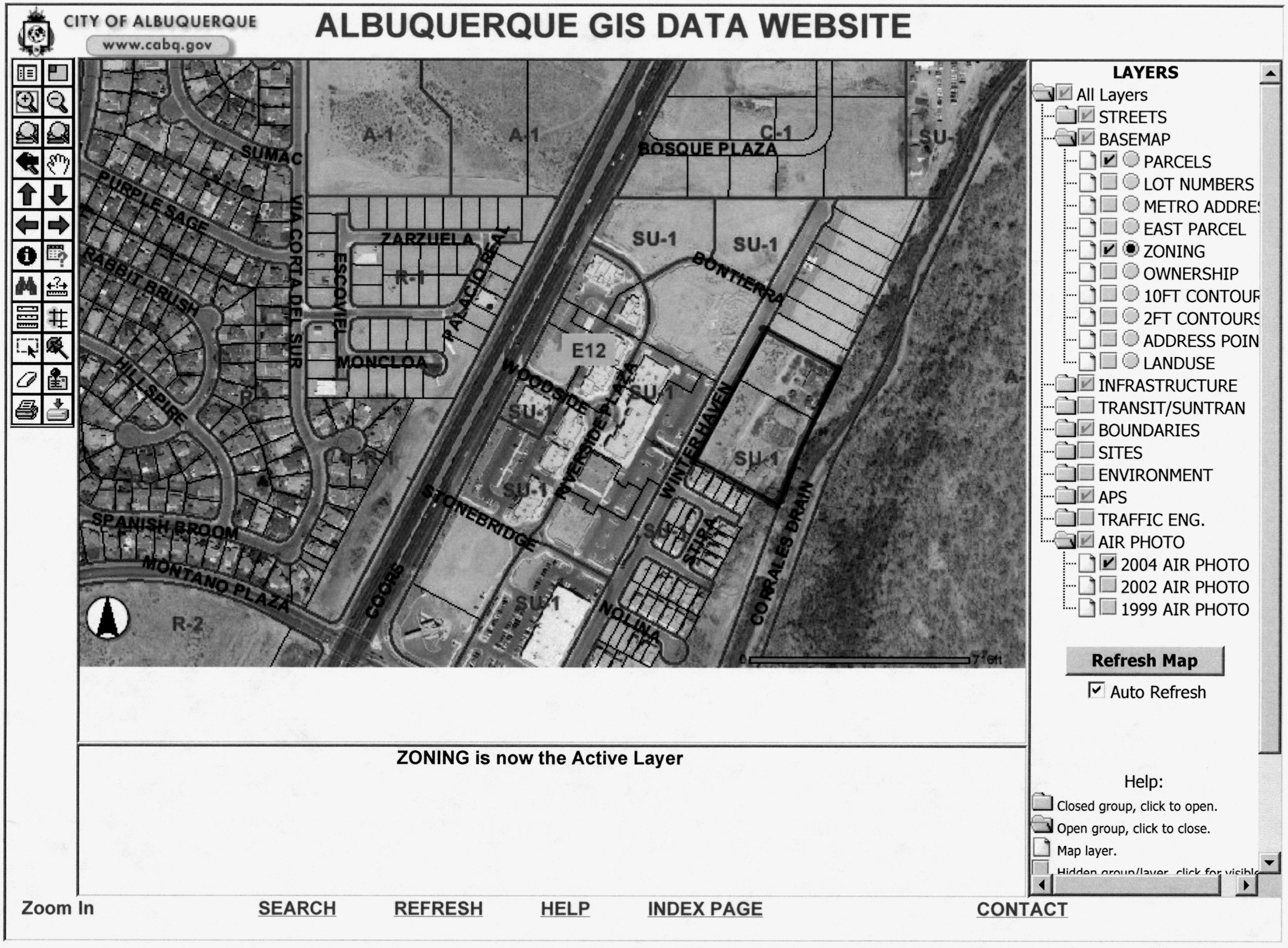
Zone Atlas Page:

E-12-Z

Selected Symbols

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

0 750 1,500 Feet


CITY OF ALBUQUERQUE
www.cabq.gov
ALBUQUERQUE GIS DATA WEBSITE
A-1
A-1
C-1
BOSQUE PLAZA
SU-1
SUMAC
PURPLE SAGE
RABBIT BRUSH
HILLSPIRE
VIA CORTA DEL SUR
ZARZUELA
ESCOVIEL
R-1
MONCLOA
PALACIO REAL
SU-1
SU-1
BONTIERRA
E12
WOODSIDE PLAZA
SU-1
SU-1
RIVERSIDE PLAZA
SU-1
WINTERHAVEN
SU-1
STONEBRIDGE
SPANISH BROOM
MONTANO PLAZA
COORS
SU-1
NOLINA
CORRALES DRAIN
R-2
LAYERS
All Layers
STREETS
BASEMAP
PARCELS
LOT NUMBERS
METRO ADDRES
EAST PARCEL
ZONING
OWNERSHIP
10FT CONTOUR
2FT CONTOURS
ADDRESS POIN
LANDUSE
INFRASTRUCTURE
TRANSIT/SUNTRAN
BOUNDARIES
SITES
ENVIRONMENT
APS
TRAFFIC ENG.
AIR PHOTO
2004 AIR PHOTO
2002 AIR PHOTO
1999 AIR PHOTO
Refresh Map
Auto Refresh
ZONING is now the Active Layer
Help:
Closed group, click to open.
Open group, click to close.
Map layer.
Zoom In
SEARCH
REFRESH
HELP
INDEX PAGE
CONTACT

JEFF MORTENSEN + ASSOCIATES, INC.
6010-B MIDWAY PARK BLVD. N.E.
ALBUQUERQUE NEW MEXICO 87109
ENGINEERS SURVEYORS (505) 345-4250
FAX: 505 345-4254 ESTABLISHED 1977

TRANSMITTAL

TO: Sheran Matson		DATE:	July 5, 2005
DRB Chairperson		PROJECT:	DRB Project No. 1004161
Plaza Del Sol		JMA JOB NO:	2005.008.2

VIA: ☑ Hand Delivery ☐ Pickup ☐ US Mail ☐ Overnight Delivery

WE ARE SENDING:

QTY.	DESCRIPTION	FOR
1	Full size Site Plan for Subdivision (Plaza Escondido)	Your Use

REMARKS:

Transmitted herewith is the above listed item per your request. Please do not hesitate to call me if you should have any questions or comments concerning this transmittal or any other aspect of the project.

Debie LeBlanc Trujillo

RECEIVED
JUL 07 2005
HYDROLOGY SECTION

Debie LeBlanc Trujillo