

Completed 7/13/05 TS

DRB CASE ACTION LOG ~~(SITE PLAN B.P.)~~

REVISED 2/5/04

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-00959 (P&F)

Project # 1004251

Project Name: ZIMMERMANN ADDITION

Agent: Pratap & Kanak Yadav

Phone No.: 831-5036

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 7/13/05 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): AGIS dx file
Record Plat

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

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

- Include 3 copies of the approved site plan along with the originals.
- 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. gave it to Sharran on 7-13-05

Copy of recorded plat for Planning.

Same day at 12:15 pm.

Project Number 1004251

#20

4251

DXF Electronic Approval Form

DRB Project Case #: 1004251

Subdivision Name: ZIMMERMAN ADDN LT 6A1A BLK 2

Surveyor: MICHAEL T SHOOK

Contact Person: PRATAP YADAV

Contact Information: 710-5529

DXF Received: 7/13/2005

Hard Copy Received: 7/8/2005

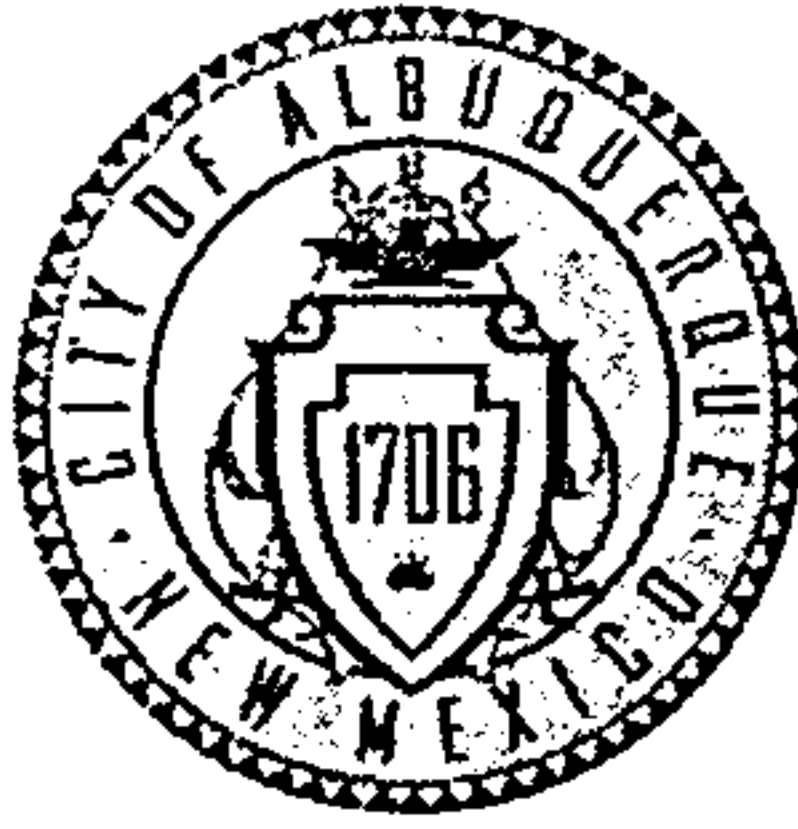
Coordinate System: Ground rotated to NMSP Grid


Approved

7/13/05
Date

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

AGIS Use Only
Copied fc 4251 to agiscov on 7/13/2005 Contact person notified on 7/13/2005



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

July 13, 2005

9:00

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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

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

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

- A. Call to Order 9:00 A.M.
- 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 # 1000614**
05DRB-00982 Major-Two Year SIA

TIERRA WEST LLC agent(s) for DEVELOPMENT SERVICES LTD. CO. request(s) the above action(s) for **LA CUEVA OESTE UNIT 2 & 4**, zoned R-D, located on HOLLY AVE NE, between LOUISIANA BLVD NE and SAN PEDRO DR NE containing approximately 37 acre(s). [REF: 04DRB-00913] (C-18) **A TWO-YEAR EXTENSION OF THE SIA WAS APPROVED.**

2. **Project # 1002397**
05DRB-01042 Major-Two Year SIA

TIERRA WEST LLC agent(s) for SHULL REALTY & WATERS EDGE LLC request(s) the above action(s) for all or a portion of Lot(s) 1-10, **BOSQUE PLAZA**, zoned C-1, located on LA ORILLA RD NW, between COORS BLVD NW and CORRALES DRAIN containing approximately 12 acre(s). [REF: Z-87-56, DRB-87-200, 02DRB-01925, 04DRB-01196] (E-12) **A SIX-MONTH EXTENSION OF THE SIA WAS APPROVED.**

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

BRASHER & LORENZ agent(s) for STEVE SLICK request(s) the above action(s) for all or a portion of Lot(s) 27, 28, 29, Tract 1, Block(s) 17, **NORTH ALBUQUERQUE ACRES UNIT 3**, zoned R-D, 3DU/ACRE, located on MODESTO AVE NE, between BARSTOW NE and VENTURA NE containing approximately 3 acre(s). [REF: 05DRB-00668] (B-20) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 7/13/5 AND THE APPROVED GRADING AND DRAINAGE PLAN DATED 6/6/5, THE PRELIMINARY PLAT WAS APPROVED.**

4. **Project # 1002123**
05DRB-00981 Major- Preliminary Plat Approval

GARCIA/KRAEMER & ASSOCIATES, agent(s) for DEL'S HIDE-A-WAY PARK, PHILIP D. SHEETS, request(s) the above action(s) for all or a portion of Tract(s) B, **DEL'S HIDE-A-WAY**, zoned SU-1 FOR RT, located on SAN CLEMENTE NW between 4th ST NW and 2th ST NW containing approximately 3 acres. [REF: 04 DRB-00532, 00533, 04DRB-00535, 03EPC-01087, 1088] [*Deferred from 6/29/05*] (G-14) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 7/13/5 AND THE APPROVED GRADING AND DRAINAGE PLAN DATED 2/24/5, THE PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITIONS OF FINAL PLAT: 1) MAINTENANCE AND BENEFICIARY SHOULD BE STATED FOR ALL PRIVATE EASEMENTS; 2) SANITARY SEWER EASEMENTS ADDED TO TRACT D.**

5. **Project # 1000724**
05DRB-00989 Major-Two Year SIA

MARK GOODWIN & ASSOCIATES agent(s) for GSR GROUP, LLC request(s) the above action(s) for all or a portion of Tract(s) A, **RAYO DEL SOL, UNIT 1**, zoned R-LT, located on ARENAL RD SW, between COORS BLVD SW and UNSER BLVD SW containing approximately 9 acre(s). [REF: 02DRB-01268, 0044001098, Z-97-87] (M-10) **A ONE-YEAR EXTENSION OF THE SIA WAS APPROVED.**

6. **Project # 1003520**
04DRB-01567 Major-Preliminary Plat Approval

MARK GOODWIN & ASSOCIATES PA agent(s) for WASHINGTON STREET INVESTORS LLC request(s) the above action(s) for all or a portion of Lot(s) 27 & 28, Block(s) 16, Tract(s) 1, NORTH ALBUQUERQUE ACRES, UNIT 3, (to be known as **BENJAMIN PLACE SUBDIVISION**) zoned R-D, located on GLENDALE AVE NE, between BARSTOW ST NE and VENTURA ST NE containing approximately 2 acre(s). [REF: 04DRB-01568, 01863] (B-20) **THE PRELIMINARY PLAT WAS ORIGINALLY APPROVED 1/12/5. THE APPROVAL WAS APPEALED TO EPC, THEN CITY COUNCIL. CITY COUNCIL REMANDED THE PLAT TO DRB TO RE-EXAMINE THE PERIMETER WALLS' COMPLIANCE WITH SECTION 14-16-3-19. OF THE ZONE CODE. FOLLOWING THE RE-EXAMINATION, DRB RE-APPROVED THE PRELIMINARY PLAT.**

7. **Project # 1002590**
05DRB-00956 Major-Preliminary Plat Approval
05DRB-00957 Minor-Subd Design (DPM) Variance
05DRB-00958 Minor-Sidewalk Waiver
05DRB-00960 Minor-Temp Defer SDWK
05DRB-00540 Minor-SiteDev Plan Subd

MARK GOODWIN & ASSOCIATES agent(s) for MEL FAMIE LLC request(s) the above action(s) for all or a portion of Tract(s) B-2, LANDS OF BRACKSON COURSON, (to be known as **CHAPARRAL COURT**) zoned R-D residential and related uses zone, developing area, located on 64th STREET NW, between MILNE RD NW and TIERRA PRIETA NW containing approximately 4 acre(s). [REF: 05DRB-0206, 05DRB-0540] [Deferred from 4/13/05 & 6/29/05] (F-10) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 7/13/5 AND THE APPROVAL OF THE GRADING/DRAINAGE PLAN ENGINEER STAMP DATED 6/2/5 THE PRELIMINARY PLAT WAS APPROVED. A SITE DEVELOPMENT PLAN**

FOR SUBDIVISION WAS APPROVED. THE SIDEWALK VARIANCE WAS APPROVED AS SHOWN ON EXHIBIT C FOR WAIVER OF SIDEWALKS. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. A SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM DESIGN STANDARDS AS SHOWN ON EXHIBIT C IN THE PLANNING FILE WAS ALSO APPROVED.

8. **Project # 1004272**
05DRB-01039 Minor-Temp Defer SDWK
05DRB-01038 Minor-Sidewalk Waiver
05DRB-01084 Minor-SiteDev Plan Subd
05DRB-01033 Major-Preliminary Plat

ISAACSON & ARFMAN agent(s) for CURB INC request(s) the above action(s) for all or a portion of TRACT(s) 16-D, BULK LAND PLAT for EL RANCHO GRANDE, and TRACT(s) 16-A, 16-B, 16-C, 16-D, 16-E, 16-F, EL RANCHO GRANDE (to be known as EL RANCHO GRANDE, UNIT 17) zoned R-D, located on GIBSON BLVD SW, between MESSINA DR SW and DELGADO DR SW containing approximately 3 acre(s). (N-8) WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 7/13/5 AND APPROVAL OF THE GRADING & DRAINAGE PLAN ENGINEER STAMP DATED 6/15/5, THE PRELIMINARY PLAT IS APPROVED WITH THE FOLLOWING CONDITIONS OF FINAL PLAT: 1) BOVINA BE CHANGED TO BOWIE SO THAT IT CONFORMS WITH THE STREET THAT'S SHOWN ON EL RANCHO GRANDE, UNIT 16; 2) UNIT 16 PLAT SHOULD BE RECORDED PRIOR TO UNIT 17. A TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. SIDEWALK VARIANCE AS SHOWN ON EXHIBIT C FOR WAIVER OF SIDEWALKS WAS APPROVED. THE SUBDIVISION DESIGN VARIANCE FOR MINIMUM DPM DESIGN STANDARDS AS SHOWN ON EXHIBIT C IN THE PLANNING FILE WAS APPROVED. THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH DELEGATION TO PLANNING FOR WRITTEN COMMENTS IN THE FILE.

9. **Project # 1000965**
05DRB-01025 Major-Vacation of Public Easements

BOHANNAN HUSTON INC agent(s) for ANDALUCIA DEVELOPMENT CO., INC. request(s) the above action(s) for all or a portion of Tract(s) I, LANDS OF RAY GRAHAM III (to be known as **ANDALUCIA AT LA LUZ**), zoned SU-1, located on COORS BLVD NW, between NAMASTE RD NW and LA BIENVENIDA PL NW containing approximately 85 acre(s). [REF: 05DRB-00124] (F-11) **THE VACATION AS SHOWN ON EXHIBIT B IN THE PLANNING FILE WAS APPROVED.**

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

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

10. **Project # 1001946**
05DRB-01047 Minor-SiteDev Plan
BldPermit

DEKKER PERICH SABATINI agent(s) for OFFICE DEPOT request(s) the above action(s) for all or a portion of Tract(s) A-1-D, **LOS ANGELES CENTER**, zoned M-1, located on PASEO DEL NORTE NE, between SAN PEDRO NE and INTERSTATE 25 containing approximately 3 acre(s). [REF: DRB-97-224, DRB-97-372; Z-1534] [Deferred from 6/29/05] (D-18) **DEFERRED AT THE AGENT'S REQUEST TO JULY 20, 2005.**

11. **PROJECT #1003699**
(DRB-97-165 - V-97-507)
05DRB-00118-SiteDev Plan for Subd

TIERRA WEST DEVELOPMENT MANAGEMENT SERVICES, agents for TIM EICHENBERG, request Vacation (voiding) of Public Power Line Easement, Site Development Plan Final Sign Off (for EPC) plus Sketch Plat Review and Comment for Tracts B and C, Blocks 2 and 7, WELLS SANDIA MANOR, zoned SU-1/PRD (City) and located on Trimble Blvd NE and Camino de la Sierra NE between I-40 and Arcadia Rd NE containing approximately 4.90 acres. [FIRST TIME ON THE AGENDA 5/6/97] [Z-96-25] DEFERRED FROM 5/24/00, DEFERRED AT THE AGENT'S REQUEST FROM 7/26/00 TO 9/13/00 TO WORK WITH STATE HIGHWAY DEPARTMENT WHICH HAS BEEN AN ONGOING PROCESS SINCE 5/6/97] [DEFERRED AT THE AGENT'S REQUEST FROM 9/13/00 TO 9/20/00 TO WORK WITH THE STATE HIGHWAY DEPARTMENT, DEFERRED AT THE APPLICANT'S REQUEST FOR ONE-YEAR FROM

11/8/00 TO 11/7/01] [DEFERRED AT THE AGENT'S REQUEST FOR ONE-YEAR FROM 11/7/01 TO 11/6/02] [DEFERRED AT THE AGENT'S REQUEST FOR ONE-YEAR FROM 11/6/02 TO 11/5/03] [*Deferred from 01/05/05*] **A NEW PROJECT NUMBER WAS ISSUED FOR THIS CASE - PROJECT #1003699] (L-23) THE SITE DEVELOPMENT PLAN FOR SUBDIVISION WAS APPROVED WITH DELEGATION TO PLANNING FOR LANDSCAPE DESIGN STANDARDS AND GARAGE DOOR COLORS TO MATCH HOUSE.**

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

12. **Project # 1000985**
05DRB-00883 Minor-SiteDev Plan Subd

SMPC ARCHITECTS agent(s) for ASPEN INVESTMENTS request(s) the above action(s) for all or a portion of Lot(s) 1A, Block(s) 12, NORTH ALBUQUERQUE ACRES TRACT A UNIT A, (to be known as **PALOMAS PLAZA**) zoned SU-2/C-1, located on SAN PEDRO NE, between PALOMAS NE and SAN BERNADINO NE containing approximately 3 acre(s). [*Deferred from 6/1/05*] [REF: DRB96-412] (D-18) **THE SITE DEVELOPMENT PLAN WAS APPROVED WITH DELEGATION TO CITY ENGINEER FOR SIA, AND TO UTILITIES FOR FIRE MARSHALL APPROVAL, FLOW CALCULATION FOR FIRE, AND REVISE UTILITY PLAN.**

13. **Project # 1001182**
05DRB-01069 Major-Final Plat Approval

RIO GRANDE ENGINEERING agent(s) for VISION DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) B, **WESTRIDGE MOBILE HOME PARK**, zoned R-D/R-LT, located on BLUEWATER NW, between 98th ST NW and 90th ST NW containing approximately 8 acre(s). (K-9) **THE FINAL PLAT WAS APPROVED WITH DELEGATION TO PARKS FOR OPEN SPACE TABLE AND CASH IN LIEU, AND TO CITY ENGINEER FOR AGIS DXF AND FOR LABELING OF ALL EASEMENTS OF RECORD.**

14. **Project # 1002134**
05DRB-01068 Minor-Final Plat Approval

MARK GOODWIN & ASSOC agent(s) for VISTA DEL NORTE DEV request(s) the above action(s) for TRACT(s) U1, U2, U3, U4, U6, VISTA DEL NORTE, (to be known as **LAS LOMITAS BUSINESS PARK**), zoned SU-1 FOR IP, located on LAS LOMITAS DR NE, between EDITH BLVD NE and JEFFERSON ST NE containing approximately 34 acre(s). (D-16) **THE FINAL PLAT WAS APPROVED WITH DELEGATION TO PLANNING TO RECORD THE PLAT.**

15. **Project # 1003571**
05DRB-01062 Minor-Sidewalk Waiver

MARK GOODWIN & ASSOCIATES agent(s) for CURB INC. request(s) the above action(s) for TRACT(s) 9-B-1, 9-B-2, AND 12-A-2, **EL RANCHO GRANDE UNIT 9B**, zoned R-LT, located South OF BLAKE RD SW, West of AMOLE CHANNEL and containing approximately 36 acre(s). [REF: 05DRB-01002, 04DRB-01518, 04DRB-01519] (N-9) **A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

16. **Project # 1003624**
05DRB-01001 Minor-Prelim&Final Plat Approval

MICHAEL RENFRO request(s) the above action(s) for all or a portion of Tract(s) 22A, 22B, 38A, 38B, MRGCD MAP 34, (to be known as **SAN ISIDRO GARDENS**), zoned RA-2 residential and agricultural zone, located on SAN ISIDRO ST NW, between CANDELARIA RD NW and GRIEGOS RD NW containing approximately 2 acre(s). [Deferred from 6/22/5] [REF: 04ZHE-01281] (G-13) **WITH THE APPROVAL OF THE INFRASTRUCTURE LIST DATED 7/13/5, THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

17. **Project # 1003975**
05DRB-00698 Minor-Prelim&Final Plat
Approval

WAYJOHN SURVEYING INC agent(s) for COE PROPERTIES INC request(s) the above action(s) for all or a portion of Lot(s) 6, 7, 12, 13, Block(s) 15, MESA GRANDE ADDITION (to be known as ZUNI TOWNHOMES), zoned 0-R, located on WASHINGTON ST SE, between CENTRAL AVE SE and ZUNI RD SE containing approximately 1 acre(s). [Deferred from 5/18/5] [REF: ZA-78-377, Z-72, 05DRB-00301] (K-17) **THE PRELIMINARY PLAT WAS APPROVED. FINAL PLAT WAS APPROVED WITH DELEGATION TO PLANNING TO RECORD THE PLAT.**

18. **Project # 1004011**
05DRB-01071 Minor-Prelim&Final Plat
Approval

BERGER BRIGGS REAL ESTATE agent(s) for AL'S GAL'S LLC request(s) the above action(s) for all or a portion of Lot(s) 65-A, **PERFECTO ARMIJO & BROTHERS ADDITION**, zoned SU-2/HDA (DNA SECTOR PLAN), located on MARQUETTE AVE NW, between 7th ST NW and 8th ST NW containing approximately 1 acre(s). [REF: 05ZHE-00405] (J-14) **THE FINAL PLAT WAS APPROVED WITH DELEGATION TO PLANNING FOR AGIS DXF FILE AND TO RECORD THE PLAT.**

19. **Project # 1004110**
05DRB-01093 Minor-Prelim&Final Plat
Approval

ADVANCED ENGINEERING AND CONSULTING, LLC agent(s) for ALEXANDER M. & DANETTE S. GARCIA request(s) the above action(s) for all or a portion of Tract(s) 108-D & 108-C-1-A, **MRGCD MAP NO. 31**, zoned RA-2, located on RIO GRANDE BLVD NW, between ELFEGO RD NW and MANUEL TORRES NW containing approximately 1 acre(s). [REF: 05DRB-00601] (F-13) **THE FINAL PLAT WAS APPROVED WITH DELEGATION TO PLANNING FOR AGIS DXF FILE.**

20. **Project # 1004251**
05DRB-00959 Minor-Prelim&Final Plat
Approval

PRATAP & KANAK YADAV request(s) the above action(s) for all or a portion of Lot(s) 2-6, Block(s) 2, **ZIMMERMAN ADDITION**, zoned C-2, located on CENTRAL AVE SW, between 46th ST SW and 47th ST SW containing approximately 1 acre(s). (K-12) ~~THE FINAL PLAT WAS APPROVED WITH DELEGATION TO PLANNING FOR~~
~~AGIS DXF FILE.~~

21. **Project # 1004232**
05DRB-01090 Minor-Prelim&Final Plat
Approval

A. MIGUEL TRUJILLO agent(s) for WILLIAM K. WILSON request(s) the above action(s) for all or a portion of Block(s) 13, Tract(s) A, **CLAYTON HEIGHTS**, zoned C-2 community commercial zone, located on GIBSON BLVD. SE, between BUENA VISTA DR. SE and WILMOORE DR. SE containing approximately 2 acre(s). (L-15) **THE FINAL PLAT WAS APPROVED WITH DELEGATION TO PLANNING FOR AGIS DXF FILE.**

22. **Project # 1004289**
05DRB-01073 Minor-Prelim&Final Plat
Approval

WILLIE P. GONZALES request(s) the above action(s) for all or a portion of Lot(s) 4 & 5, Block(s) 5, **JOHN BARON BURG PARK ADDITION**, zoned SR, located on 19th ST NW, between ZEARING AVE NW and ASPEN AVE NW containing approximately 1 acre(s). (H-13) **INDEFINITELY DEFERRED AT THE APPLICANT'S REQUEST.**

23. **Project # 1004290**
05DRB-01075 Minor-Vacation of Private
Easements

MYERS, OLIVER & PRICE agent(s) for FEDEX FREIGHT WEST, INC. request(s) the above action(s) for all or a portion of Lot(s) 263-C, **TOWN OF ATRISCO GRANT UNIT 8**, zoned SU-1 special use zone, located on COORS BLVD NW AND HANOVER RD NW containing approximately 6 acre(s). [REF: DRB-94-264] (H-11) **THE VACATION OF PRIVATE EASEMENT WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

24. **Project # 1004308**
05DRB-01086 Minor-Prelim&Final Plat
Approval

FRANK L. & EVELYN S. BARELA request(s) the above action(s) for all or a portion of Lot(s) 3, **ATRISCO FOUR-PLEX ADDITION**, zoned R-2, located on ATRISCO DR NW, between ILIFF RD NW and 53rd ST NW containing approximately 1 acre(s). (H-11) **THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS APPROVED WITH DELEGATION TO PLANNING FOR AGIS DXF FILE AND TO RECORD THE PLAT.**

25. **Project # 1004267**
05DRB-01092 Minor-Prelim&Final Plat
Approval

GARY MIRABAL request(s) the above action(s) for all or a portion of Lot(s) 1, **LANDS OF MANUEL & CATHY GONZALES**, zoned RA-2, located West of MONTROYA RD NW and North of MOUNTAIN RD NW containing approximately 2 acre(s). [REF: DRB-97-247; DRB-97-290] (J-12) **WITH THE SIGNING OF THE SIA DATED 7/13/5 AND APPROVAL OF THE GRADING/DRAINAGE PLAN ENGINEER STAMP DATED 7/15/2 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED.**

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

26. **Project # 1004039**
05DRB-01074 Minor-Sketch Plat or Plan

ISAACSON & ARFMAN, P.A. agent(s) for RUTLEDGE INVESTMENT CO request(s) the above action(s) for all or a portion of Tract(s) 8A, HIGH DESERT (to be known as **THE LEGENDS AT HIGH DESERT**), zoned SU2/C1, located on ACADEMY BLVD NE, between CORTADERIA ST NE and HIGH DESERT PARK NE containing approximately 8 acre(s). [REF: 05ZHE-00449, 05ZHE-00480] (E-23) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

27. **Project # 1004161**
05DRB-01091 Minor-Sketch Plat or Plan

JEFF MORTENSEN & ASSOCIATES, INC. agent(s) for WILLIAM & BENITA BRENNON request(s) the above action(s) for all or a portion of Lot(s) 4 and 5, **RIVERSIDE PLAZA**, zoned SU-1 PRD 8DU/ACRE, located on WINTERHAVEN RD NW, between LA ORILLA RD NW and MONTANO PLAZA DR NW containing approximately 4 acre(s). [REF: 05EPC-00740] (E-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

28. Approval of the Development Review Board Minutes for June 29, 2005. **MINUTES WERE APPROVED SUBJECT TO CHANGES BY THE BOARD.**

Other Matters:

ADJOURNED: 12:50 P.M.



#20

DRB CASE ACTION LOG ~~(SITE PLAN B.P.)~~

REVISED 2/5/04

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

DRB Application No.: <u>05DRB-00959 (P&F)</u>	Project # <u>1004251</u>
Project Name: <u>ZIMMERMANN ADDITION</u>	
Agent: <u>Pratap & Kanak Yadav</u>	Phone No.: <u>831-5036</u>

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 7/13/05 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

Project Number

TRANSPORTATION: _____

UTILITIES: _____

CITY ENGINEER / AMAFCA: _____

PARKS / CIP: _____

PLANNING (Last to sign): AG IS dx file
Record Plat

- Planning must record this plat. Please submit the following items:**
- The original plat and a mylar copy for the County Clerk.
 - Tax certificate from the County Treasurer.
 - Recording fee (checks payable to the County Clerk) RECORDED DATE: _____
 - Tax printout from the County Assessor.
 - Include 3 copies of the approved site plan along with the originals.
 - 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.

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
July 13, 2005
DRB Comments**

ITEM # 20

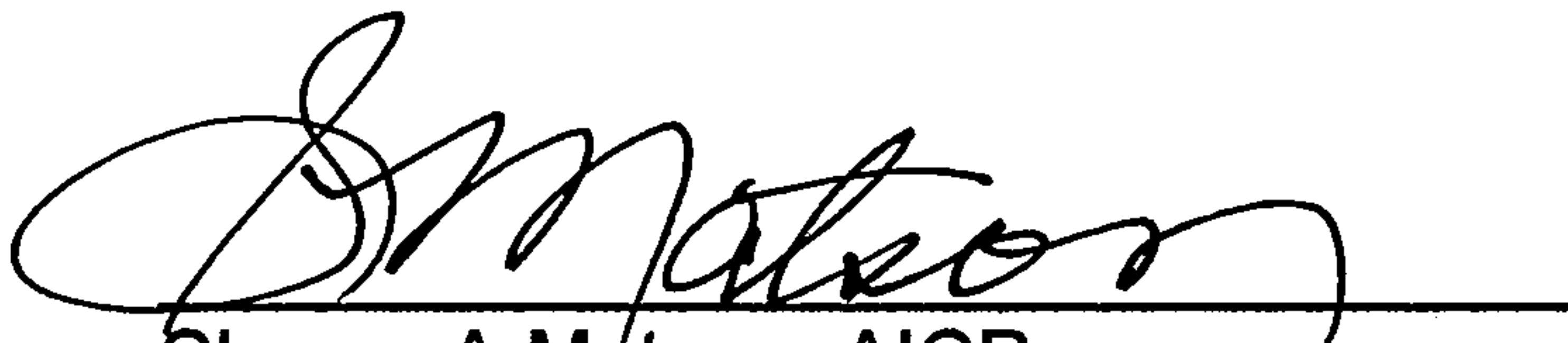
PROJECT # 1004251

APPLICATION # 05-00959

RE: Zimmerman Addition/ p&f plat

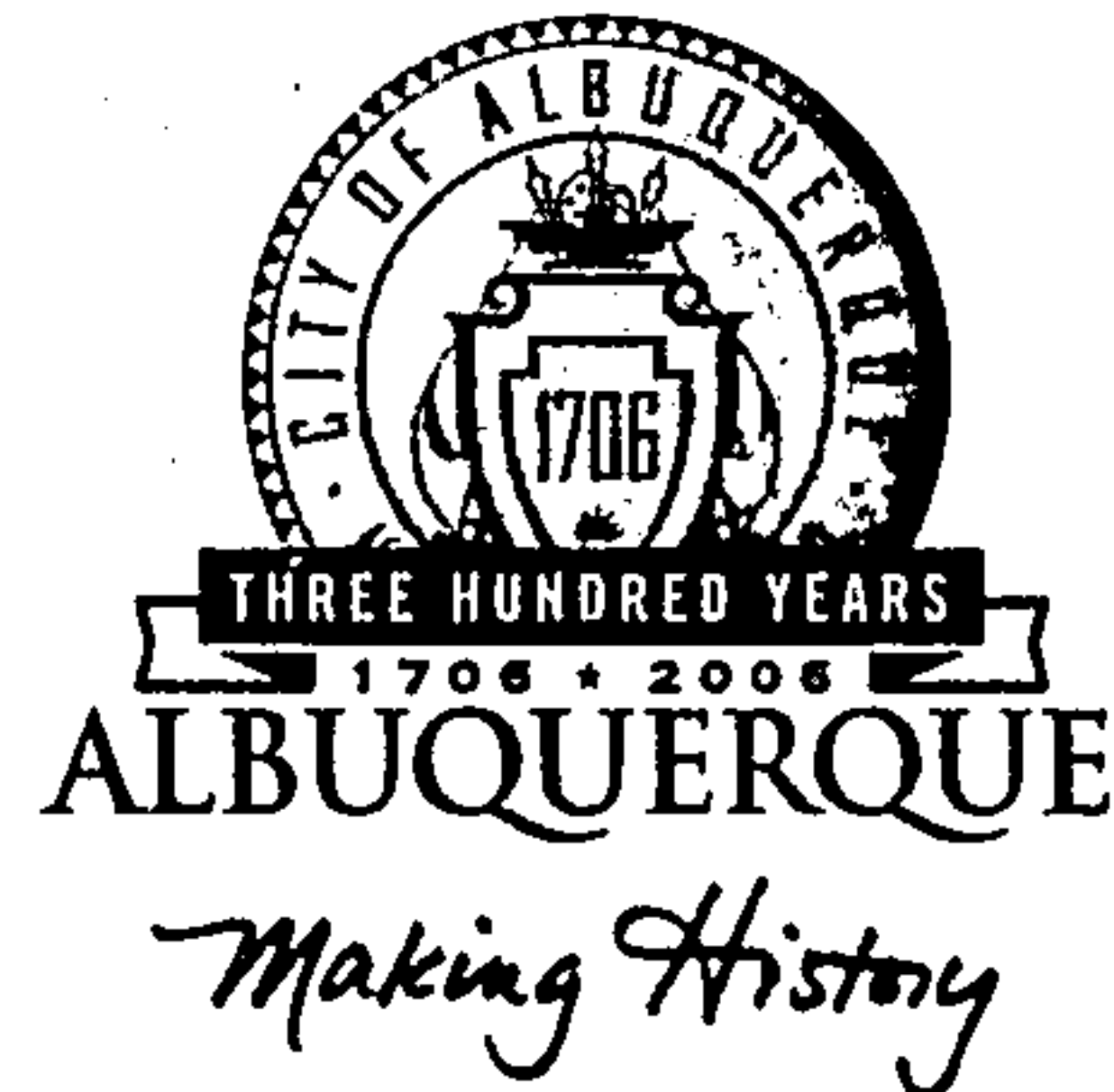
There are no objections to this request.

No AGIS dxf on file.

A handwritten signature in black ink, appearing to read "S. Matson", written over a horizontal line.

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

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1004251

AGENDA ITEM NO: 20

SUBJECT:

Final Plat
Preliminary Plat

ACTION REQUESTED:

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

P.O. Box 1293

ENGINEERING COMMENTS:

No adverse comments.

Albuquerque

New Mexico 87103

RESOLUTION:

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

www.cabq.gov

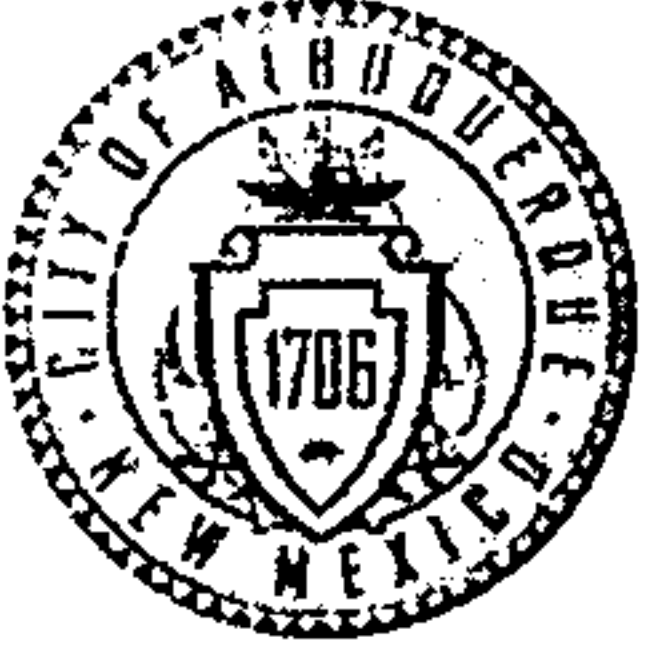
SIGNED-OFF: (SEC-PLN) (SP-SUB) (SP-BP) (FP) BY: (UD) (CE) (TRANS) (PKS) (PLNG)

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: July 13, 2005



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

June 15, 2005

9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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

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

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

- A. Call to Order: 9:00 A.M. Adjourned: 10:40 A.M.
- B. Changes and/or Additions to the Agenda
- C. New or Old Business

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

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

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

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

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

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

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

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

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

APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 5/12/05 THE PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITION: PERIMETER WALL DESIGN NEEDS TO BE APPROVED. THE SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM DESIGN STANDARDS WAS APPROVED AS SHOWN ON EXHIBIT D IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.

05DRB-00827 Minor-SiteDev Plan Subd

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

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

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

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

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

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

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

8. **Project # 1003666**
05DRB-00970 Minor-Prelim&Final Plat
Approval

WAYJOHN SURVEYING INC agent(s) for AVALON INVESTMENTS request(s) the above action(s) for all or a portion of Tract(s) B2A, **LANDS OF FREEWAY-OLD TOWN LIMITED**, zoned S-M1, located on 18TH ST NW, between MOUNTAIN RD NW and BELLAMAH AVE NW containing approximately 4 acre(s). [REF: SP-75-44,04DRB01405, 05DRB00793] (J-13) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR PARKING CALCULATIONS.**

9. **Project # 1003594**
05DRB-00966 Minor-Final Plat
Approval

BOHANNAN HUSTON INC agent(s) for D. R. HORTON HOMES request(s) the above action(s) for all or a portion of Tract(s) F, VENTANA MESA, UNIT 2, (to be known as **VENTANA MESA SUBDIVISION @ VENTANA RANCH WEST**) zoned R-LT residential zone, located on VENTANA WEST PARKWAY NW, between MESA DE ORO RD NW and PASEO DEL NORTE NW containing approximately 11 acre(s). (B-8/B-9) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**

10. ~~**Project # 1004251**~~
05DRB-00959 Minor-Prelim&Final Plat
Approval

PRATAP & KANAK YADAV request(s) the above action(s) for all or a portion of Lot(s) 2-6, Block(s) 2, ~~ZIMMERMAN ADDITION~~, zoned C-2, located on ~~CENTRAL AVE SW~~, between 46TH ST SW and 47TH ST SW containing approximately 1 acre(s). (K-12) **WITHDRAWN AT THE BOARD'S REQUEST FOR INCOMPLETE APPLICATION.**

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

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

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

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

05DRB-00446 Minor-Prelim&Final Plat
Approval

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

NO ACTION IS TAKEN ON THESE CASES:

APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING

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

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

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

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

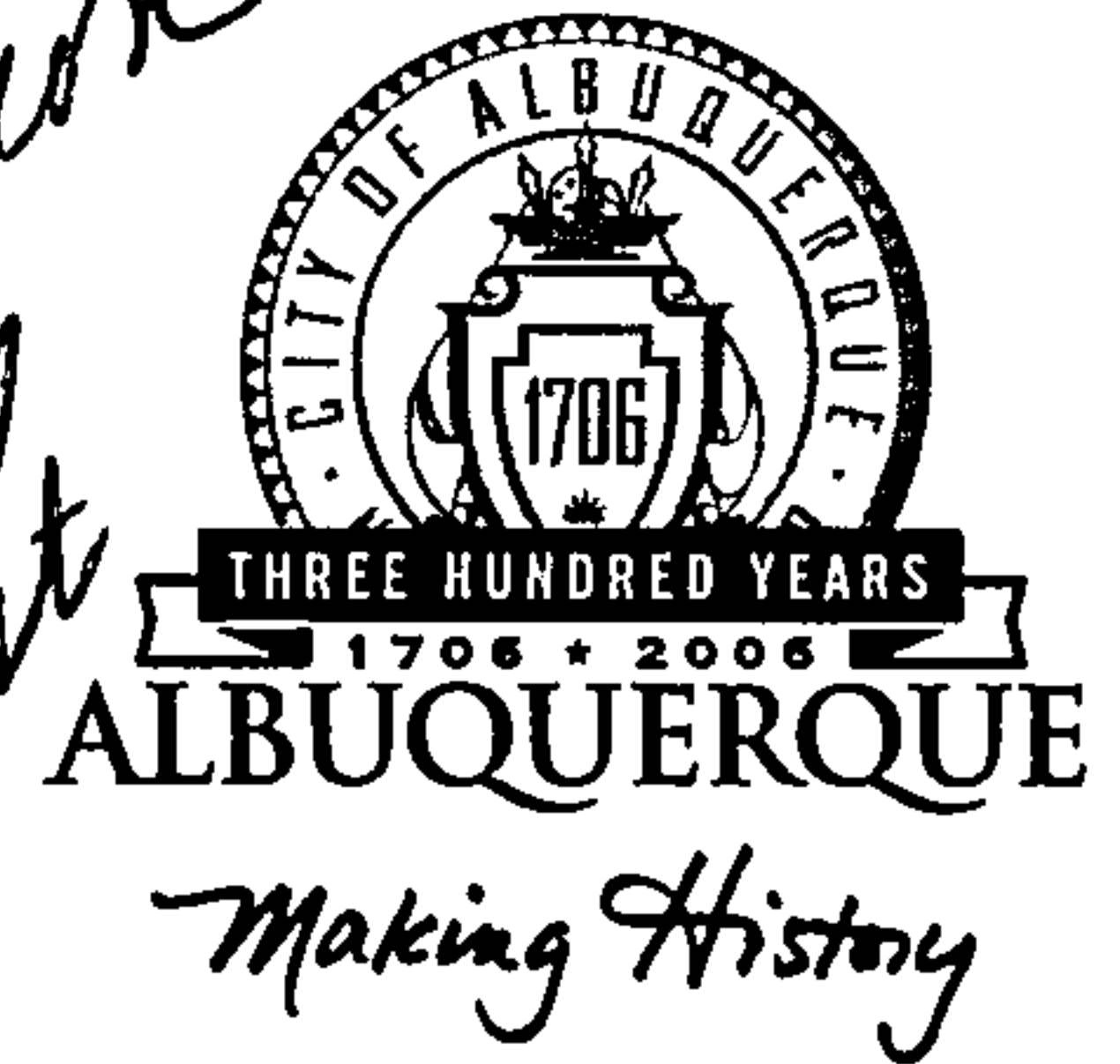
- 15. Project # 1004254**
05DRB-00964 Minor-Sketch Plat or Plan

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

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

CITY OF ALBUQUERQUE

*Withdrawn
to Board
request*



PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1004251

AGENDA ITEM NO: 10

SUBJECT:

Final Plat
Preliminary Plat

ACTION REQUESTED:

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

P.O. Box 1293

ENGINEERING COMMENTS:

Need plat.

Albuquerque

New Mexico 87103

RESOLUTION:

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

www.cabq.gov

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: June 15, 2005

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

ITEM # 10

PROJECT # 1004251

APPLICATION # 05-00959

RE: Lots 2-6, Block 2, Zimmerman Addition/minor plat

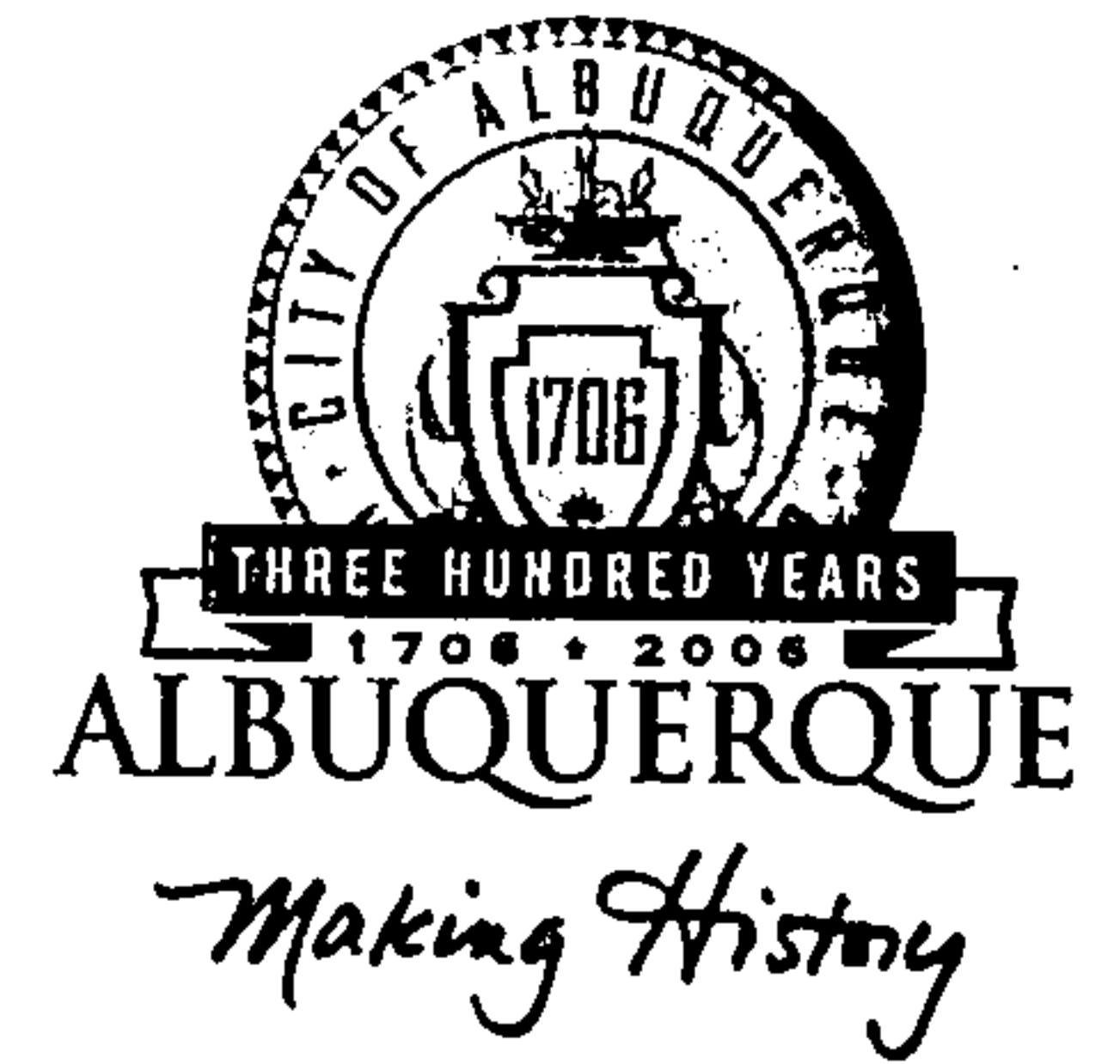
No objection to the replat. It appears some of the required setbacks in the Sawmill Wells Park Sector Plan are not met with the new development. However, if the construction is complete, it's too late.

Applicant may file the plat.

AGIS dxf is not approved. Planning will sign the plat after it is.



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



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1004251

AGENDA ITEM NO: 10

SUBJECT:

Final Plat
Preliminary Plat

ACTION REQUESTED:

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

P.O. Box 1293

ENGINEERING COMMENTS:

Need plat.

Albuquerque

New Mexico 87103

RESOLUTION:

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

www.cabq.gov

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: June 15, 2005



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

ITEM # 10

PROJECT # 1004251

APPLICATION # 05-00959

RE: Lots 2-6, Block 2, Zimmerman Addition/minor plat

No objection to the replat. It appears some of the required setbacks in the Sawmill Wells Park Sector Plan are not met with the new development. However, if the construction is complete, it's too late.

Applicant may file the plat.

AGIS dxf is not approved. Planning will sign the plat after it is.



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

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

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

L A APPEAL / PROTEST of...

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

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: YADAV, PRATAP & KANAK PHONE: 505-831-5036
 ADDRESS: 4614 CENTRAL AVE. SW. FAX: 505-831-5040
 CITY: ALBUQUERQUE STATE NM ZIP 87105 E-MAIL: -
 Proprietary interest in site: Sole PROPRIETOR List all owners: PRATAP & KANAK YADAV
 AGENT (if any): _____ PHONE: _____
 ADDRESS: _____ FAX: _____
 CITY: _____ STATE _____ ZIP _____ E-MAIL: NA

DESCRIPTION OF REQUEST: Replatting, Again, the lots 2, 3, & 4 AND 5, 6 into one plat.
Block - 2, ZIMMERMAN ADDITION.

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. 2 to 6 lots Block: 2 Unit: Total 5 lots

Subdiv. / Addn. ZIMMERMAN ADDITION.

Current Zoning: C-2 Proposed zoning: N/A

Zone Atlas page(s): K-12-2 No. of existing lots: 3 No. of proposed lots: 2

Total area of site (acres): 35,420.87 Density if applicable: dwellings per gross acre: (2,3,4) dwellings per net acre: (5,6)
(0.8148) N/A N/A

Within city limits? Yes. No , but site is within 5 miles of the city limits. Within 1000FT of a landfill? N/A

UPC No. 101-2057-063415 20612 Plot 6-A-1 block 2 MRGCD Map No. Plot 6-A-1 AND 6-A-2 block-2
101 2057 075418 20680 Lot 6-A-2 block 2 Plot 6-A-1 and 6-A-2 block-2

LOCATION OF PROPERTY BY STREETS: On or Near: _____

Between: 46th AND 47th Street and CENTRAL AVE. SW.

CASE HISTORY:

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

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team Date of review: 3-8-99

SIGNATURE _____ DATE 07-01-05

(Print) YADAV PRATAP Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 4/04

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>05DRB - 00959</u>	<u>P:F</u>	<u>5(3)</u>	<u>\$ 0</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
	Hearing date <u>7-13-05</u>			Total <u>\$ 0</u>

Andrew Garcia 7/1/05
 Planner signature / date

Project # 1004251

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
- Copy of recorded SIA
- Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
- Any original and/or related file numbers are listed on the cover application
- DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.**

MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL

Your attendance is required.

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

AMENDMENT TO PRELIMINARY PLAT (with minor changes)

Your attendance is required.

AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)

AMENDMENT TO GRADING PLAN (with minor changes)

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

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

Amended preliminary plat approval expires after one year

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

YADAV PRATAP

Applicant name (print)

[Signature]
Applicant signature / date



Form revised 8/04 & 1/05

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

Application case numbers
OSDRB - - 00959

Andrew Jones 7-1-05
Planner signature / date
Project # 1004251

City of Albuquerque
DRB Dept.
Development/Plan Review

JUNE - 30th 2005
Yadav Pratap & Kanak
4614, Central Ave SW
ALBUQ. NM. 87105
PH. 505-831-5036
FAX - 505-831-5040

SUB: Letter Briefly describing, explaining and justifying the request.

Application for MINOR SUBDIVISION Preliminary/
FINAL PLAT APPROVAL.

Dear Sir,

In 1996 (April) DRB # 96-165, I submitted a application for replatting the plots, 2,3,4 & 5,6 which was done known. Lot 6-A-BLK 2, ZIMMERMAN ADDITION. (copy attached) But I could not get enough loan to build a motel (That was the idea) So, in 1999 DRB Case # AA-99-22, again I separated out known Lots 6-A-1 BLK 2, and Lots 6-A-2 BLK 2.

at 4614, central Ave SW. Sandia Peak Inn. built a motel of 22 Unit on plot 2,3,4, and plot 5,6 had existing motel called Sandia motel at 4618, Central Ave SW.

In 2001 I demolished the Sandia Motel at 4618. Central Ave SW. So currently it a vacant. (Land)

Now I got a loan from the bank of Belen for Extention approx. 24 Rooms to Sandia Peak Inn, Existing motel of 22 Rooms next to ~~the~~ vacant land, plots 2,3,4. (6-A-2).

I would like to replatting again 6-A-1 and 6-A-2 together and would like to eliminate the line bet these two plots. Both plots are under the same owner.

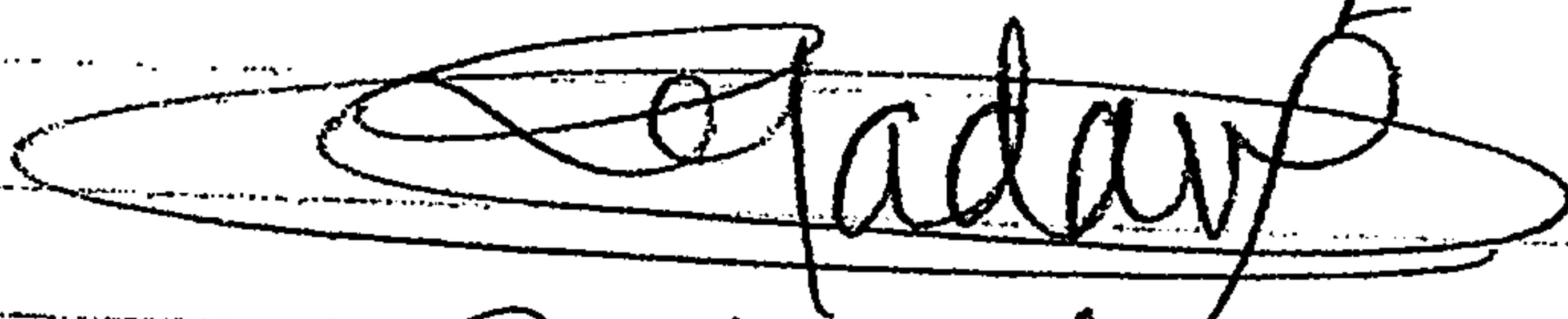
" PRATAP & KANAK YADAV "

I would like to request for that. I submitted with application.

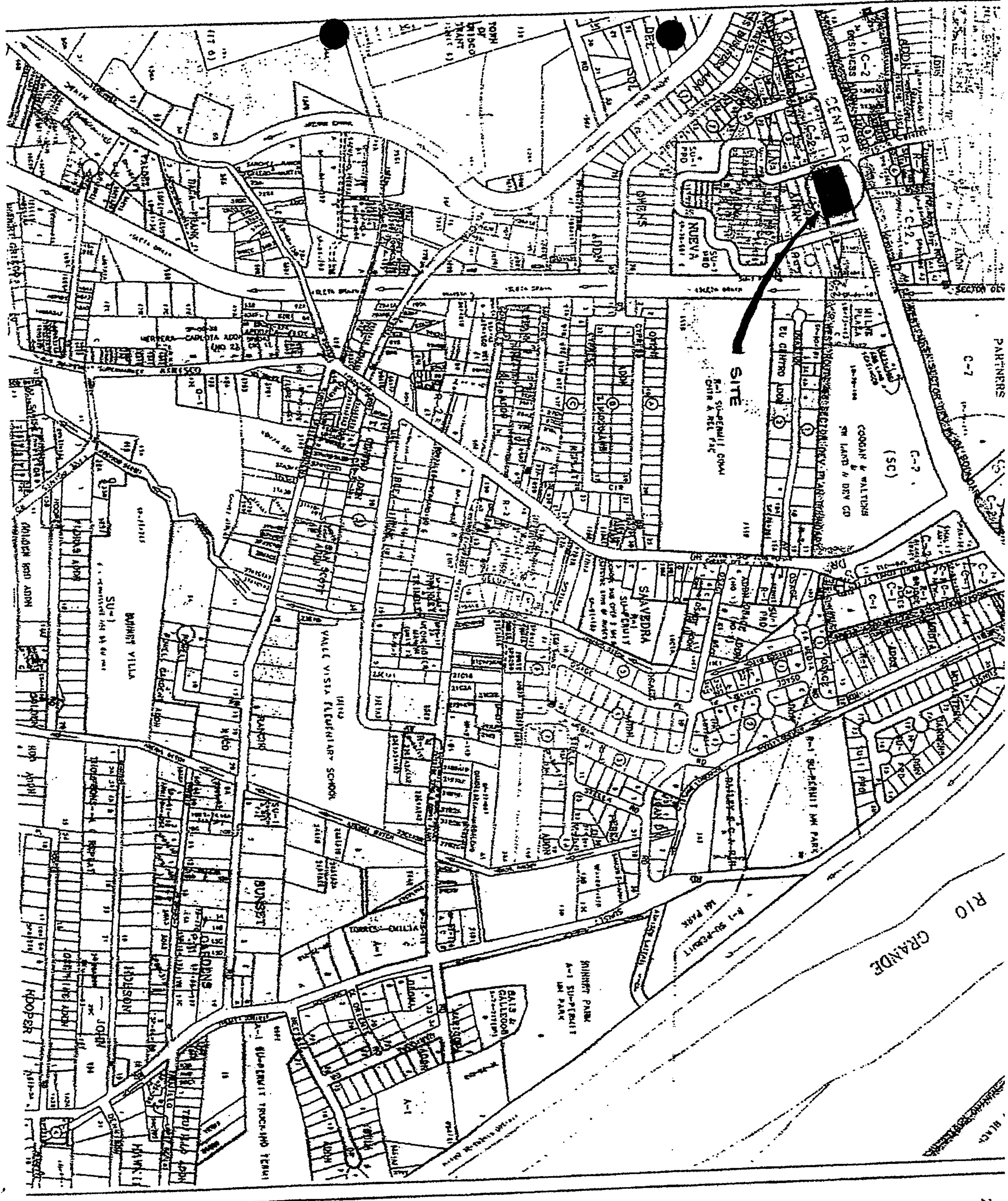
1. Proposed pre/Final plat. (6 copies).
2. Site Sketches
3. Zone Atlas map.
4. Briefly letter to explain.
5. Letter from Bank of Belen (Loan Approved)
6. copy of Property Revision Data.
7. copy of Replatting application 1996 & 1999.

Thank you very much.
if you have question please contact me.

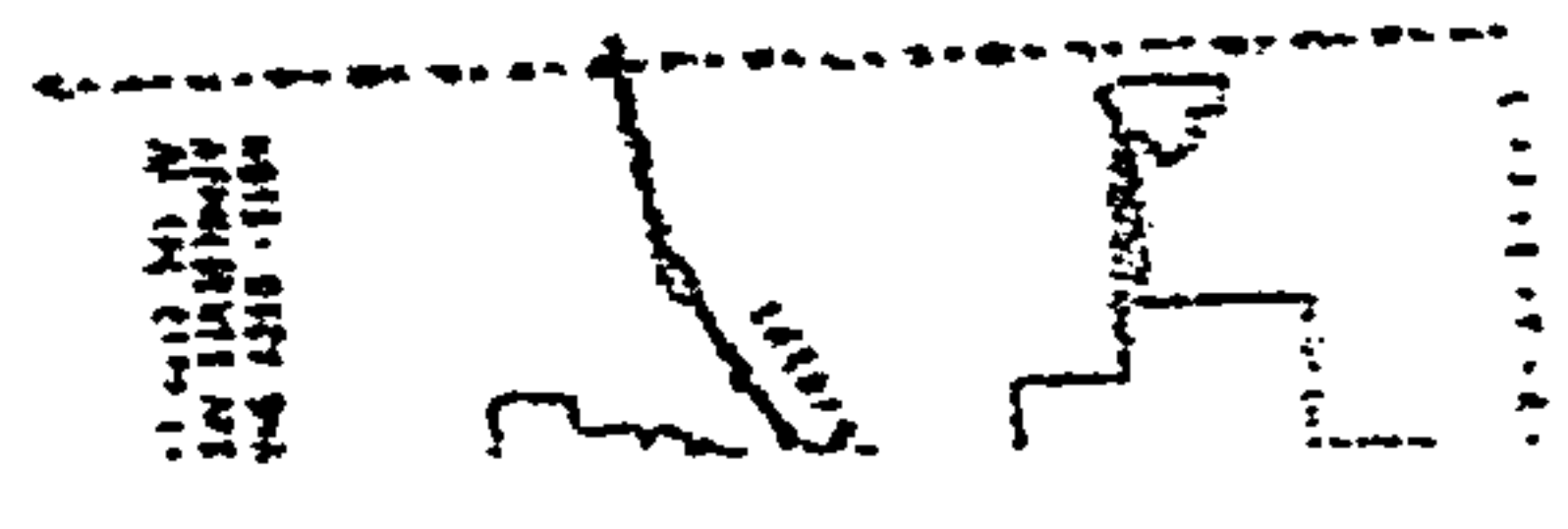
Yours very truly



(Pratap Yadav)

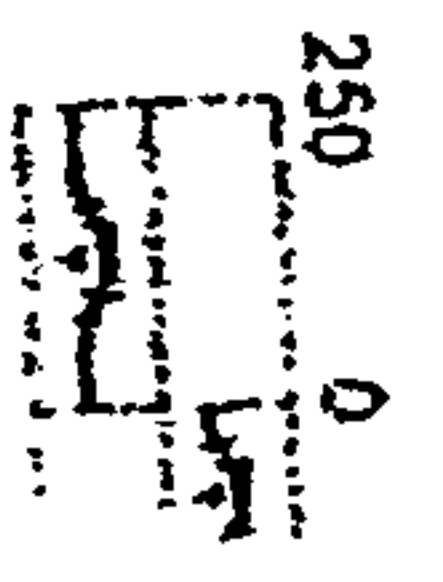


K-12-Z



Map

A



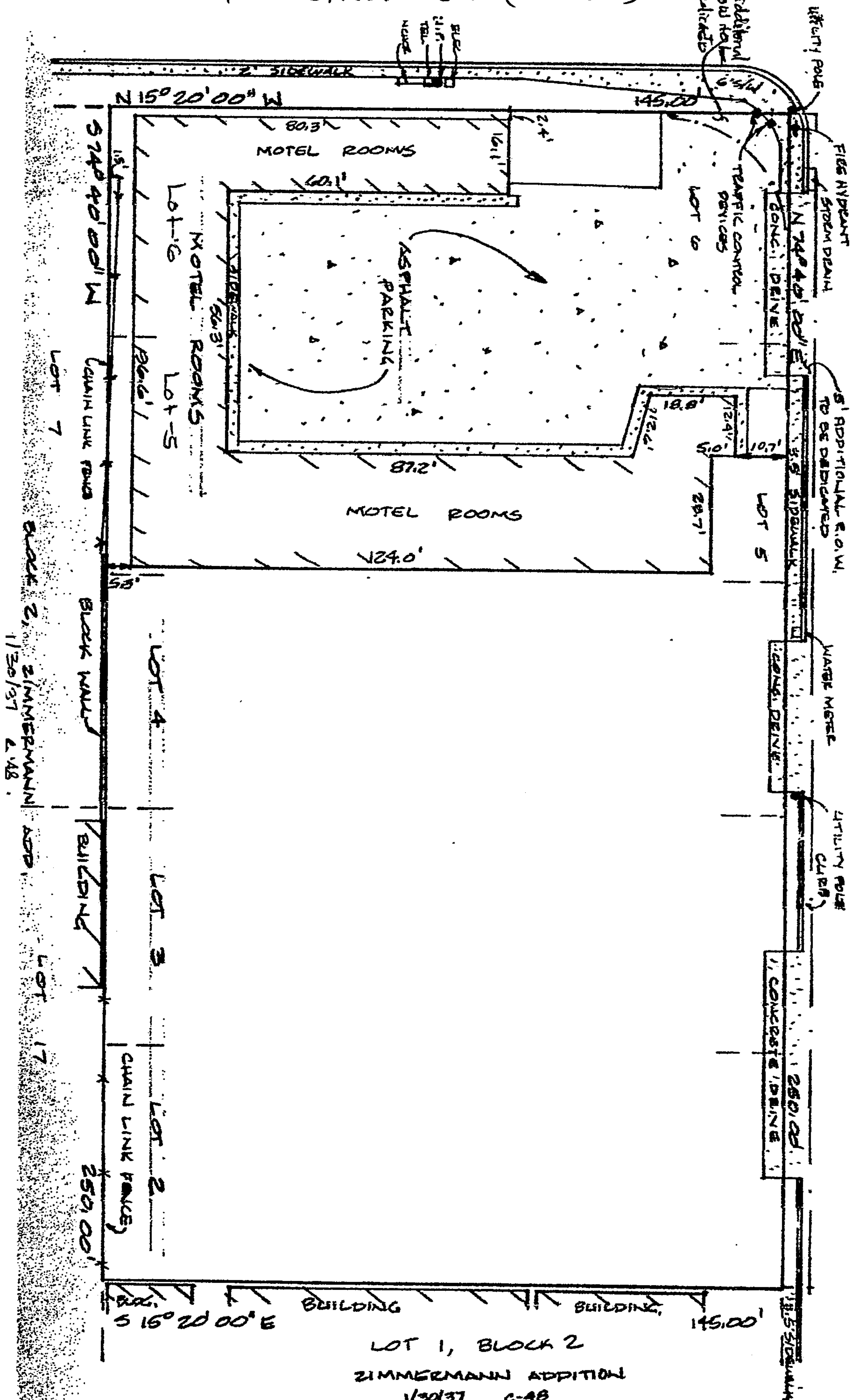
Bandit Peak Inn
Yadav DAT.

47th Street S.W (50' row)

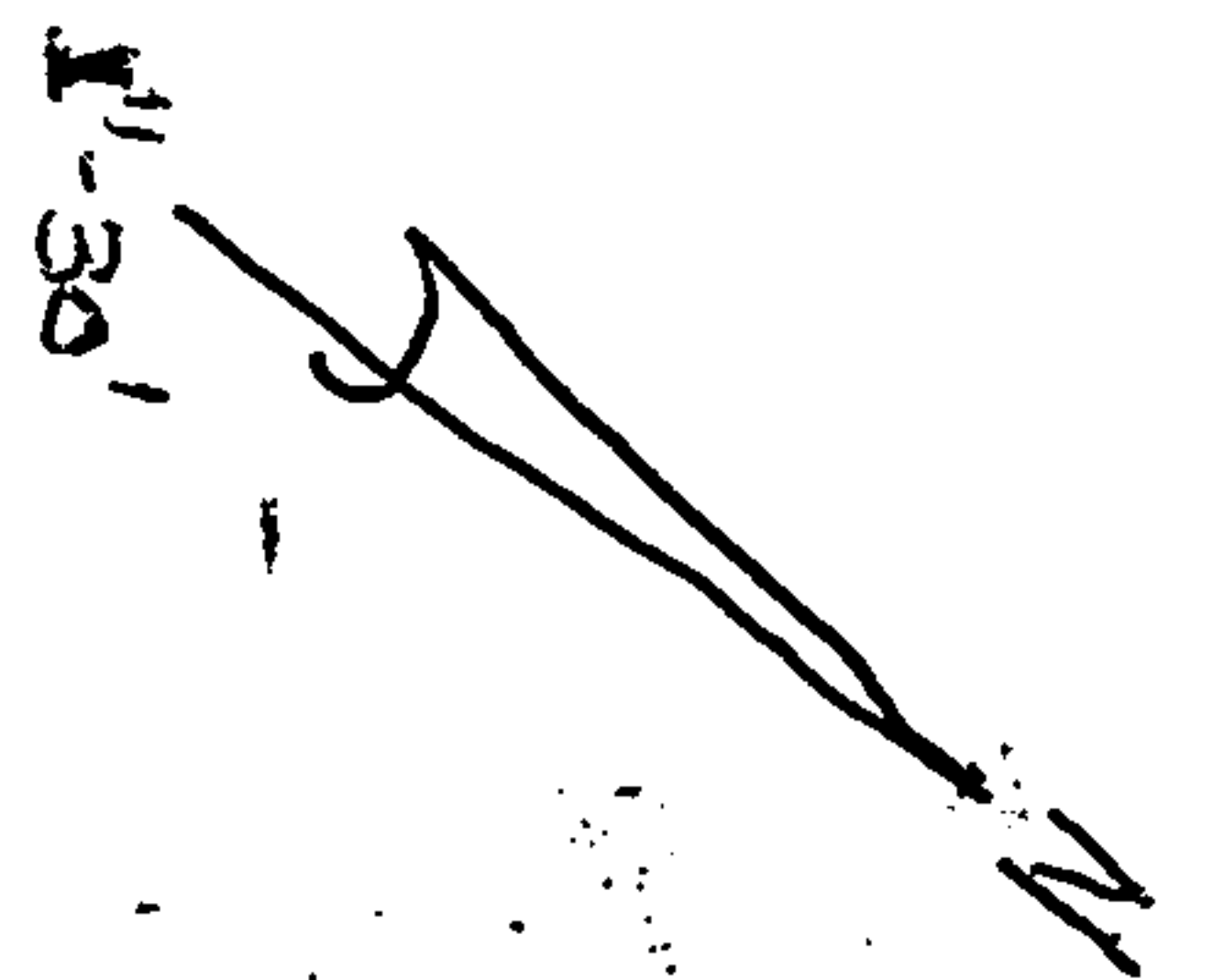
SITE PLAN
BLOCK 2
ZIMMERMANN ADDITION 1/30/37 C-48
WAYMON SURENINK CO.
APRIL 1982

SP-4-01-92

CENTRAL AVENUE, S.W. (80' R.O.W.)



LOT 1, BLOCK 2
ZIMMERMANN ADDITION
1/30/37 C-48



①

EXISTING APPROPRIATE 45 TH

2

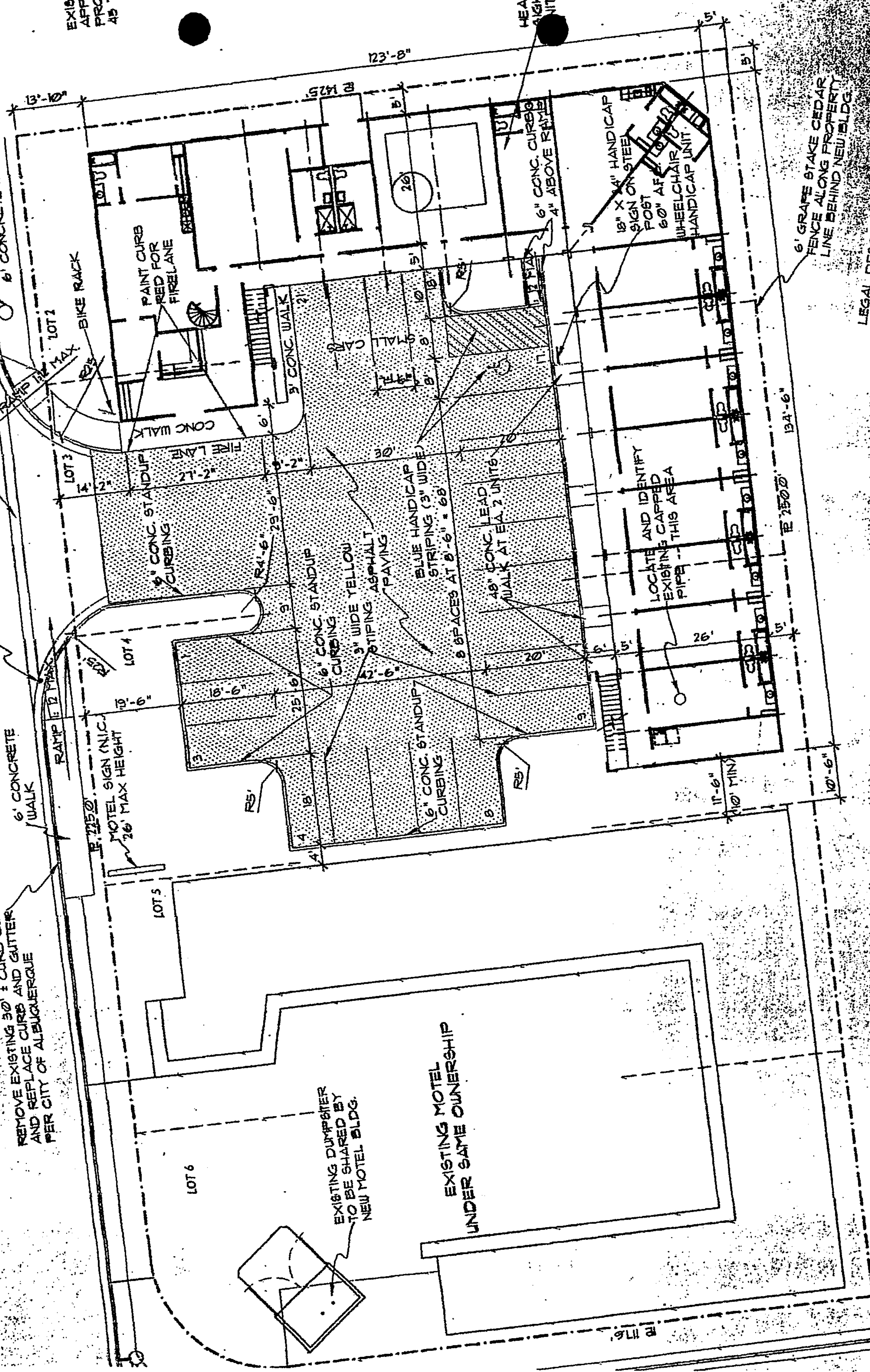
CENTRAL VENUE S. W.

REMOVE EXISTING 30" CURB CUTS AND REPLACE CURB AND GUTTER PER CITY OF ALBUQUERQUE

RELOCATE EXISTING POWER POLE AS NECESSARY

EXISTING 32" CURB CUT

EXISTING MANHOLES



EXISTING DUMPSTER TO BE SHARED BY NEW MOTEL BLDG.

EXISTING MOTEL UNDER SAME OWNERSHIP

LOCATE AND IDENTIFY EXISTING CAPPED PIPE IN THIS AREA

6' GRAPE STAKE CEDAR FENCE ALONG PROPERTY LINE BEHIND NEW BLDG

LEGAL DESCRIPTION

HEAR SIGHT UNIT

23'-8"

13'-13"

10'-6"

11'-6" (10' MIN)

194'-6"

194'-6"

194'-6"

194'-6"

194'-6"

194'-6"

194'-6"

194'-6"

194'-6"

194'-6"

194'-6"

194'-6"

6" CONCRETE WALK

BIKE RACK

CONC WALK

5' CONG. STANDUP CURBING

6" CONG. STANDUP CURBING

6" CONG. STANDUP CURBING

6" CONG. STANDUP CURBING

6" CONG. STANDUP CURBING

6" CONG. STANDUP CURBING

6" CONG. STANDUP CURBING

6" CONG. STANDUP CURBING

6" CONG. STANDUP CURBING

6" CONG. STANDUP CURBING

6" CONG. STANDUP CURBING

6" CONG. STANDUP CURBING

6" CONG. STANDUP CURBING

6" CONG. STANDUP CURBING

6" CONG. STANDUP CURBING

6" CONG. STANDUP CURBING

6" CONG. STANDUP CURBING

6" CONG. STANDUP CURBING

6" CONG. STANDUP CURBING

6" CONG. STANDUP CURBING

6" CONG. STANDUP CURBING

6" CONG. STANDUP CURBING

6" CONG. STANDUP CURBING

6" CONG. STANDUP CURBING

6" CONG. STANDUP CURBING

6" CONG. STANDUP CURBING

6" CONG. STANDUP CURBING

6" CONG. STANDUP CURBING

6" CONG. STANDUP CURBING

6" CONG. STANDUP CURBING

6" CONG. STANDUP CURBING

6" CONG. STANDUP CURBING

6" CONG. STANDUP CURBING

6" CONG. STANDUP CURBING

6" CONG. STANDUP CURBING

6" CONG. STANDUP CURBING

6" CONG. STANDUP CURBING

6" CONG. STANDUP CURBING

6" CONG. STANDUP CURBING

6" CONG. STANDUP CURBING

6" CONG. STANDUP CURBING

6" CONG. STANDUP CURBING

6" CONG. STANDUP CURBING

6" CONG. STANDUP CURBING

6" CONG. STANDUP CURBING

6" CONG. STANDUP CURBING

6" CONG. STANDUP CURBING

6" CONG. STANDUP CURBING

6" CONG. STANDUP CURBING

6" CONG. STANDUP CURBING

6" CONG. STANDUP CURBING

6" CONG. STANDUP CURBING

6" CONG. STANDUP CURBING

6" CONG. STANDUP CURBING

6" CONG. STANDUP CURBING

6" CONG. STANDUP CURBING

6" CONG. STANDUP CURBING

6" CONG. STANDUP CURBING

6" CONG. STANDUP CURBING

6" CONG. STANDUP CURBING

6" CONG. STANDUP CURBING

6" CONG. STANDUP CURBING

6" CONG. STANDUP CURBING

6" CONG. STANDUP CURBING

6" CONG. STANDUP CURBING

6" CONG. STANDUP CURBING

6" CONG. STANDUP CURBING

6" CONG. STANDUP CURBING

6" CONG. STANDUP CURBING

6" CONG. STANDUP CURBING

6" CONG. STANDUP CURBING

6" CONG. STANDUP CURBING

6" CONG. STANDUP CURBING

6" CONG. STANDUP CURBING

6" CONG. STANDUP CURBING

6" CONG. STANDUP CURBING

6" CONG. STANDUP CURBING

6" CONG. STANDUP CURBING

6" CONG. STANDUP CURBING

6" CONG. STANDUP CURBING

6" CONG. STANDUP CURBING

6" CONG. STANDUP CURBING

6" CONG. STANDUP CURBING

6" CONG. STANDUP CURBING

6" CONG. STANDUP CURBING

6" CONG. STANDUP CURBING

6" CONG. STANDUP CURBING

6" CONG. STANDUP CURBING

6" CONG. STANDUP CURBING

6" CONG. STANDUP CURBING

6" CONG. STANDUP CURBING

6" CONG. STANDUP CURBING

6" CONG. STANDUP CURBING

6" CONG. STANDUP CURBING

6" CONG. STANDUP CURBING

6" CONG. STANDUP CURBING

6" CONG. STANDUP CURBING

6" CONG. STANDUP CURBING

6" CONG. STANDUP CURBING

6" CONG. STANDUP CURBING

6" CONG. STANDUP CURBING

6" CONG. STANDUP CURBING

6" CONG. STANDUP CURBING

6" CONG. STANDUP CURBING

6" CONG. STANDUP CURBING

6" CONG. STANDUP CURBING

6" CONG. STANDUP CURBING

6" CONG. STANDUP CURBING

EXISTING
APPR
PROP
45 TH

3

CENTRAL VENUE S. W.

REMOVE EXISTING 30" CURB CUTS
AND REPLACE CURB AND GUTTER
PER CITY OF ALBUQUERQUE

EXISTING 32" CURB CUT
RELOCATE EXISTING
POWER POLE AS NECESSARY

EXISTING 32" CURB CUT
MANHOLES

6" CONCRETE
WALK

6" CONCRETE WALK

MOTEL SIGN (N.I.C.)
26' MAX HEIGHT

BIKE RACK

RAMP 12' MAX

PAINT CURB
RED FOR
FIRELANE

LOT 5

CONC WALK

LOT 6

3" CONC. WALK

EXISTING DUMPSITE
TO BE SHARED BY
NEW MOTEL BLDG.

5' CONC. STANDUP
CURBING

LOT 4

3" CONC. WALK

LOT 3

3" CONC. WALK

LOT 2

3" CONC. WALK

LOT 1

3" CONC. WALK

EXISTING MOTEL
UNDER SAME OWNERSHIP

6" CONC. CURB
4" ABOVE RAMP

6" CONCRETE
WALK

6" CONCRETE WALK

11'-6" (10' MIN)

10'-6"

134'-6"

134'-6"

E 2500'

E 2500'

E 2500'

E 2500'

E 2500'

E 2500'

E 2500'

E 2500'

E 2500'

E 2500'

E 2500'

E 2500'

E 2500'

E 2500'

E 2500'

E 2500'

E 2500'

E 2500'

E 2500'

E 2500'

E 2500'

E 2500'

E 2500'

E 2500'

E 2500'

E 2500'

E 2500'

E 2500'

6' GRAPE STAKE CEDAR
FENCE ALONG PROPERTY
LINE BEHIND NEW BLDG

LEGAL DESCRIPTION

LOCATE AND IDENTIFY
EXISTING CAPPED
PIPE IN THIS AREA

3" WIDE YELLOW
STRIPING ASPHALT
PAVING

BLUE HANDICAP
STRIPING (3" WIDE)
8 SPACES AT 8'-6" = 68'

48" CONC. LEAD
WALK AT EA. 2 UNITS

6" CONC. CURB
4" ABOVE RAMP

18" X 24" HANDICAP
SIGN ON STEEL
POST
60" AFF. TO
WHEELCHAIR
HANDICAP UNIT

HEAR
SIGHT
UNIT

RELOCATE EXISTING
POWER POLE AS NECESSARY

EXISTING 32" CURB CUT
RELOCATE EXISTING
POWER POLE AS NECESSARY

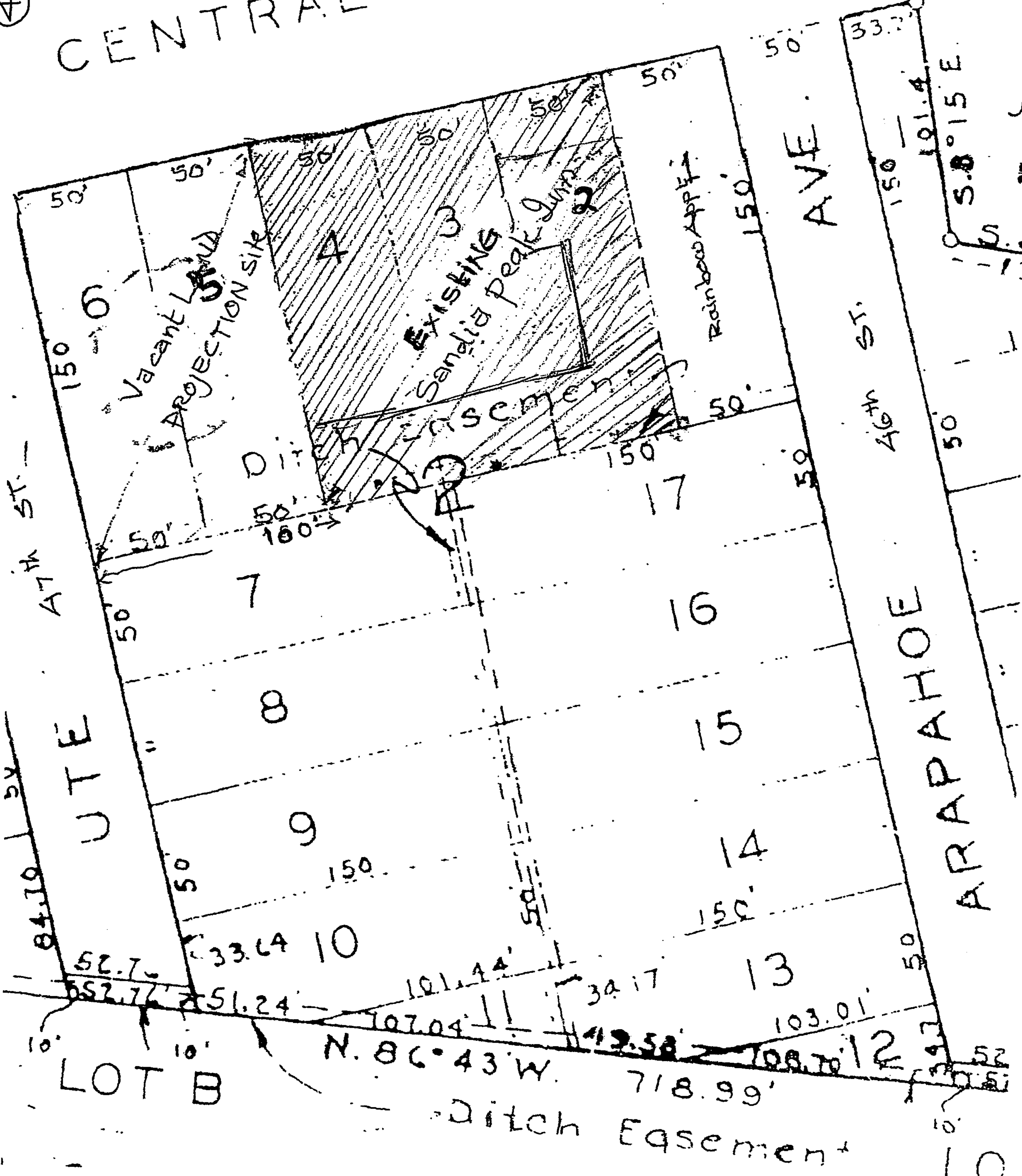
EXISTING 32" CURB CUT
RELOCATE EXISTING
POWER POLE AS NECESSARY

EXISTING 32" CURB CUT
RELOCATE EXISTING
POWER POLE AS NECESSARY

EXISTING 32" CURB CUT
RELOCATE EXISTING
POWER POLE AS NECESSARY

(7)

CENTRAL AVE.



47th ST.

UTE

84.10

LOT B

Vacant Land PROJECTION SITE

EXISTING Sandia Peak Jump

Ditch Easement

Rainbow App

AVE.

46th ST.

ARAPAHOE

N. 86° 43' W.

Ditch Easement

LO

150

50

50

50

52.7

50

50

50

52.7

7

50

160

8

9

150

33.64

51.24

107.04

101.44

718.99

40

50

50

50

150

50

50

50

103.01

108.70

50

50

50

50

50

50

50

34.17

19.58

50

50

50

50

50

50

50

103.01

108.70

50

50

50

50

50

50

50

50

50

50

50

50

50

50

50

50

33.7

150

150

150

150

150

150

101.4

101.4

50

50

50

50

50

50

50

50

50

50

50

50

50

50

50

50

50

50

50

50

50

50

50

50

50

50

50



June 17, 2005

Mr. & Mrs. Pratap Yadav
Sandia Peak Inn, Inc.
4614 Central Avenue, SW
Albuquerque, NM 87105

Re: Construction/Permanent Real Estate Loans

Dear Mr. Mrs. Yadav:

Pursuant to your request, the Bank of Belen (Bank) is pleased to provide you with a construction loan commitment in the amount of \$440,000.00 or 75% of the cost to complete your construction project. The Bank is also pleased to provide you with a permanent loan commitment in the amount of approximately \$1,040,000.00 or 80% of the appraised value of the completed hotel, whichever is less. These commitments are subject to the following terms and conditions.

Terms:

BORROWER(S):

Sandia Peak, Inn, Inc.

PURPOSE:

1. \$440,000.00 Construction Loan to complete an additional 22 rooms adjacent to the existing 23 room hotel located at 4614 Central Avenue SW
2. Permanent financing for the newly built addition for \$440,000.00 or up to 80% of the updated appraised value of the sum of the principal balance of the existing note and construction loan balance regardless of whether the two balances are rolled into one note at the end of construction.

DOWN PAYMENT:

25% down for a 75% Loan to cost; the borrower's equity injection can be in the form of cash or equity in the land or a combination of both.

INTEREST RATE:

1. During construction the interest rate will be fixed at 6.25%.
2. The permanent interest rate will be 6.25% fixed for ten (10) years at a time. The loan will readjust at the tenth year at the then WSJP plus a spread of 0.25%.

Sandia Peak Inn, Inc.
6/17/05
Page 2

ORIGINATION FEE: No origination fees will be assessed for the construction loan or the permanent loan.

DOCUMENTATION FEE: N/A

GUARANTORS: Pratap L. Yadav
Kanak P. Yadav

REPAYMENT: 1. Monthly interest only payments for a period of up to 12 months.
2. Monthly principal & interest payments amortized over 20 years (240 months); approximately \$3,216.09 per month based on the rate of 6.25%. The approximate monthly payment is on a permanent loan of \$440,000.00 only; if the existing loan balance and construction loan balance are combined, the total principal balance would be amortized over 240 months and an amortization schedule would be given to the borrower. **The permanent loan will include a pre-payment penalty of 3% of the principal balance the first year; 2% of the principal balance the second year; and 1% of the principal balance the third year.**

CONSTRUCTION INSPECTIONS:

You have the option of entering into an agreement with your architect to provide the Bank with a construction inspection at each draw request or the Bank will charge \$200 for each inspection conducted on behalf of the Bank by a certified inspector.

COLLATERAL:

Collateral will be a 1st real estate mortgage on the 45 room hotel located at 4614 Central Avenue, SW in Albuquerque, NM and a security interest in all hotel furniture, fixtures and equipment.

Conditions:

Subject to the submission of the following:

1. A commercial appraisal on the property from an approved appraiser chosen by the Bank and paid for by the borrower. It is understood that the Bank will pay for the cost of the appraisal up to \$4,000.00.

Sandia Peak Inc, Inc.

6/17/05

Page 3

2. Copies of the final building plans & specifications & construction budget/contract.
3. Updated survey if required by the City of Albuquerque.
4. The borrower and guarantor shall provide financial statements and tax returns on an annual basis.
5. Borrower shall provide additional information, statements, and other reports with respect to its financial condition as Bank may request from time to time.
6. Builders risk insurance must be in place before construction begins.
7. Deposits with the Bank starting at between \$500,000.00 & \$600,000.00.
8. All costs and fees associated with the construction/permanent loan will be paid by Borrower, including but not limited to appraisal fees, feasibility study fees, survey fees, recording fees, closing fees, builders' risk insurance, & ALTA lenders title policy.

If these terms and conditions are acceptable, please sign below and return the letter to my attention within 15 days. This commitment will expire 180 days from the date of this letter. This letter may not be transferred or assumed.

We appreciate the opportunity to serve your financial needs and look forward to a mutually beneficial relationship. If you have any questions about this commitment, please call me at 505-338-4884, ext. 403.

Sincerely,

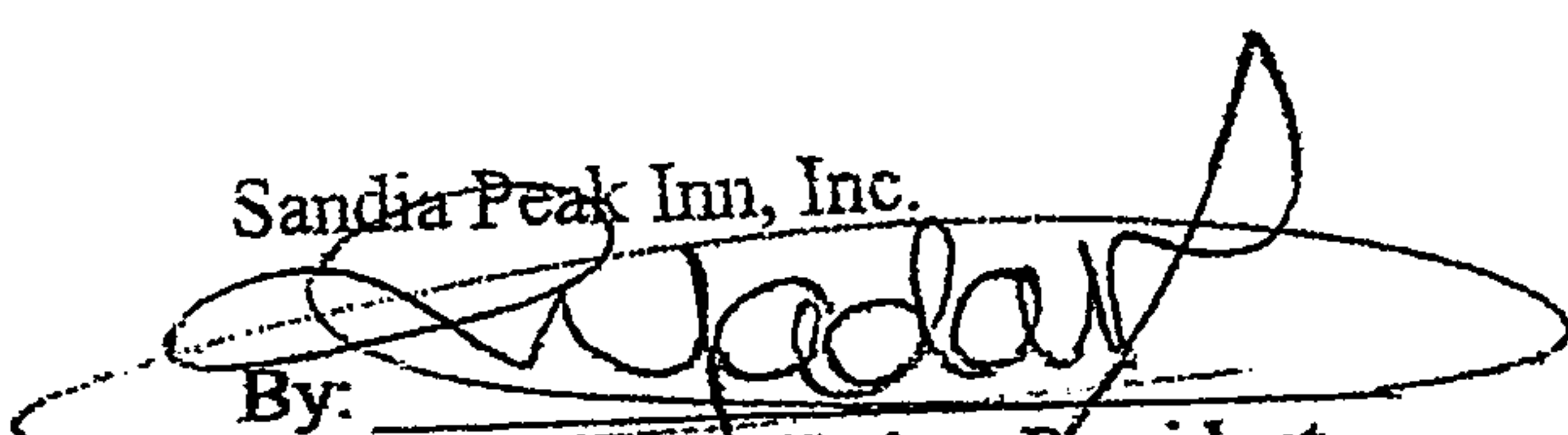


Michael Athens,
Vice President

Accepted this 17 day of JUNE, 2005

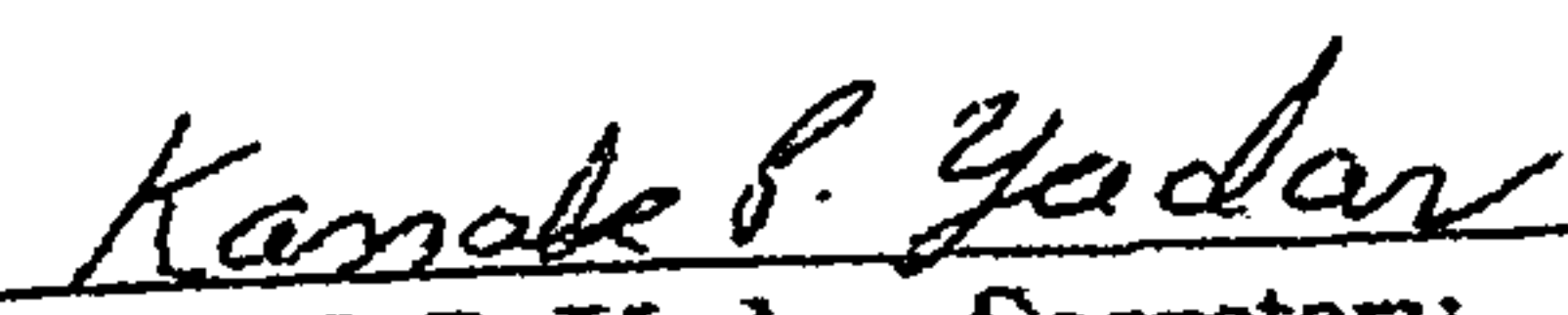
Sandia Peak Inn, Inc.

By:



Pratap L. Yadav, President
Sandia Peak Inn, Inc.

By:



Kanak P. Yadav, Secretary
Sandia Peak Inn, Inc.

CITY OF Abuquerque

DEVELOPMENT REVIEW APPLICATION

<p>ZONING</p> <p>Supplemental form Z</p> <p><input type="checkbox"/> Map Amendment</p> <p><input type="checkbox"/> Annexation/Establishment of Zoning</p> <p><input type="checkbox"/> Sector Plan</p> <p><input type="checkbox"/> Text Amendment</p> <p><input type="checkbox"/> Special Exception</p> <p style="text-align: right;">E</p> <p>SUBDIVISION</p> <p><input checked="" type="checkbox"/> DRB Major & Minor</p> <p><input type="checkbox"/> Variance (Non-Zoning)</p> <p><input type="checkbox"/> Vacation (Public & Private)</p> <p style="text-align: right;">S V</p>	<p style="text-align: right;">Supplemental form P</p> <p>SITE DEVELOPMENT PLAN</p> <p><input type="checkbox"/> for subdivision purposes</p> <p><input type="checkbox"/> for Building Permit</p> <p><input type="checkbox"/> Plan Amendment</p> <p><input type="checkbox"/> Administrative Amendment</p> <p style="text-align: right;">A</p> <p>APPEAL</p> <p><input type="checkbox"/> Planning Director, Zoning Enforcement Officer, Zoning Hearing Examiner, DRB, EPC, Zoning Board of Appeals, LUCC</p>
--	---

PRINT OR TYPE IN BLACK INK ONLY. The completed application must be submitted in person to the Planning Department by the applicant or agent. Fees are required at the time of application. Refer to supplemental forms for submittal requirements.

APPLICANT INFORMATION:

NAME: YADAV, PRATAP E. KANAK PHONE: 505-265-3585

ALL. ADDRESS: 419 Central Ave NE FAX: 505-260-1950

CITY: ALBUQUERQUE STATE NM ZIP 87108 EMAIL: _____

Proprietary interest in site: Sole-proprietor (Lots 2, 3, 4 Block-2 ZIMMERMAN ADDITION)

AGENT (if any): N/A PHONE: N/A

ADDRESS: N/A FAX: N/A

CITY: N/A STATE N/A ZIP N/A E-MAIL: N/A

SITE INFORMATION:

Request Description: Lot 6-A, Blk-2, ZIMMERMAN ADDITION, 0.8291 ac.

UPC: 1-02-057-065-400-20612

Current Zoning: C-2 Proposed Zoning: N/A Zone Atlas Page: 39 K-12-Z

Lot or Tract No.: 6-A Block / MRGCD Map No.: 2

Subdiv. / Addn.: ZIMMERMAN ADDITION (Replat of Lots 2, 3, 4 & 6 Block-2 ZIMMERMAN AD.)


UPC No.: 1-012-057-065-400-20612 Total area of site (acres): 0.8291 ac.

Number of Lots Existing: 1 (6A) Number Proposed: 2 (Lot 5 & 6) (Lots 2, 3, 4)

Within city limits? Yes. No, but site is within 5 miles of the city limits (DRB jurisdiction)

LOCATION OF PROPERTY BY STREETS: On or Near AT CORNER OF CENTRAL AVE & 47th St.

Between: 46th & 47th St. on Central and _____

SIGNATURE  Date 3-5-99

(Print) YADAV PRATAP Applicant Agent

SUPPLEMENT INFORMATION

(A) List Cross Reference to Environmental Planning Commission Case (Z-) if applicable: _____

(B) List Cross Reference to Development Review Board Cases (DRB-) if applicable: DRB-96-165

(C) List any Variance Granted (ZA-) if applicable Case No.: _____ City _____ County _____

Form	Case #'s	Fees	Hearing Date	Post Hearing Status
<u>S</u>	<u>DRB-96-165</u>	<u>\$200.00</u>	<u>3.16.99</u>	_____
_____	_____	\$ _____	_____	_____
_____	_____	\$ _____	_____	_____
_____	_____	\$ _____	_____	_____
Total fees		<u>\$200.00</u>		

Application and fees accepted by:  Date: 3.8.99

APPLICATION TO THE DEVELOPMENT REVIEW BOARD

APPLY FOR: (CHECK APPLICABLE REQUEST; MORE THAN ONE CATEGORY CAN BE CHECKED)

- | | | |
|--|--|---|
| <p><u>Minor Subdivision</u></p> <p><input type="checkbox"/> Sketch Plat Review & Comment</p> <p><input checked="" type="checkbox"/> Preliminary Plat & Final Plat (6 COPIES)
(City Surveyor Approval Required)</p> <p><input type="checkbox"/> Lot Split (' ' ' ')</p> <p><u>Vacation (See No. 2)</u></p> <p><input type="checkbox"/> Public Right-of-Way</p> <p><input type="checkbox"/> Public Easement</p> <p><input type="checkbox"/> Private Easement</p> | <p><u>Major Subdivision (See No. 3)</u></p> <p><input type="checkbox"/> Sketch Plat Review & Comment</p> <p><input type="checkbox"/> Preliminary Plat Approval</p> <p><input type="checkbox"/> Final Plat Approval</p> <p><u>Site Development Plan (See No. 4)</u></p> <p><input type="checkbox"/> Review & Comment</p> <p><input type="checkbox"/> Final Sign Off for EPC</p> <p><input type="checkbox"/> Approval (DRB only-attach checklist)</p> <p><input type="checkbox"/> Amended Plan</p> | <p><u>Subdivision Variances (See No. 5)</u></p> <p><input type="checkbox"/> Subdivision Design Standards</p> <p><input type="checkbox"/> Improve Guarantee (Bulk Land)</p> <p><input type="checkbox"/> Sidewalk Variance</p> <p><u>Other (See No. 6)</u></p> <p><input type="checkbox"/> Amended Infrastructure List</p> <p><input type="checkbox"/> SIA Extension</p> <p><input type="checkbox"/> Sector Plan Review or sign off</p> |
|--|--|---|

PRINT OR TYPE IN BLACK INK ONLY. Use additional sheets as necessary. The completed application must be submitted in person to the Planning Division by the applicant or agent. Fees are required at the time of application for Vacations, Site Development Plan Approvals (DRB only), and Preliminary Plat for Major Subdivisions. All attachments must be submitted with the application and, when folding, shall not exceed 8-1/2 x 14 inches. INACCURATE APPLICATIONS WILL DELAY HEARING OR DECISION DATE. For additional information, contact the Planning Division at (505) 768-3860.

APPLICANT INFORMATION

APPLICANT NAME: VEDAV PRATAP & KANAK Telephone Number: 505-265-3585

Mailing address: 4618 CENTRAL AVE SW

City: ALBUQUE State: NM Zip Code: 87105

Applicant's Property Interest in the Property: SOLE PROPRIETOR

Has a List of Owner's Been Provided? Yes No (This is Required for Preliminary Plat Application)

AGENT (if any): N/A Telephone Number: N/A

Mailing address: N/A

City: N/A State: N/A Zip Code: N/A

SIGNED (Applicant or Agent): [Signature] (Print) N/A

1. SITE INFORMATION

(a) Property is: YES within the City Limits of Albuquerque or N/A Outside the City Limits of Albuquerque, but within five (5) miles
(this is the extent of Development Review Board jurisdiction)

(b) Present Zoning: C-2 Proposed Zoning (Complete Only if Zone Change is Anticipated): N/A

(c) Existing Buildings? Yes No - If yes, a Site Sketch is required (show building, setbacks, and parking on separate sheet): ONE CO. BLDG.

If yes, Address(es) (required): 4618 CENTRAL AVE SW ALBUQUE NM 87108

(d) Number of Lots Existing: 5 & 6 Number Proposed: 2, 3, 4 Total Land Area Covered by Request: (Acres) 3.75000 SQF

(e) Present Legal Description of the Property: Lot/Tract No.(s): 2-TO-6 LOTS Block/Map No.(s) 2

Subdivision/ Addition: ZIMMERMAN ADDITION

(f) Location of Property by Streets - Located on (or near): at corner of Central ave. and 47th
between 46th and 47th street on central and _____

(g) Uniform Property Code (18 Digit Number Issued by County Assessor): 1012 057 061412 20612 LOTS 5 & 6
1012 057 069414 20510 LOTS 2 & 3
1012 057 076416 20611 LOTS 4

2. VACATION ONLY:

Give reason for request on separate sheet. Sketch/State exactly what is being vacated. Give reasons why vacation should be granted as per Subdivision Ordinance requirements. A copy of the document that created the areas to be vacated is required.

3. SUBDIVISION ONLY:

An Infrastructure List and a completed checklist from the Development Process Manual (DPM) is required for Major Subdivision Preliminary Plat application. Attach any variances or easements granted for this property which affects platting, if applicable. Attach zoning action, Notifications of Decision, or Zone Change Request, if applicable.

4. SITE DEVELOPMENT PLAN ONLY:

For final sign off for EPC, Notification of Decision is required. For amended plan, list changes to previous plan.

5. SUBDIVISION VARIANCE REQUEST:

Include letter of request for improvements guarantee (Bulk Land). Other information as required per the Development Process Manual (DPM) and Subdivision Ordinance. For sidewalk Variance, sketch location and state reason for variance.

6. AMENDED INFRASTRUCTURE LIST, ETC..

Describe and show changes to approved infrastructure list. For Subdivision Improvement Agreement (SIA) Extension, attach previous DRB approvals Infrastructure List, Notice of Decision, reduced plat or plan.

7. SUPPLEMENTAL INFORMATION

(a) List Cross References to Environmental Planning Commission cases (E-) if applicable: _____

(b) List Cross References to Development Review Board cases (DRB-) if applicable: DRB-96-165

(c) List any Variances Granted (ZA-) if applicable Case No.: _____

Application & Fees Accepted By: Walt Giv PLANNING DIVISION INTERNAL USE ONLY Date: 4-30-96

Advised Case? Yes No If yes, Number of Signs Issued: 0 Fees: \$ 0.00

Map Number: K-12

Hearing Date: 5-7-96

S- _____

V- _____

DRB- 96-165

PROPERTY REVISION DATA

REPLAT

2000-39-04

REVISION NUMBER

MAP 39

K-12

COUNTY: BERNALILLO

DATE: 07/31/2000

SUBDIVISION: PLAT OF LOT 6-A, BLOCK 2
(05/10/1996) ZIMMERMANN ADDITION

LOT "6-A" BLK. 2 = 0.8291 Ac.
(1-012-057-065-400-20612)

OWNER: Pratap L. & Kanak P. Yadav
ADDRS: 4618 Central Ave. SW, Alb., NM 87105

INTO	"2000"	SPLIT BY:	<input type="checkbox"/> (WARRANTY DEED	<input checked="" type="checkbox"/> (FIELD SURVEY
			<input type="checkbox"/> (QUITCLAIM DEED	<input type="checkbox"/> (TAX SCHEDULE
			<input type="checkbox"/> (CONTRACT	<input checked="" type="checkbox"/> (2000 BERN. CO. PKG.

SUBDIVISION: PLAT OF LOTS 6-A-1 & 6-A-2, BLOCK 2
(02/18/1999) ZIMMERMANN ADDITION

LOT "6-A-1" BLK. 2 = 0.3388 Ac.
(1-012-057-063-415-20612)

OWNER: Pratap L. & Kanak P. Yadav c/o Sandia Motel
ADDRS: 4618 Central Ave. SW, Alb., NM 87105

LOT "6-A-2" BLK. 2 = 0.4760 Ac.
(1-012-057-075-418-20680)

OWNER: Pratap L. & Kanak P. Yadav c/o Sandia Motel
ADDRS: 4618 Central Ave. SW, Alb., NM 87105

REMARKS: Ac. Decrease by 0.8143 Ac. per Plat filed in Bern. Co. on 02/18/1999 in Vol. 99-C, Folio 231.
Plat filed in MRGCD Plat Bk. 00 Pg. 89.
Also as per Bern. Co. Plg. Job No. 437 for 2000 Tax Year.
Prior MRGCD Revision: 97-39-10.

SUBDIVISION TOTAL ACREAGE = 0.8143 AC.
SEQUENCE# 2-5760

REVISION NUMBER
2000-39-04

MIDDLE RIO GRANDE CONSERVANCY DISTRICT

PROPERTY REVISION DATA

SUBDIVIDE

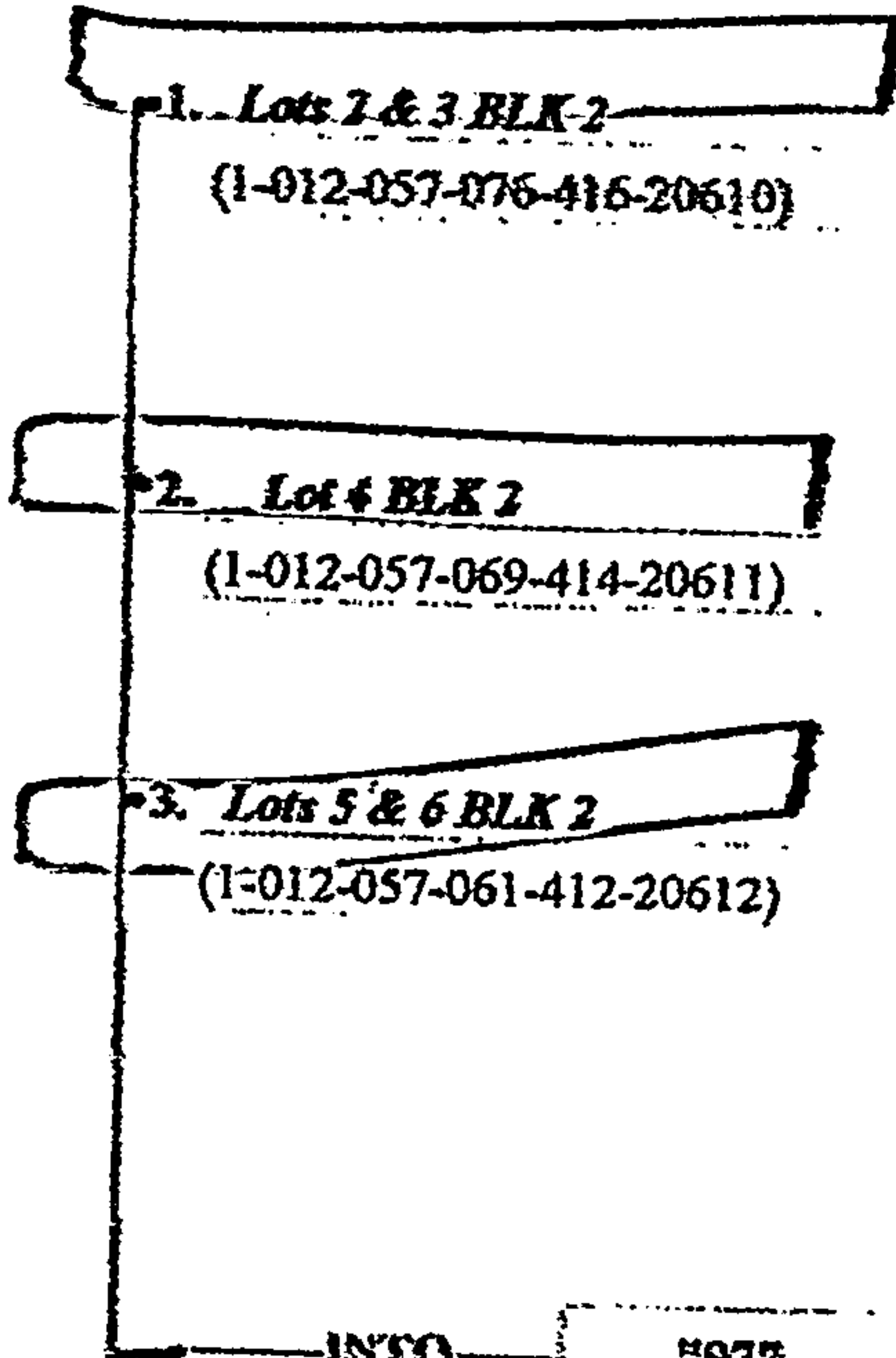
97-39-10
REVISION NUMBER

SUBJECT: DIVISION OF PROPERTY BY MAP AND TRACT

COUNTY: **BERNALILLO** DATE: **3/13/98**
 MAP: **39** TRACT: **K-12** ACRES: OWNER:

SUBJECT: DIVISION OF PROPERTY BY BLOCK AND LOT

SUBDIVISION: **ZIMMERMAN**
(1/30/37) **ADDITION**



OWNER *William L. Bigsby, Trustee*
 ADDR: *Charles P. Smith, IRT*
8312 Anaheim Ave., NE
Alb., NM 87122

OWNER *Pratap L. & Kanak P. Yadav*
c/o Sandia Motel
 ADDR: *4618 Central Ave. SW, Alb., NM 87105*

OWNER *Pratap L. & Kanak P. Yadav*
c/o Sandia Motel
 ADDR: *4618 Central Ave. SW, Alb., NM 87105*

- SPLIT BY:
- | | | | |
|--------------------------|------------------|-------------------------------------|----------------|
| <input type="checkbox"/> | { WARRANTY DEED | <input checked="" type="checkbox"/> | { FIELD SURVEY |
| <input type="checkbox"/> | { QUITCLAIM DEED | <input type="checkbox"/> | { TAX SCHEDULE |
| <input type="checkbox"/> | { CONTRACT | <input type="checkbox"/> | { OTHER |

SUBDIVISION: **PLAT OF LOT 6-A, BLK 2**
(5/10/96) **ZIMMERMAN ADDITION**

1. *Lot 6-A, BLK 2 = 0.8291 ac.*
(1-012-057-065-400-20612)

OWNER *Pratap L. & Kanak P. Yadav*
c/o Sandia Motel
 ADDR: *4618 Central Ave. SW, Alb., NM 87105*

2. *Additional R/W out to Central Ave.*
= 0.0439 ac.

OWNER *City of Alb., Dept. of Finance & Management*
Real Estate Division
 ADDR: *P.O. Box 1293 Alb., NM 87103*

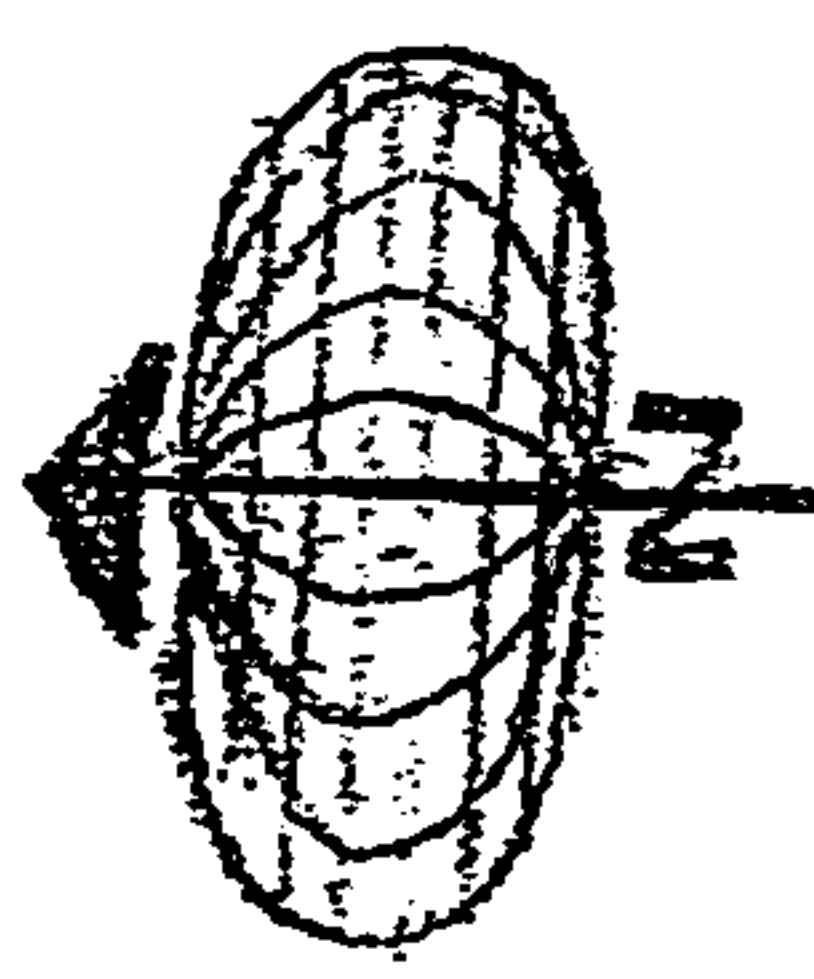
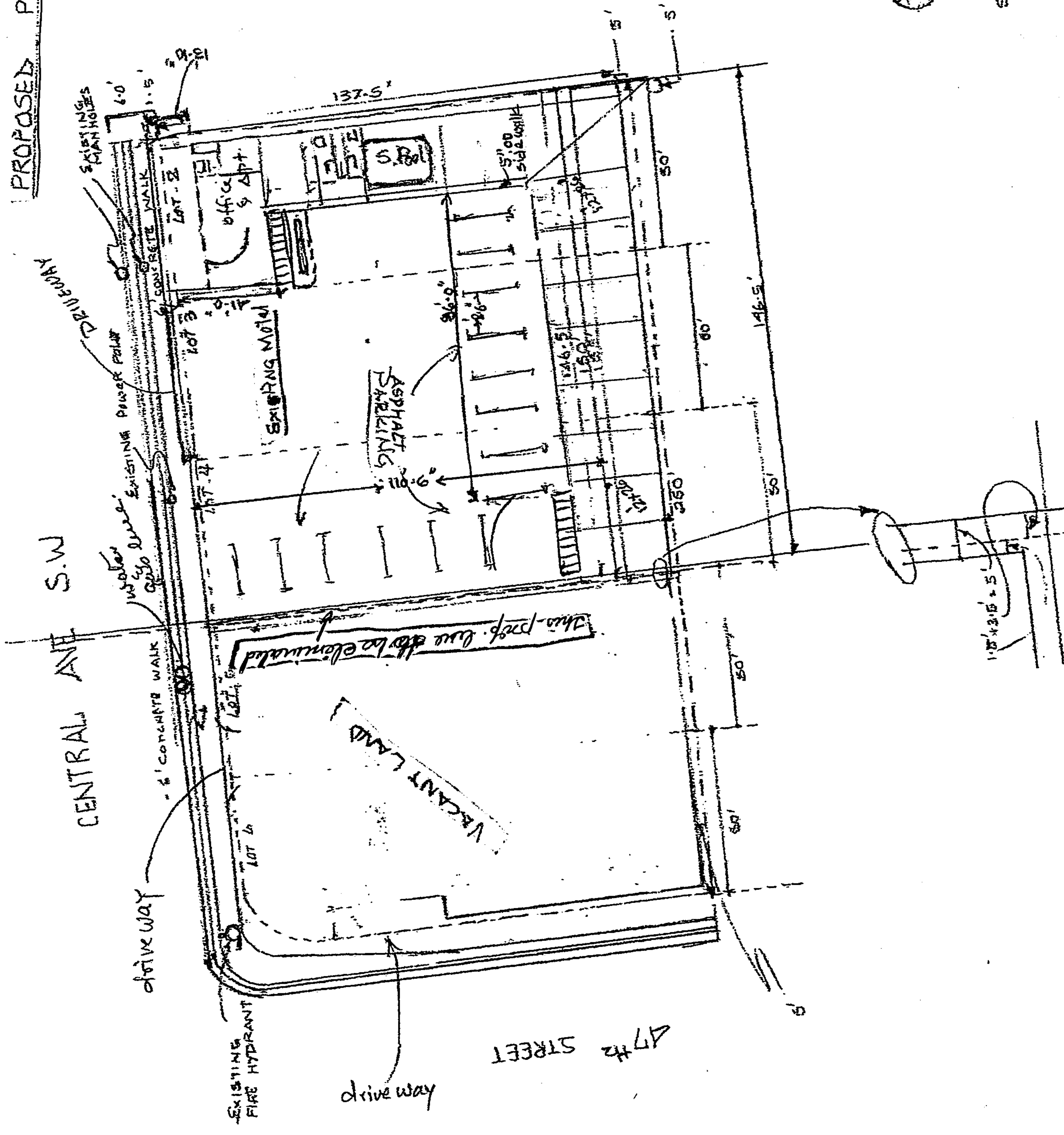
REMARKS: *Revision made as per Plat filed in Bern. Co. on 5/10/96 Vol. 96-C, Folio 191.*
Plat filed in MRGCD Plat Bk. 89 Pg. 89.

SUBDIVISION TOTAL ACREAGE = 0.8291 AC.
 SEQUENCE# 2-5495

REVISION NUMBER
 07-30-10



PROPOSED PLAN



SCALE 1" = 40'
 .01" = 2.5'



Sheran A. Matson
06/10/2005 02:54 PM

To: DRB
cc: Richard H. Dourte/PWD/CABQ, Claire A. Senova/PLN/CABQ,
cc:
Subject: DRB 6/15/05 Item # 10, 1004251

This application was mistakenly taken without a plat submittal. The applicant was given until today at noon to bring in a plat. He did not do so. The application is being withdrawn at DRB request due to an incomplete application.

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

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

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

APPLICANT INFORMATION:

NAME: PRATAP E, KANAK YADAV PHONE: 505-831-5036
 ADDRESS: 4614, CENTRAL AVE. SW. FAX: 505-831-5040
 CITY: ALBUQUERQUE STATE NM ZIP 87105 E-MAIL: N/A
 Proprietary interest in site: Sole PROPRIETOR List all owners: PRATAP E, KANAK YADAV.
 AGENT (if any): N/A PHONE: _____
 ADDRESS: _____ FAX: _____
 CITY: _____ STATE _____ ZIP _____ E-MAIL: _____

DESCRIPTION OF REQUEST: Re plating ^{Again} the lots 2,3, & 4 AND 5,6 into one plat Block - 2, ZIMMERMAN ADDITION.

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. 2 to 6 lots. Block: 2 Unit: Total lots (5)
 Subdiv. / Addn. ZIMMERMAN ADDITION
 Current Zoning: C-2 Proposed zoning: N/A
 Zone Atlas page(s): K-12-2 No. of existing lots: Total (3) 2,3,4 No. of proposed lots: Total (2) 5,6
 Total area of site (acres): 37500 sqft density if applicable: dwellings per gross acre: N/A dwellings per net acre: N/A
 Within city limits? Yes. No , but site is within 5 miles of the city limits.)
 UPC No. 1012057063415 20612 Lot 6-A-1 block 2 plot GA-1 AND 6-A-2, Block 2
 MRGCD Map No. 1012057075418 20680 Lot 6-A-2 block 2, plot 6-A-1 and 6-A-2 Block 2
 LOCATION OF PROPERTY BY STREETS: On or Near: CENTRAL AVE. S.W.
 Between: 46th AND 47th st. and Central Ave SW.

CASE HISTORY:

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

Check-off if project was previously reviewed by Sketch Plan Plan or Pre-application Review Team . Date of review: 3-8-99

SIGNATURE [Signature] DATE 6-2-05
 (Print) PRATAP YADAV Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 4/04

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>05 DRB - 00959</u>	<u>P & F</u>	<u>S(3)</u>	<u>\$ 285.00</u>
<input checked="" type="checkbox"/> All fees have been collected		<u>CMF</u>		<u>\$ 20.00</u>
<input checked="" type="checkbox"/> All case #'s are assigned				\$
<input checked="" type="checkbox"/> AGIS copy has been sent				\$
<input checked="" type="checkbox"/> Case history #'s are listed				\$
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill				\$
<input checked="" type="checkbox"/> F.H.D.P. density bonus				\$
<input checked="" type="checkbox"/> F.H.D.P. fee rebate				\$
	Hearing date <u>June 15, 2005</u>			Total / <u>\$ 305.00</u>

[Signature] 6-3-05
 Planner signature / date

Project # 1004251

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.

PRATAP YADAV Applicant name (print)
[Signature] Applicant signature / date 6/3/05



Form revised 11/04

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

Application case numbers
 OSDRB - - 00959

[Signature] Planner signature / date 6-3-05
Project # 1004251

JUNE - 3rd 2005

Yadav Pratap & Kanak

City of Albuquerque

4614, Central Ave SW

DRB Dept.

ALBUQ. NM - 87105

Development / Plan Review

PH. 505-831-5036

FAX - 505-831-5040

SUB: Letter Briefly describing, explaining and justifying the request.

Application for MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL.

Dear Sir,

In 1996 (April) DRB # 96-165, I submitted a application for replatting the plots, 2,3,4 & 5,6 which was done known. Lot 6 - A BLK 2, ZIMMERMAN ADDITION. (copy attached) But I could not get enough loan to build a motel (That was the idea) So, in 1999 DRB Case # AA-99-22, again I separated out known lots 6-A-1 BLK 2, and lots 6-A-2 BLK 2.

I built a motel, of 22 Unit on ^{Sandia Peak INN.} at 4614, Central Ave SW. plot 2,3,4, and plot 5,6 had existing motel called Sandia motel at 4618, Central Ave SW.

In 2001 I demolished the Sandia Motel at 4618, Central Ave SW. So currently it a vacant. (land)

Now I got a loan from the bank of Belen for Extention approx. 24 Rooms to Sandia Peak Inn, Existing motel of 22 Rooms next to ~~the~~ vacant land, plots 2,3,4. (6-A-2)

I would like to replatting again 6-A-1 and 6-A-2 together and would like eliminate the line betⁿ. This two plots. Both plots are under the same owners.

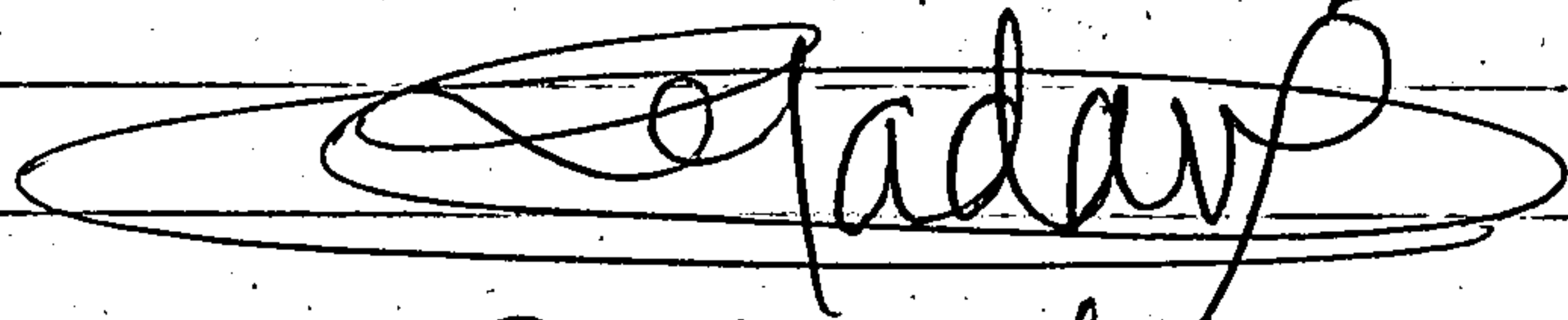
" PRATAP & KANAK YADAV "

I would like to request for that. I submitted with application.

1. Proposed preliminary plan.
2. Site Sketches
3. Zone Atlas map.
4. Briefly letter to explain.
5. Letter from Bank of Belen (Loan Approved)
6. copy of Property Revision Data.
7. copy of Replatting application 1996 & 1999.

Thank you very much
if you have question please contact-me.

Yours very truly



(Pratap Yadav)



K-12-7

MAP AMENDED
JULY 1941

LEGAL DESCRIPTION
S 10 N
R 2 E
S 24

SECTION CORNER
S 24

LAND OFFICE PLANNING DIVISION
MUNICIPAL DEVELOPMENT DEPARTMENT

PROPERTY REVISION DATA

REPLAT

2000-39-04

REVISION NUMBER

MAP 39

K-12

COUNTY: BERNALILLO

DATE: 07/31/2000

SUBDIVISION: PLAT OF LOT 6-A, BLOCK 2

(05/10/1996) ZIMMERMANN ADDITION

LOT "6-A" BLK. 2 = 0.8291 Ac.

OWNER: Pratap L. & Kanak P. Yadav

(1-012-057-065-400-20612)

ADDRS: 4618 Central Ave. SW, Alb., NM 87105

INTO	"2000"	SPLIT BY:	<input type="checkbox"/>	{WARRANTY DEED	<input checked="" type="checkbox"/>	{FIELD SURVEY
			<input type="checkbox"/>	{QUITCLAIM DEED	<input type="checkbox"/>	{TAX SCHEDULE
			<input type="checkbox"/>	{CONTRACT	<input checked="" type="checkbox"/>	{2000 BERN. CO. PKG.

SUBDIVISION: PLAT OF LOTS 6-A-1 & 6-A-2, BLOCK 2

(08/18/1999) ZIMMERMANN ADDITION

LOT "6-A-1" BLK. 2 = 0.3388 Ac.

OWNER: Pratap L. & Kanak P. Yadav c/o Sandia Motel

(1-012-057-063-415-20612)

ADDRS: 4618 Central Ave. SW, Alb., NM 87105

LOT "6-A-2" BLK. 2 = 0.4760 Ac.

OWNER: Pratap L. & Kanak P. Yadav c/o Sandia Motel

(1-012-057-075-418-20680)

ADDRS: 4618 Central Ave. SW, Alb., NM 87105

REMARKS: Ac. Decrease by 0.0143 Ac. per Plat filed in Bern. Co. on 08/18/1999 in Vol. 99-C, Folio 231.

Plat filed in MRGCD Plat Bk. 00 Pg. 89.

Also as per Bern. Co. Pkg. Job No. 437 for 2000 Tax Year.

Prior MRGCD Revision : 97-39-10.

SUBDIVISION TOTAL ACREAGE = 0.8148 AC.

SEQUENCE#

2-5760

REVISION NUMBER

2000-39-04

MIDDLE RIO GRANDE CONSERVANCY DISTRICT

PROPERTY REVISION DATA

SUBDIVIDE

97-39-10
REVISION NUMBER

SUBJECT: DIVISION OF PROPERTY BY MAP AND TRACT

COUNTY: BERNALILLO DATE: 3/13/98
 MAP: TRACT ACRES OWNER
39
K-12

SUBJECT: DIVISION OF PROPERTY BY BLOCK AND LOT

SUBDIVISION: ZIMMERMAN
 (1/30/37) ADDITION

- 1. Lots 2 & 3 BLK 2
 (1-012-057-076-416-20610) OWNER William L. Bigsby, Trustee
 ADDRS: Charles P. Smith, IRT
8312 Anaheim Ave., NE
Alb., NM 87122
- 2. Lot 4 BLK 2
 (1-012-057-069-414-20611) OWNER Pratap L. & Kanak P. Yadav
c/o Sandia Motel
 ADDRS: 4618 Central Ave. SW, Alb., NM 87105
- 3. Lots 5 & 6 BLK 2
 (1-012-057-061-412-20612) OWNER Pratap L. & Kanak P. Yadav
c/o Sandia Motel
 ADDRS: 4618 Central Ave. SW, Alb., NM 87105

INTO "97" SPLIT BY: {WARRANTY DEED {FIELD SURVEY
 {QUITCLAIM DEED {TAX SCHEDULE
 {CONTRACT {OTHER

SUBDIVISION: PLAT OF LOT 6-A, BLK 2
 (5/10/96) ZIMMERMAN ADDITION

- 1. Lot 6-A, BLK 2 = 0.8291 ac.
 (1-012-057-065-400-20612) OWNER Pratap L. & Kanak P. Yadav
c/o Sandia Motel
 ADDRS: 4618 Central Ave. SW, Alb., NM 87105
- 2. Additional R/W out to Central Ave.
= 0.0439 ac. OWNER City of Alb., Dept. of Finance & Management
Real Estate Division
 ADDRS: P.O. Box 1293 Alb., NM 87103

REMARKS: Revision made as per Plat filed in Bern. Co. on 5/10/96 Vol. 96-C, Folio 191.
Plat filed in MRGCD Plat Blk. 00 Pg. 89.

SUBDIVISION TOTAL ACREAGE = 0.8291 AC. REVISION NUMBER
 SEQUENCE # 2-5495 97-39-10

APPLICATION TO THE DEVELOPMENT REVIEW BOARD

APPLICATION FOR: (CHECK APPLICABLE REQUEST; MORE THAN ONE CATEGORY CAN BE CHECKED)

Minor Subdivision

- Sketch Plat Review & Comment
- Preliminary Plat & Final Plat (6 copies)
(City Surveyor Approval Required)
- Lot Split (" " " ")
- Vacation (See No. 2)**
- Public Right-of-Way
- Public Easement
- Private Easement

Major Subdivision (See No. 3)

- Sketch Plat Review & Comment
- Preliminary Plat Approval
- Final Plat Approval
- Site Development Plan (See No. 4)**
- Review & Comment
- Final Sign Off for EPC
- Approval (DRB only-attach checklist)
- Amended Plan

Subdivision Variances (See No. 5)

- Subdivision Design Standards
- Improve Guarantee (Bulk Land)
- Sidewalk Variance
- Other (See No. 6)**
- Amended Infrastructure List
- SIA Extension
- Sector Plan Review or sign off

PRINT OR TYPE IN BLACK INK ONLY. Use additional sheets as necessary. The completed application must be submitted in person to the Planning Division by the applicant or agent. Fees are required at the time of application for Vacations, Site Development Plan Approvals (DRB only), and Preliminary Plat for Major Subdivisions. All attachments must be submitted with the application and, after folding, shall not exceed 8-1/2 x 14 inches. INACCURATE APPLICATIONS WILL DELAY HEARING OR DECISION DATE. For additional information, contact the Planning Division at (505) 768-3860.

APPLICANT INFORMATION

APPLICANT NAME: YADAV PRATAP & KANAK Telephone Number: 505-265-3585
 Mailing address: 4618 CENTRAL AVE SW
 City: ALBUQUE State: NM Zip Code: 87105
 Applicant's Propriety Interest in the Property: SOLE PROPRIETOR
 Has a List of Owner's Been Provided? Yes No (This is Required for Preliminary Plat Application)
 AGENT (if any): N/A Telephone Number: N/A
 Mailing address: N/A
 City: N/A State: N/A Zip Code: N/A
 SIGNED (Applicant or Agent): [Signature] (Print) N/A

1. SITE INFORMATION

- (a) Property is: YES within the City Limits of Albuquerque or N/A Outside the City Limits of Albuquerque, but within five (5) miles (this is the extent of Development Review Board jurisdiction)
- (b) Present Zoning: C-2 Proposed Zoning (Complete Only if Zone Change is Anticipated): N/A
- (c) Existing Buildings? Yes No - If yes, a Site Sketch is required (show buildings, setbacks, and parking on separate sheet): ONE CO. 1
 If yes, Address(s) (required): 4618 CENTRAL AVE SW ALBUQUE NM 87108
- (d) Number of Lots Existing: 5 & 6 Number Proposed: 2, 3, 4 Total Land Area Covered by Request: (Acres) 375000 SQF
- (e) Present Legal Description of the Property: Lot/Tract No.(s): 2 TO 6 LOTS Block/Map No.(s) 2
 Subdivision/Addition: ZIMMERMAN ADDITION
- (f) Location of Property by Streets - Located on (or near): at corner of central ave. and 47th
 between 46th and 47th street on central and _____
- (g) Uniform Property Code (18 Digit Number Issued by County Assessor):
1012 057 061412 20612 LOTS 5 & 6
1012 057 069414 20610 LOTS 2 & 3
1012 057 076416 20611 LOTS 4

- 2. **VACATION ONLY:** Give reason for request on separate sheet. Sketch/state exactly what is being vacated. Give reasons why vacation should be granted as per Subdivision Ordinance requirements. A copy of the document that created the areas to be vacated is required.
- 3. **SUBDIVISION ONLY:** An Infrastructure List and a completed checklist from the Development Process Manual (DPM) is required for Major Subdivision/ Preliminary Plat application. Attach any variances or easements granted for this property which affects platting, if applicable. Attach zoning action, Notifications of Decision, or Zone Change Request, if applicable.
- 4. **SITE DEVELOPMENT PLAN ONLY:** For final sign off for EPC, Notification of Decision is required. For amended plan, list changes to previous plan.
- 5. **SUBDIVISION VARIANCE REQUEST:** Include letter of request for improvements guarantee (Bulk Land). Other information as required per the Development Process Manual (DPM) and Subdivision Ordinance. For sidewalk Variance, sketch location and state reason for variance.
- 5. **AMENDED INFRASTRUCTURE LIST, ETC.:** Describe and show changes to approved Infrastructure List. For Subdivision Improvement Agreement (SIA) Extension, attach previous DRB approvals (Infrastructure List, Notice of Decision, reduced plat or plan).

7. SUPPLEMENTAL INFORMATION

- (a) List Cross References to Environmental Planning Commission cases (Z-) if applicable: _____
- (b) List Cross References to Development Review Board cases (DRB-) if applicable: DRB-96-165
- (c) List any Variance Granted (ZA-) if applicable Case No.: _____ City _____ County _____

Application & Fees Accepted By: WALT GIB PLANNING DIVISION INTERNAL USE ONLY Date: 4-30-96
 Advertised Case? Yes No If yes, Number of Signs Issued: 0 Fee(s): \$ 0.00

Map Number: K-12
 Hearing Date: 5-7-96
 S- _____
 V- _____
 DRB- 96-165

CITY OF Abuquerque

DEVELOPMENT REVIEW APPLICATION

	Supplemental form	Supplemental form
ZONING	Z	P
<input type="checkbox"/> Map Amendment		<input type="checkbox"/> for subdivision purposes
<input type="checkbox"/> Annexation/Establishmt. Of Zoning		<input type="checkbox"/> for Building Permit
<input type="checkbox"/> Sector Plan		<input type="checkbox"/> Plan Amendment
<input type="checkbox"/> Text Amendment		<input type="checkbox"/> Administrative Amendment
<input type="checkbox"/> Special Exception	E	
		A
SUBDIVISION	S	A
<input checked="" type="checkbox"/> DRB Major & Minor		<input type="checkbox"/> Planning Director, Zoning
<input type="checkbox"/> Variance (Non-Zoning)	V	<input type="checkbox"/> Enforcement Officer, Zoning
<input type="checkbox"/> Vacation (Public & Private)		<input type="checkbox"/> Hearing Examiner, DRB, EPC,
		<input type="checkbox"/> Zoning Board of Appeals, LUCC

PRINT OR TYPE IN BLACK INK ONLY. The completed application must be submitted in person to the Planning Department by the applicant or agent. Fees are required at the time of application. Refer to supplemental forms for submittal requirements.


APPLICANT INFORMATION:

NAME: YADAV, PRATAP E. KANAK PHONE: 505-265-3585
 MAIL ADDRESS: 419 Central Ave NE FAX: 505-260-1950
 CITY: ALBUQUERQUE STATE NM ZIP 87108 E-MAIL: -
 Proprietary interest in site: Sole proprietor (Lots 2, 3, E 4 Block-2 ZIMMERMAN
 AGENT (if any): N/A PHONE: N/A ADDITION)
 ADDRESS: N/A N/A FAX: N/A
 CITY: N/A STATE - ZIP N/A E-MAIL: N/A

SITE INFORMATION:

Request Description: Lot 6-A, Blk-2, ZIMMERMAN ADDITION. 0.8291 ac.
UPC. 1-02-057-065-400 20612
 Current Zoning: C-2 Proposed Zoning: N/A Zone Atlas Page: 39-K-12-2
 Lot or Tract No. 6-A Block / MRGCD Map No. 2
 Subdiv. / Addn. ZIMMERMAN ADDITION (Replat of LOTS 2, 3, 4, 5 & 6 Block-2
UPC No. 1-02-057-065-400-20612 Total area of site (acres): ZIMMERMAN AD.
 Number of Lots Existing: 1 (6-A) Number Proposed: 2 (Lot 5 & 6) (Lots 2, 3, 4) 0.8291 ac.
 Within city limits? Yes. No , but site is within 5 miles of the city limits (DRB jurisdiction.)

LOCATION OF PROPERTY BY STREETS: On or Near: AT CORNER OF CENTRAL AVE E 47th St.
 Between: 46th E 47th St. on Central and -

SIGNATURE  Date 3-5-99
 (Print) YADAV PRATAP Applicant Agent

SUPPLEMENT INFORMATION

(A) List Cross Reference to Environmental Planning Commission Case (Z-) if applicable:
 (B) List Cross Reference to Development Review Board Cases (DRB-) if applicable: DRB-96-165
 (C) List any Variance Granted (ZA-) if applicable Case No.: _____ City _____ County

Form	Case #'s	Fees	Hearing Date	Post Hearing Status
<u>S</u>	<u>DRB-96-165</u>	<u>\$200.00</u>	<u>3-16-99</u>	
---	---	\$	---	---
---	---	\$	---	---
---	---	\$	---	---

Total fees \$200.00

Application and fees accepted by:  Date: 3-8-99



May 24, 2005

Mr. & Mrs. Pratap Yadav
Sandia Peak Inn, Inc.
4614 Central Avenue, SW
Albuquerque, NM 87105

Re: Construction/Permanent Real Estate Loans

Dear Mr. Mrs. Yadav:

Pursuant to your request, the Bank of Belen (Bank) is pleased to provide you with a construction loan commitment in the amount of \$440,000.00 or 75% of the cost to complete your construction project. The Bank is also pleased to provide you with a permanent loan commitment in the amount of approximately \$1,040,000.00 or 80% of the appraised value of the completed hotel, whichever is less. These commitments are subject to the following terms and conditions.

Terms:

BORROWER(S): Sandia Peak, Inn, Inc.

PURPOSE:

1. \$440,000.00 Construction Loan to complete an additional 22 rooms adjacent to the existing 23 room hotel located at 4614 Central Avenue SW
2. Permanent financing for the newly built addition for \$440,000.00 or up to 80% of the updated appraised value of the sum of the principal balance of the existing note and construction loan balance regardless of whether the two balances are rolled into one note at the end of construction.

DOWN PAYMENT: 25% down for a 75% Loan to cost; the borrower's equity injection can be in the form of cash or equity in the land or a combination of both.

INTEREST RATE:

1. During construction the interest rate will be based upon Wall Street Journal Prime (WSJP), the index, plus a spread of 0.5%, the spread, adjusting daily.
2. The permanent interest rate will be fixed, at closing, for three years (36 months) at a time at WSJP plus a spread of 0.5%. The loan has a floor of 6.0% and a ceiling of 10%.

Sandia Peak Inn, Inc.

5/24/05

Page 2

ORIGINATION FEE: 1.0% origination fee on the amount committed for construction only. No origination fees will be assessed for the permanent loan.

DOCUMENTATION FEE: \$250.00 for the construction loan only.

GUARANTORS: Pratap L. Yadav
Kanak P. Yadav

REPAYMENT:

1. Monthly interest only payments for a period of up to 12 months.
2. Monthly principal & interest payments amortized over 15 years (180 months); approximately \$3,832.87 per month based on the current index + 0.5%. The approximate monthly payment is on a permanent loan of \$440,000.00 only; if the existing loan balance and construction loan balance are combined, the total principal balance would be amortized over 180 months and an amortization schedule would be given to the borrower. The permanent loan will not include a pre-payment penalty

CONSTRUCTION INSPECTIONS: You have the option of entering into an agreement with your architect to provide the Bank with a construction inspection at each draw request or the Bank will charge \$200 for each inspection conducted on behalf of the Bank by a certified inspector.

COLLATERAL: Collateral will be a 1st real estate mortgage on the 45 room hotel located at 4614 Central Avenue, SW in Albuquerque, NM and a security interest in all hotel furniture, fixtures and equipment.

Conditions:

Subject to the submission of the following:

1. A commercial appraisal on the property from an approved appraiser chosen by the Bank and paid for by the borrower. It is understood that the Bank will pay for half of the cost of the appraisal up to \$2,000.00.

Sandia Peak Inc, Inc.

5/24/05

Page 3

2. Copies of the final building plans & specifications & construction budget/contract.
3. Updated survey if required by the City of Albuquerque.
4. The borrower and guarantor shall provide financial statements and tax returns on an annual basis.
5. Borrower shall provide additional information, statements, and other reports with respect to its financial condition as Bank may request from time to time.
6. Builders risk insurance must be in place before construction begins.
7. All costs and fees associated with the construction/permanent loan will be paid by Borrower, including but not limited to appraisal fees, feasibility study fees, survey fees, recording fees, closing fees, builders' risk insurance, & ALTA lenders title policy.

If these terms and conditions are acceptable, please sign below and return the letter to my attention within 15 days. This commitment will expire 180 days from the date of this letter. This letter may not be transferred or assumed.

We appreciate the opportunity to serve your financial needs and look forward to a mutually beneficial relationship. If you have any questions about this commitment, please call me at 505-338-4884, ext. 403.

Sincerely,



Michael Athens,
Vice President

Accepted this _____ day of _____, 2005

Sandia Peak Inn, Inc.

By: _____
Pratap L. Yadav, President
Sandia Peak Inn, Inc.

By: _____
Kanak P. Yadav, Secretary
Sandia Peak Inn, Inc.

PLANNING DEPARTMENT
DEVELOPMENT SERVICES DIVISION
PAID RECEIPT

NAME:

ADDRESS:
(w/zip code)

CASE NUMBER:

AA 99-22

AMOUNT DUE:

3000

441006/4921000 (City Cases)

441018/4921000 (County)

41011/7000110 (LUCC)

CITY OF ALBUQUERQUE
Treasury Division

DATE: 3/3/1999 TIME: 2:47 PM AUC AREA
REF: 00009774 634 000 100000 011
RECEIVED
MONTH 441006 ACTIVITY 000000 01 010000
0070 024 Misc.Cash 30.00
30.00 ONE 0.00

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

PAID RECEIPT

APPLICANT NAME Pratav ; Kanak Yadav
 AGENT Owner
 ADDRESS 4614 Central Ave SW.
 PROJECT & APP # 1004251 / 05 DRB 00959
 PROJECT NAME Sandia Peak Inn

\$ 20.00 441032/3424000 Conflict Management Fee
 \$ 285.00 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
 \$ 305.00 TOTAL AMOUNT DUE

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

6/3/2005
 RECEIVED
 ACTIVITY 3424000
 TRANS AMT \$505.00
 J24 MISC \$20.00

WELLS FARGO
 SANDIA PEAK INN, INC.
 PRATAP LOR KANAK YADAV
 PH: 505-831-5036
 4614 CENTRAL AVE SW
 ALBUQUERQUE, NM 87105

Plating fees 2402
 6-3-05 DATE
 95-219/1070 213
 1353085218

PAY TO THE ORDER OF City of ALBQ \$ 305.00
Three hundred & five dollars and 00/100
 Treasury Division

WELLS FARGO Bank, N.A.
 New Mexico
 wells Fargo.com

6/3/2005 1:00PM
 RECEIVED 0041734 WCH 006
 ACTIVITY 4783000
 Trans Amt \$305.00

LOC: ANNX
 TRANSH 0036
 TRSEJA
 \$285.00
 \$305.00
 \$0.00

Thank You

3

EXI
AP
PR
45

HE
OK
LN

EXISTING 32" CURB CUT

EXISTING 6" CONCRETE WALK

RELOCATE EXISTING POWER POLE AS NECESSARY

REMOVE EXISTING CURB CUTS AND GUTTERS AND REPLACE CURB AND GUTTER PER CITY OF ALBUQUERQUE

Electric Pole

Fire Hydrant

32" driveway

10' x 12' 1/2' 6" concrete

Property line to be eliminated

Vacant land

Existing Motel

Electric Pole

24" driveway

145.00

CENTRAL VENUE S.W.

6" CONCRETE WALK

RAILROAD CROSSING

MOTEL SIGN (N.C.) 10' MAX HEIGHT

LOT 2

LOT 3

LOT 4

LOT 5

LOT 6

LOT 7

LOT 8

LOT 9

LOT 10

LOT 11

LOT 12

LOT 13

LOT 14

LOT 15

LOT 16

LOT 17

6" CONC. STANDUP CURBING

6" CONC. STANDUP CURBING

6" CONC. STANDUP CURBING

6" CONC. STANDUP CURBING

6" CONC. STANDUP CURBING

6" CONC. STANDUP CURBING

6" CONC. STANDUP CURBING

3" WIDE YELLOW STRIPING ASPHALT PAVING

3" WIDE YELLOW STRIPING ASPHALT PAVING

3" WIDE YELLOW STRIPING ASPHALT PAVING

3" WIDE YELLOW STRIPING ASPHALT PAVING

3" WIDE YELLOW STRIPING ASPHALT PAVING

3" WIDE YELLOW STRIPING ASPHALT PAVING

3" WIDE YELLOW STRIPING ASPHALT PAVING

6" CONC. STANDUP CURBING

6" CONC. STANDUP CURBING

6" CONC. STANDUP CURBING

6" CONC. STANDUP CURBING

6" CONC. STANDUP CURBING

6" CONC. STANDUP CURBING

6" CONC. STANDUP CURBING

6" CONC. STANDUP CURBING

6" CONC. STANDUP CURBING

6" CONC. STANDUP CURBING

6" CONC. STANDUP CURBING

6" CONC. STANDUP CURBING

6" CONC. STANDUP CURBING

6" CONC. STANDUP CURBING

6" CONC. STANDUP CURBING

6" CONC. STANDUP CURBING

6" CONC. STANDUP CURBING

6" CONC. STANDUP CURBING

6" CONC. STANDUP CURBING

6" CONC. STANDUP CURBING

6" CONC. STANDUP CURBING

6" CONC. STANDUP CURBING

6" CONC. STANDUP CURBING

6" CONC. STANDUP CURBING

6" CONC. STANDUP CURBING

6" CONC. STANDUP CURBING

6" CONC. STANDUP CURBING

6" CONC. STANDUP CURBING

6" CONC. STANDUP CURBING

6" CONC. STANDUP CURBING

6" CONC. STANDUP CURBING

6" CONC. STANDUP CURBING

6" CONC. STANDUP CURBING

6" CONC. STANDUP CURBING

6" CONC. STANDUP CURBING

6" CONC. STANDUP CURBING

6" CONC. STANDUP CURBING

6" CONC. STANDUP CURBING

6" CONC. STANDUP CURBING

6" CONC. STANDUP CURBING

6" CONC. STANDUP CURBING

6" CONC. STANDUP CURBING

6" CONC. STANDUP CURBING

6" CONC. STANDUP CURBING

6" CONC. STANDUP CURBING

6" CONC. STANDUP CURBING

6" CONC. STANDUP CURBING

6" CONC. STANDUP CURBING

6" CONC. STANDUP CURBING

6" CONC. STANDUP CURBING

6" CONC. STANDUP CURBING

6" CONC. STANDUP CURBING

6" CONC. STANDUP CURBING

6" CONC. STANDUP CURBING

6" CONC. STANDUP CURBING

6" CONC. STANDUP CURBING

6" CONC. STANDUP CURBING

6" CONC. STANDUP CURBING

6" CONC. STANDUP CURBING

6" CONC. STANDUP CURBING

6" CONC. STANDUP CURBING

6" CONC. STANDUP CURBING

6" CONC. STANDUP CURBING

6" CONC. STANDUP CURBING

6" CONC. STANDUP CURBING

6" CONC. STANDUP CURBING

6" CONC. STANDUP CURBING

6" CONC. STANDUP CURBING

6" CONC. STANDUP CURBING

6" CONC. STANDUP CURBING

6" CONC. STANDUP CURBING

6" CONC. STANDUP CURBING

6" CONC. STANDUP CURBING

6" CONC. STANDUP CURBING

6" CONC. STANDUP CURBING

6" CONC. STANDUP CURBING

6" CONC. STANDUP CURBING

6" CONC. STANDUP CURBING

6" CONC. STANDUP CURBING

6" CONC. STANDUP CURBING

6" CONC. STANDUP CURBING

6" CONC. STANDUP CURBING

6" CONC. STANDUP CURBING

6" CONC. STANDUP CURBING

6" CONC. STANDUP CURBING

6" CONC. STANDUP CURBING

6" CONC. STANDUP CURBING

6" CONC. STANDUP CURBING

6" CONC. STANDUP CURBING

6" CONC. STANDUP CURBING

6" CONC. STANDUP CURBING

6" CONC. STANDUP CURBING

6" CONC. STANDUP CURBING

6" CONC. STANDUP CURBING

6" CONC. STANDUP CURBING

6" CONC. STANDUP CURBING

6" CONC. STANDUP CURBING

6" CONC. STANDUP CURBING

6" CONC. STANDUP CURBING

6" CONC. STANDUP CURBING

6" CONC. STANDUP CURBING

6" CONC. STANDUP CURBING

6" CONC. STANDUP CURBING

6" CONC. STANDUP CURBING

6" CONC. STANDUP CURBING

6" CONC. STANDUP CURBING

6" CONC. STANDUP CURBING

6" CONC. STANDUP CURBING

6" CONC. STANDUP CURBING

6" CONC. STANDUP CURBING

6" CONC. STANDUP CURBING

6" CONC. STANDUP CURBING

6" CONC. STANDUP CURBING

6" CONC. STANDUP CURBING

6" CONC. STANDUP CURBING

6" CONC. STANDUP CURBING

6" CONC. STANDUP CURBING

6" CONC. STANDUP CURBING

6" CONC. STANDUP CURBING

6" CONC. STANDUP CURBING

6" CONC. STANDUP CURBING

6" CONC. STANDUP CURBING

6" CONC. STANDUP CURBING

6" CONC. STANDUP CURBING

6" CONC. STANDUP CURBING

6" CONC. STANDUP CURBING

LEGAL DESCRIPTION

6" GRASS STAKE CEDAR FINISH ALONG PROPERTY LINE BEHIND NEW BLDG

LOCATE AND IDENTIFY EXISTING CAPPED PIPE IN THIS AREA

18" X 18" HANDICAP SIGN OR (18") POST 60" AFF. WHEELCHAIR W/ HANDICAP SIGN

6" CONC. CURBING 4" ABOVE RETEN

6" CONC. LEAD WALK AT 2 UNITS

6" CONC. LEAD WALK AT 2 UNITS

6" CONC. LEAD WALK AT 2 UNITS

6" CONC. LEAD WALK AT 2 UNITS

6" CONC. LEAD WALK AT 2 UNITS

6" CONC. LEAD WALK AT 2 UNITS

6" CONC. LEAD WALK AT 2 UNITS

6" CONC. LEAD WALK AT 2 UNITS

6" CONC. LEAD WALK AT 2 UNITS

6" CONC. LEAD WALK AT 2 UNITS

EXISTING 32" CURB CUT

2" sidewalk

145.00

24" driveway

130.7

130.7

130.7

130.7

130.7

130.7

130.7

130.7

130.7

130.7

130.7

130.7

130.7

130.7

130.7

130.7

130.7

130.7

130.7

130.7

130.7

130.7

130.7

130.7

130.7

130.7

130.7

130.7

130.7

130.7

130.7

130.7

130.7

130.7

130.7

130.7

130.7

130.7

130.7

130.7

130.7

130.7

130.7

130.7

130.7

130.7

130.7

130.7

130.7

130.7

130.7

130.7

130.7

130.7

130.7

130.7

130.7

130.7

130.7

130.7

130.7

130.7

130.7

130.7

130.7

130.7

130.7

130.7

130.7

130.7

130.7

130.7

130.7

130.7

130.7

130.7

130.7

130.7

130.7

130.7

130.7

130.7

130.7

130.7

130.7

130.7

130.7

130.7

130.7

130.7

130.7

130.7

130.7

130.7

130.7

130.7

130.7

130.7

130.7

130.7

130.7

130.7

130.7

130.7

130.7

130.7

PROPOSED PLAN

