OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

April 15, 2015

Project# 1004272
15DRB-70142 EXT OF SIA FOR TEMP DEFR SDWK CONST

LGI HOMES NEW MEXICO - LLC request(s) the above action(s) for all or a portion of Lot(s) 15-16, 19-21, 7-19, Block(s) C, E, F, **EL RANCHO GRANDE Unit(s) 17,** zoned R-D, located on GIBSON BLVD SW AND DELGADO SW (N-8)

At the April 15, 2015 Development Review Board meeting, a 2 year extension to the agreement for the deferral of sidewalks was approved. Please provide an exhibit to the Design Review Committee indicating the lot number/addresses where sidewalks are still deferred.

If you wish to appeal this decision, you must do so by April 30, 2015, in the manner described below.

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

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

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

Jack Cloud, DRB Chair

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

May 30, 2007

15. Project# 1004272
07DRB-70013 SUBDN DESIGN VARIANCE FROM MIN DPM STDS

ISAACSON AND ARFMAN PA agent(s) for CURB INC request(s) the above action(s) for all or a portion of Tract(s) 16-D-1, EL RANCHO GRANDE, UNIT 16 (to be known as **EL RANCHO GRANDE, UNIT 17**) zoned R-D, located on GIBSON BLVD SW between DELGADO DR SW and 118TH ST SW containing approximately 2.9585 acre(s). [REF: 07DRB-00547, 07DRB-00548, 07DRB-00549, 07DRB-00550] (N-8)

At the May 30, 2007, Development Review Board meeting, a subdivision design variance from minimum DPM Standards was approved as shown on Exhibit D in the Planning file.

Sheran Matson, AICP, DRB Chair

Cc: Curb Inc, 5160 San Francisco NE, 87109
Isaacson & Arfman PA, 128 Monroe St NE, 87108
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1004272 **AGENDA ITEM NO: 15**

SUBJECT:

Design Variance (DPM)

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

No adverse comments.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION:

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

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

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee

DATE: MAY 30, 2007

0

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
May 30, 2007
DRB Comments

ITEM # 15

PROJECT # 1004272 APPLICATION # 07-70013

RE: Tract 16-D-1, El Rancho Grande, Unit 16 tbka El rancho Grande, Unit 17/sdv

Planning has no objection to the Subdivsion Design Variance request.

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

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

May 23, 2007

1. Project # 1004272
07DRB-00547 Major-Preliminary Plat Approval
07DRB-00548 Major-Vacation of Public Easements
07DRB-00549 Minor-Sidewalk Waiver
07DRB-00550 Minor-Temp Defer SDWK

ISAACSON & ARFMAN PA agent(s) for CURB, INC request(s) the above action(s) for all or any portion of Tract(s) 16-D-1, EL RANCHO GRANDE UNIT 16 (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). [REF: 05DRB01033, 05DRB01038, 05DRB01039, 05DRB01084, 05DRB01447] (N-8)

At the May 23, 2007, Development Review Board meeting, with the issuance of the Certificate of Completion for the infrastructure and approval of the grading plan engineer stamp dated 6/15/06 the preliminary plat was approved.

The vacation was approved as shown on Exhibit B in the Planning file, subject to these findings and conditions:

FINDINGS:

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

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

CONDITIONS:

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

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

07DRB-00643 Minor-Final Plat Approval

ISAACSON & ARFMAN PA agent(s) for CURB, INC request(s) the above action(s) for all or any portion of Tract(s) 16-D-1, EL RANCHO GRANDE UNIT 16 (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). [REF: 05DRB01033, 05DRB01038, 05DRB01039, 05DRB01084, 05DRB01447] (N-8)

The final plat was approved with final sign off delegated to Parks for Open Space payment and Planning for the subdivision design variance, 15-day appeal period and to record.

If you wish to appeal this decision, you must do so by June 7, 2007, in the manner described below.

Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal. If the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. Such appeal shall be heard within 60 days of its filing.

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

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

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

Sheran Matson, AICP, DRB Chair

Cc: Curb Inc, 5160 San Francisco NE, 87109
Isaacson & Arfman PA, 128 Monroe St NE, 87108
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1004272 **AGENDA ITEM NO: 1**

SUBJECT:

Final Plat
Preliminary Plat
Sidewalk Deferral
Sidewalk Waiver
Vacation of Public Easements

ACTION REQUESTED:

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

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

ENGINEERING COMMENTS:

No objection to Sidewalk Waiver or Sidewalk Deferral request.
No objection to Vacation request.
An approved grading and drainage plan dated 6-15-05 is on file for Preliminary Plat approval.
An approved SIA with Financial Guarantee(s) is required prior to final plat approval.

RESOLUTION:

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

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

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee
(N-8/D005)

DATE: MAY 23, 2007

completed 6/14/07

#1

DRB CASE ACTION LOG (FINAL PLAT)

REVISED 9/28/05

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

DRB Application No.: **07DRB-00643 (FP)** Project # **1004272**

Project Name: **EL RANCHO GRANDE UNIT 17**

Agent: Isaacson & Arfman PA Phone No.: 268-8828

Project Number 1004272

Your request for (**SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN),** was approved on 5/23/07 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: detached open space payment
- ☒ PLANNING (Last to sign): record 15 day appeal Subdivision design variance

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

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

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

#1

DRB CASE ACTION LOG (FINAL PLAT)

REVISED 9/28/05

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

DRB Application No.: **07DRB-00643 (FP)** Project # **1004272**

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OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- ☐ TRANSPORTATION:
- ☐ UTILITIES:
- ☐ CITY ENGINEER / AMAFCA:
- ☒ PARKS / CIP: detached open space payment
- ☒ PLANNING (Last to sign): record 15 day appeal Subdivision design Variance

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- ☐ **Property Management's signature must be obtained prior to Planning Department's signature.**
- ☐ **AGIS DXF File approval required.**
- ☐ **Copy of recorded plat for Planning.**

DRB PUBLIC HEARING SIGN IN SHEETS

PROJECT #: 1004272 **AGENDA#** 1 **DATE:** 5/23/07

1. **Name:** FRED ARFMAN **Address:** 128 MONROE ST **Zip:** 87108
2. **Name:** RICK SQUIRES **Address:** 5160 SAN FRANCISCO NE **Zip:** 87109
3. **Name:** _____ **Address:** _____ **Zip:** _____
4. **Name:** _____ **Address:** _____ **Zip:** _____
5. **Name:** _____ **Address:** _____ **Zip:** _____
6. **Name:** _____ **Address:** _____ **Zip:** _____
7. **Name:** _____ **Address:** _____ **Zip:** _____
8. **Name:** _____ **Address:** _____ **Zip:** _____
9. **Name:** _____ **Address:** _____ **Zip:** _____
10. **Name:** _____ **Address:** _____ **Zip:** _____
11. **Name:** _____ **Address:** _____ **Zip:** _____
12. **Name:** _____ **Address:** _____ **Zip:** _____
13. **Name:** _____ **Address:** _____ **Zip:** _____
14. **Name:** _____ **Address:** _____ **Zip:** _____
15. **Name:** _____ **Address:** _____ **Zip:** _____
16. **Name:** _____ **Address:** _____ **Zip:** _____
17. **Name:** _____ **Address:** _____ **Zip:** _____

#1

4272

DXF Electronic Approval Form

DRB Project Case #: 1004272

Subdivision Name: EL RANCHO GRANDE UNIT 17

Surveyor: TIMOTHY ALDRICH

Contact Person: JUSTIN THOR SIMENSON

Contact Information: 268-8828

DXF Received: 5/15/2007 Hard Copy Received: 5/22/2007

Coordinate System: NMSP Grid (NAD 27)

Approved 5·22·2007 Date

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

AGIS Use Only

Copied fc **4272** to agiscov on **5/22/2007** Contact person notified on **5/22/2007**

CITY OF ALBUQUERQUE
ALBUQUERQUE, NEW MEXICO
PLANNING DEPARTMENT

INTER-OFFICE CORRESPONDENCE **May 15, 2007**

TO: Sheran Matson, DRB Chairperson

FROM: Paula Donahue, Senior Planner

SUBJECT: Project #1004272 – 07DRB 00547, 548, 550
May 23, 2007 DRB Hearing

General Comments:
This proposal for Unit 17 of El Rancho Grande Subdivision is for 18 small single-family lots. Rather than tying the new streets and lots to the already subdivided lots and streets to the east, Unit 17 is walled off and dead-ends Bowie Road, the logical outlet to Delgado Drive for vehicles and particularly for pedestrians. The current layout cuts off a logical and efficient walking route to the subdivision to the east, the future activity center at 98th and Gibson, future public transit on 98th, future transit on Gibson, and other future local services.

It is not necessary to back lots up to Gibson Blvd. Gibson is not a limited access street and could be a primary pedestrian and bicycle route to the future nearby community-level activity center at 98th and Gibson. Efficient pedestrian movement from one residential area to another and from residential areas to service areas should be encouraged. This subdivision design is contrary to policies in the West Side Strategic Plan. It does not encourage alternative travel for short trips and for transit access.

Recommendations:

1. Open up Bowie Road (mistakenly labeled as Bovina on one sheet) to Delgado. If vehicular access is not advised, then open it up to pedestrians.

2. If a bigger change is possible, fewer streets and less perimeter wall (both costly items) could be provided. Some suggestions are as follows:
   a. At a minimum move San Leon St. west to allow another 6 lots to back up to lots 14-19 that are shown backing up to Delgado Dr. This way, the perimeter wall on Delgado can be removed. Face lots 14-19 toward Delgado.
   b. Allow access to Gibson from the new more westerly San Leon St.
   c. Move Bowie Road north and allow a row of lots to back up to lots 7-13. Face lots 7-13 on Gibson.

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

May 23, 2007

Project # 1004272
07DRB-00547 Major-Preliminary Plat Approval
07DRB-00548 Major-Vacation of Public Easements
07DRB-00549 Minor-Sidewalk Waiver
07DRB-00550 Minor-Temp Defer SDWK

ISAACSON & ARFMAN PA agent(s) for CURB, INC request(s) the above action(s) for all or any portion of Tract(s) 16-D-1, EL RANCHO GRANDE UNIT 16 (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). [REF: 05DRB01033, 05DRB01038, 05DRB01039, 05DRB01084, 05DRB01447] (N-8)

AMAFCA — No adverse comments.

COG Gibson Blvd is designated a principal arterial on the Long Range Roadway System Map with an established right of way of 156 feet. In addition Gibson Blvd is designated as a Study Corridor on the Long Range Bikeway System Map. Coordination with DMD is recommended to insure project conformity with these adopted policies of the MTB.

Transit — No comments received.

Zoning Enforcement — No adverse comments.

Neighborhood Coordination — Letter(s) sent to Westgate Heights NA (R)

APS **El Rancho Grande Unit 17** will consist of 18 single family homes. El Rancho Grande is located on Gibson Blvd between Messina Dr and Delgado Dr SW (Tract 16-D-1, El Rancho Grande Unit 16). The project will impact Carlos Rey Elementary School, Truman Middle School, and West Mesa High School. Carlos Rey Elementary School and West Mesa High School are exceeding capacity. Truman Middle School will be exceeding capacity as development continues in the area.

Loc No	School	2007-08 Projections	2006-07 Capacity	Space Available
339	Carlos Rey	910	827	-83
475	Truman	1,067	1,153	86
570	West Mesa	2,877	2,100	-777

APS

A new southwest high school is planned to open with a 9th grade academy in 2008 with the remainder of the school to open in 2009. The new high school will relieve overcrowding at West Mesa High School.

On April 25, 2007 Curb Inc. entered into a **Pre-Development Facilities Fee Agreement** with the Albuquerque Public Schools to pay a facility fee for each residential unit that will be constructed in the subdivision. These fees will help with the construction and maintenance of new and existing schools within the APS district.

Police Department	No crime prevention or CPTED comments at this time.
Fire Department	Fire Department is not approving street widths less than 32 feet at this time. Per Ray Sanchez, AFD. All required fire hydrants shall be installed and made serviceable prior to and during construction of subdivision.
PNM Electric & Gas	No adverse comments.
Comcast	No comments received.
QWEST	No comments received.
Environmental Health	No comments received.
M.R.G.C.D.	No comments received.
Open Space Division	Open Space has no adverse comments.

City Engineer

An approved grading and drainage plan is on file for Preliminary Plat approval. No objection to the vacation request.

Transportation Development

Defer to Hydrology regarding the vacation request. No objection to the sidewalk deferral or wavier requests. What is the ultimate layout to the west? A traffic distribution map is needed that includes this area. Why aren't the new DPM standards being used? Right-of-Way widths? Are these P1 designated lots? Is the sidewalk in place along Delgado? Where is the infrastructure list?

Parks & Recreation

No objection to the platting action. The R-D zone requires 2,400 square feet of open space for each dwelling unit.

Parks & Recreation

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

All open space requirements are met on the lot with the dwelling per the provisions of Section 14-16-3-8 (A) (1).

Total remaining open space requirements are met via a cash payment to the City of Albuquerque per the provisions of Section 14-16-3-8 (A) (2).

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

Defer to Hydrology regarding the vacation request.

Utilities Development

No objection to Preliminary Plat approval. No objection to Vacation request. No objection to Sidewalk Waiver or Deferral.

Planning Department — No objection to the requested actions.

Ped. Connections to Delgado from Bowie

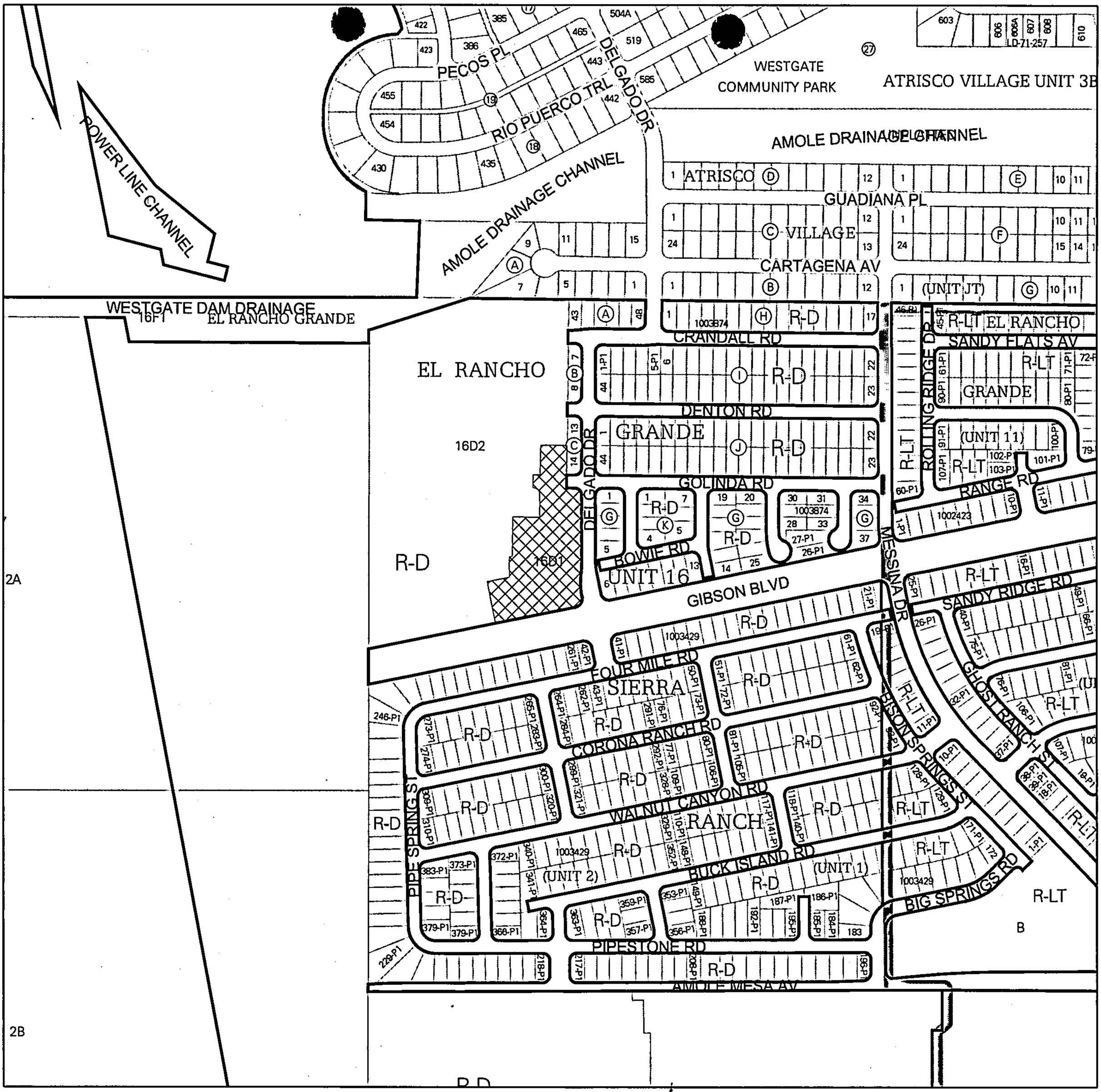
Impact Fee Administrator

Impact Fees are not applicable at this time of platting for the preliminary plat approval, sidewalk deferral and waiver. However, Impact Fees will be required at the time a building permit is issued for each new home on each lot. Using an average of 2000sf of heated area and .05 acres for impervious acreage, the estimated impact fees are as follows.

1. Roadway facilities for the SW Mesa: $4,046.00
2. Drainage facilities for the SW Mesa: $641.80
3. Public Safety Facilities for the Westside: $414.00
4. Parks, Trails, Open Space for the SW Mesa: $3220.00

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

Cc: Curb Inc, 5160 San Francisco NE, 87109
Isaacson & Arfman PA, 128 Monroe St NE, 87108



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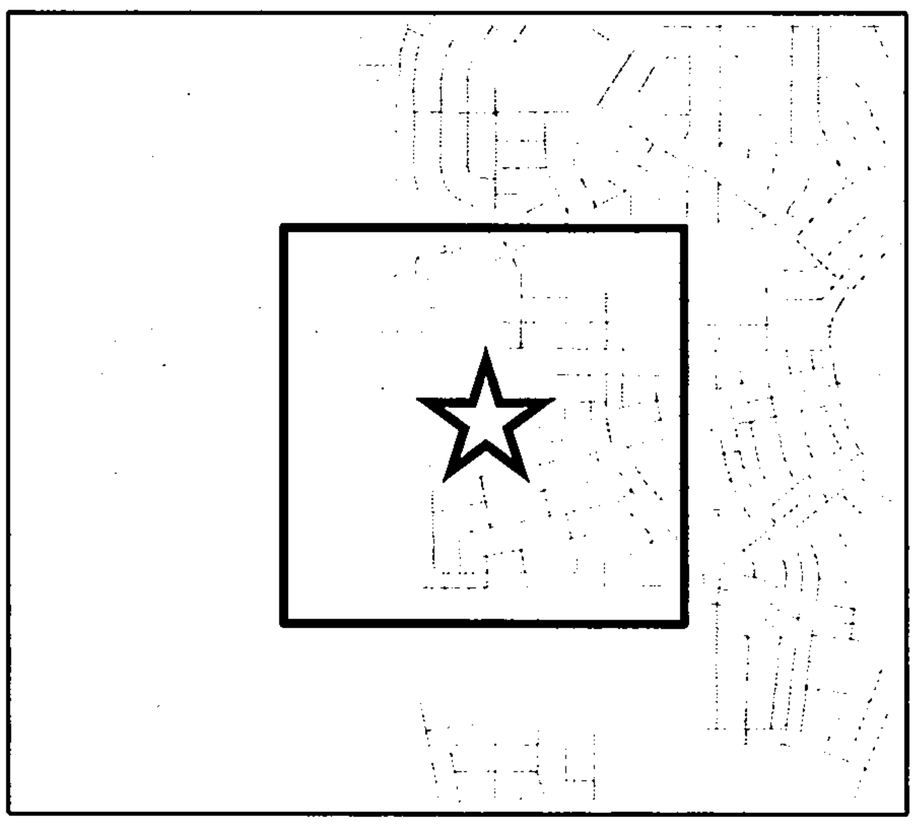
ZONING MAP

Note: Grey shading indicates County.



1 inch equals 500 feet

Project Number:
1004272
Hearing Date:
5/23/2007
Zone Map Page:
N-8
Additional Case Numbers:
07DRB-00547 07DRB-00548
07DRB-00549 07DRB-00550

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW,** on **Wednesday, May 23, 2007,** beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1004272 07DRB-00547 Major-Preliminary Plat Approval 07DRB-00548 Major-Vacation of Public Easements 07DRB-00549 Minor-Sidewalk Waiver 07DRB-00550 Minor-Temp Defer SDWK	ISAACSON & ARFMAN PA agent(s) for CURB, INC request(s) the above action(s) for all or any portion of Tract(s) 16-D-1, EL RANCHO GRANDE UNIT 16 (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). [REF: 05DRB01033, 05DRB01038, 05DRB01039, 05DRB01084, 05DRB01447] (N-8)

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

Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, MAY 7, 2007.

CITY OF PLANNING
PLANNING DEPARTMENT
PROPERTY OWNERSHIP LIST

Meeting Date: May 23, 2007
Z one Atlas Page: N-8
Notification Radius: 100 Ft.

Project# 1004272
App#07DRB-00547
07DRB-00548
07DRB-00549
07DRB-00550

Cross Reference and Location: GIBSON BLVD SW BETWEEN MESSINA AND DELGADO DR SW

Applicant: CURB, INC
5160 SAN FRANCISCO NE
ALBUQUERQUE, NM 87109

Agent: ISAACSON & ARTMAN, PA
128 MONROE ST NE
ALBUQUERQUE, NM 87108

Special Instructions:

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

Date Mailed: MAY 4, 2007
Signature: ERIN TREMLIN

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION — S
- ✓ Major Subdivision action
- ___ Minor Subdivision action
- ✓ Vacation
- ___ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN — P
- ___ for Subdivision Purposes
- ___ for Building Permit
- ___ IP Master Development Plan
- ___ Cert. of Appropriateness (LUCC)

STORM DRAINAGE — D
- ___ Storm Drainage Cost Allocation Plan

ZONING & PLANNING — Z
- ___ Annexation
  - ___ County Submittal
  - ___ EPC Submittal — V
- ___ 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... — L A
- ___ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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

APPLICANT INFORMATION:

NAME: Curb, Inc. PHONE: 899-9656
ADDRESS: 5160 San Francisco NE FAX: 875-1723
CITY: ABQ STATE NM ZIP 87109 E-MAIL:
Proprietary interest in site: Owner List all owners:
AGENT (if any): Isaacson + Artman, P.A. PHONE: 268-8828
ADDRESS: 128 Monroe Street NE FAX: 268-2632
CITY: ABQ STATE NM ZIP 87108 E-MAIL:

DESCRIPTION OF REQUEST: Vacation of Public Easement Approval + Major Subdivision Preliminary Plat Approval

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

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

Lot or Tract No. Tract 16-D-1 Block: Unit: 17
Subdiv. / Addn. El Rancho Grande (fkka El Rancho Grande Unit 16)
Current Zoning: R-D Proposed zoning: Same
Zone Atlas page(s): N-8 No. of existing lots: 1 No. of proposed lots: 18
Total area of site (acres): 2.9585 Density if applicable: dwellings per gross acre: dwellings per net acre:
Within city limits? ✓ Yes. No___, but site is within 5 miles of the city limits.) Within 1000FT of a landfill? No
UPC No. 100805431644610103 MRGCD Map No. N/A
LOCATION OF PROPERTY BY STREETS: On or Near: Gibson Blvd. SW
Between: Delgado Dr. SW and MESSINA

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 05DRB-01033; 05DRB-01038; 05DRB-01039; 05DRB-01084; 05DRB-01447

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

SIGNATURE Fred C. Artman DATE 4/27/07
(Print) Fred C. Artman ___ Applicant ✓ Agent

FOR OFFICIAL USE ONLY Form revised 4/04

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

Application case numbers	Action	S.F.	Fees
07DRB - - 00547	PP	S2	$ 1215.00
07DRB - - 00548	VPE	V	$ 45.00
07DRB - - 00549	SW	V	$ 0.00
07DRB - - 00550	TDS	V	$ 0.00
- -	CMF		$ 20.00
	Adv		$ 15.00
			Total $ 1260.00

Hearing date May 23, 2007

Jack Molina 4/27/07

Project # 1004272

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

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

☑ **MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL**

✓ Proposed Preliminary Plat including the Grading Plan (folded to fit into an 8.5" by 14" pocket) **24** copies
NA Proposed Infrastructure List – (per Sheran Matson)
✓ Signed Preliminary Pre-Development Facilities Fee Agreement for **Residential** development only
✓ Design elevations & cross sections of perimeter walls **3 copies** (11" x 17" maximum) (approved 7/1/05)
✓ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
✓ Letter briefly describing, explaining, and justifying the request
✓ Property owner's and City Surveyor's signature on the proposed plat
✓ FORM DRWS Drainage Report, Water & Sewer availability statement filing information
✓ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
__ Sign Posting Agreement
NA **Signed** Pre-Annexation Agreement if Annexation required.
✓ TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
✓ Fee (see schedule)
✓ Any original and/or related file numbers are listed on the cover application
Preliminary plat approval expires after one year.
DRB Public hearings are approximately ONE MONTH after the filing deadline. **Your attendance is required.**

☐ **MAJOR SUBDIVISION AMENDMENT TO PRELIMINARY PLAT (with significant changes)**
☐ **MAJOR SUBDIVISION AMENDMENT TO INFRASTRUCTURE LIST (with significant changes)**
☐ **MAJOR SUBDIVISION AMENDMENT TO GRADING PLAN (with significant changes)**
PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.

__ Proposed Amended Preliminary Plat, and/or Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **24** copies
__ Original Preliminary Plat, and/or Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket)
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the request
__ Property owner's and City Surveyor's signature on the proposed amended plat, if the preliminary plat is being amended
__ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
__ Sign Posting Agreement
__ Any original and/or related file numbers are listed on the cover application
Amended preliminary plat approval expires after one year.
DRB Public hearings are approximately ONE MONTH after the filing deadline. **Your attendance is required.**

☐ **MAJOR SUBDIVISION EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT**
(Temporary sidewalk deferral uses FORM-V)

__ **1** copy of each of the following items
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the request
__ Plat or plan reduced to 8.5" x 11"
__ Official D.R.B. Notice of the original approval
__ Approved Infrastructure List. If not applicable, please initial. _____
__ Previous SIA extension notice, if one has been issued. If not applicable, please initial. _____
__ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
__ Sign Posting Agreement
__ Any original and/or related file numbers are listed on the cover application
__ Fee (see schedule)

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

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

Fred C. Artman
Applicant name (print)

Fred C. Artman 4/27/07
Applicant signature / date

Form revised 11/04, 6/05 and NOV 06

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

Application case numbers
07DRB - ____ - 00547
____ - ____ - ____
____ - ____ - ____

Planner signature / date

Project # 1004272

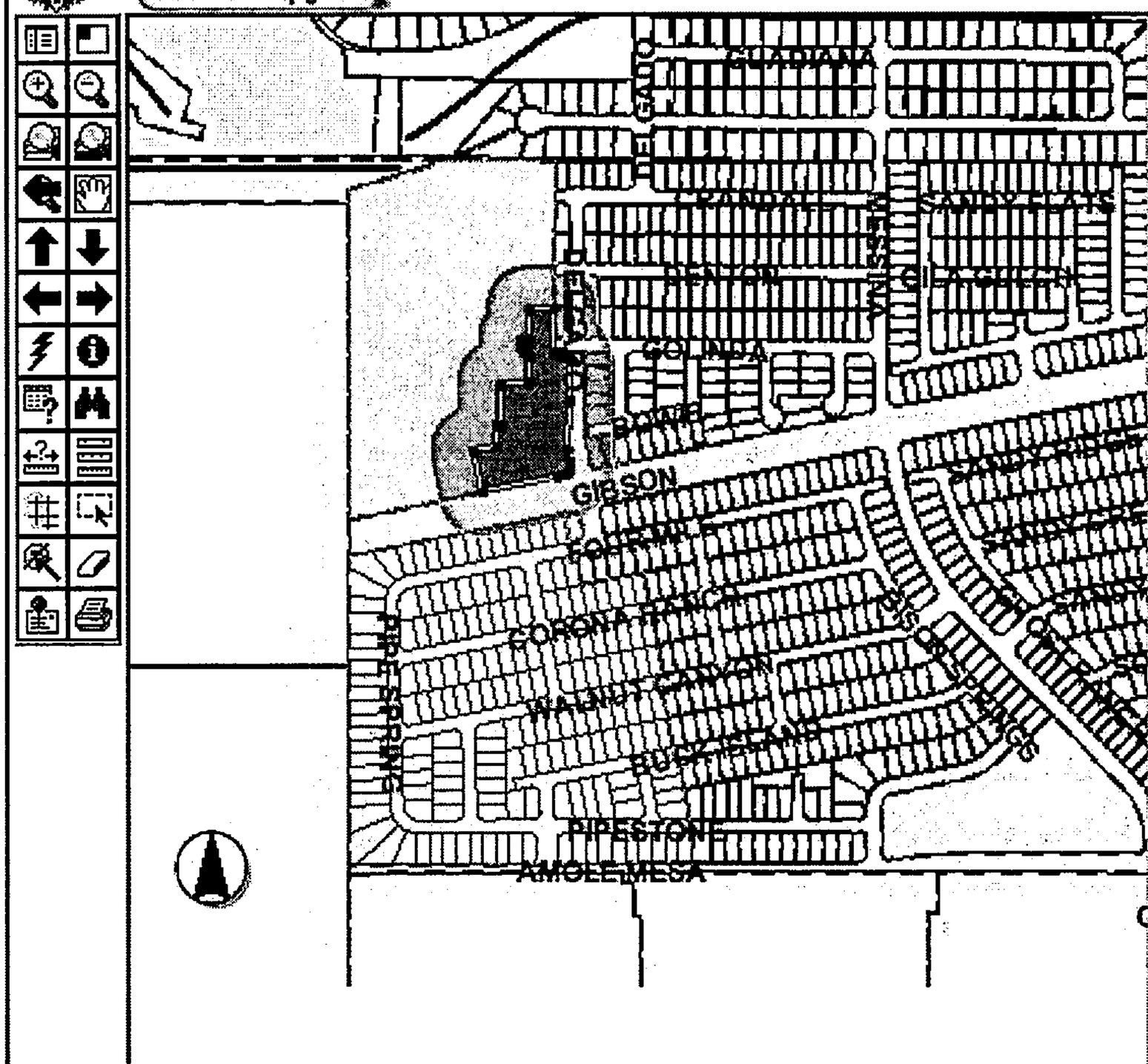
Rec	UPC CODE	OWNER	OWNER ADDRESS	OWNER CITY	OWNER STATE	OWNER ZIPCODE	PROPERTY CLASS	TAX DISTRICT	LEGAL
1	1008054343 43412607	CURB INC	5160 SAN FRANCISCO NE	ALBUQUERQUE	NM	87109	V	A1A	LT 7 BLK G PLAT FOR EL RANCHO GRANDE UNIT 16 CONT .1136 AC
2	1008054347 43512608	CURB INC	5160 SAN FRANCISCO NE	ALBUQUERQUE	NM	87109	V	A1A	LT 8 BLK G PLAT FOR EL RANCHO GRANDE UNIT 16 CONT .1136 AC
3	1008054338 43512606	CURB INC	5160 SAN FRANCISCO NE	ALBUQUERQUE	NM	87109	V	A1A	LT 6 BLK G PLAT FOR EL RANCHO GRANDE UNIT 16 CONT .1372 AC
4	1008054305 36512202	CURB INC	5160 SAN FRANCISCO NE	ALBUQUERQUE	NM	87109	V	A1A	TR A PLAT FOR SIERRA RANCH SUBDIVISION UNIT 1 CONT 28.3760 AC
5	1008054339 46512601	CURB INC	5160 SAN FRANCISCO NE	ALBUQUERQUE	NM	87109	V	A1A	LT 1 BLK G PLAT FOR EL RANCHO GRANDE UNIT 16 CONT .1213 AC
6	1008054331 40912201	CURB INC	5160 SAN FRANCISCO NE	ALBUQUERQUE	NM	87109	V	A1A	LT 42-P1 PLAT FOR SIERRA RANCH SUBDIVISION UNIT 1 CONT .1189 AC
7	1008054339 44612605	CURB INC	5160 SAN FRANCISCO NE	ALBUQUERQUE	NM	87109	V	A1A	LT 5 BLK G PLAT FOR EL RANCHO GRANDE UNIT 16 CONT .1429 AC
8	1008054285 48510104	CURB INC	5160 SAN FRANCISCO NE	ALBUQUERQUE	NM	87109	V	A1A	TR 16-D-2 PLAT FOR EL RANCHO GRANDE UNIT 16 CONT 16.4559 AC
9	1008054339 45112604	CURB INC	5160 SAN FRANCISCO NE	ALBUQUERQUE	NM	87109	V	A1A	LT 4 BLK G PLAT FOR EL RANCHO GRANDE UNIT 16 CONT .1085 AC
10	1008054339 45612603	CURB INC	5160 SAN FRANCISCO NE	ALBUQUERQUE	NM	87109	V	A1A	LT 3 BLK G PLAT FOR EL RANCHO GRANDE UNIT 16 CONT .1085 AC
11	1008054339 46112602	CURB INC	5160 SAN FRANCISCO NE	ALBUQUERQUE	NM	87109	V	A1A	LT 2 BLK G PLAT FOR EL RANCHO GRANDE UNIT 16 CONT .1085 AC
12	1008054342 47812502	CURB INC	5160 SAN FRANCISCO NE	ALBUQUERQUE	NM	87109	V	A1A	LT 43 BLK J PLAT FOR EL RANCHO GRANDE UNIT 16 CONT .1205 AC
13	1008054327 47812501	CURB INC	5160 SAN FRANCISCO NE	ALBUQUERQUE	NM	87109	V	A1A	LT 44 BLK J PLAT FOR EL RANCHO GRANDE UNIT 16 CONT .1205 AC
14	1008054327 47812801	CURB INC	5160 SAN FRANCISCO NE	ALBUQUERQUE	NM	87109	V	A1A	LT 14 BLK C PLAT FOR EL RANCHO GRANDE UNIT 16 CONT .1263 AC
15	1008054316 44610103	CURB INC	5160 SAN FRANCISCO NE	ALBUQUERQUE	NM	87109	V	A1A	TR 16-D-1 PLAT FOR EL RANCHO GRANDE UNIT 16 CONT 2.9585 AC
16	1008054337 48812544	CURB INC	5160 SAN FRANCISCO NE	ALBUQUERQUE	NM	87109	V	A1A	LT 1 BLK J PLAT FOR EL RANCHO GRANDE UNIT 16 CONT .1228 AC
17	1008054327 48812802	CURB INC	5160 SAN FRANCISCO NE	ALBUQUERQUE	NM	87109	V	A1A	LT 13 BLK C PLAT FOR EL RANCHO GRANDE UNIT 16 CONT .1240 AC

Or Current Resident
CURB INC
5160 SAN FRANCISCO NE
ALBUQUERQUE, NM 87109

Project# 1004272
ISAACSON & ARTMAN, PA
128 MONROE ST NE
ALBUQUERQUE, NM 87108

CITY OF ALBUQUERQUE
www.cabq.gov

ALBUQUERQUE GIS DATA WEBSITE



LAYERS

- STREETS
- BASEMAP
  - PARCELS
  - LOT NUMBERS
  - METRO ADDRESS
  - ZONING
  - OWNERSHIP
  - 2FT CONTOUR
  - ADDRESS POINTS
  - LANDUSE
- INFRASTRUCTURE
- TRANSIT/SUNTRAN
- BOUNDARIES
  - MUNICIPAL LIMITS
  - ZONE GRID
  - NEIGHBORHOODS
  - METRO DEV AREAS
  - DASZ
  - DESIGN OVERLAY
  - POLICE BEATS
  - COUNCIL
  - PARKS
  - PETROGLYPH MNT
  - BOSQUE SECTORS
  - OPENSPACE
  - COMP PLAN
  - AREA PLANS
  - SECTOR PLANS
  - SENATE DISTRICT
  - REP. DISTRICTS
  - PLANNING AREAS
  - HISTORIC ZONES
  - CORRIDORS
  - ZIPCODES
  - POVERTY POCKET
- SITES
- ENVIRONMENT
- APS
- TRAFFIC ENG.
- AIR PHOTO
  - 2006 AIR PHOTO
  - 2004 AIR PHOTO
  - 2002 AIR PHOTO
  - 1999 AIR PHOTO

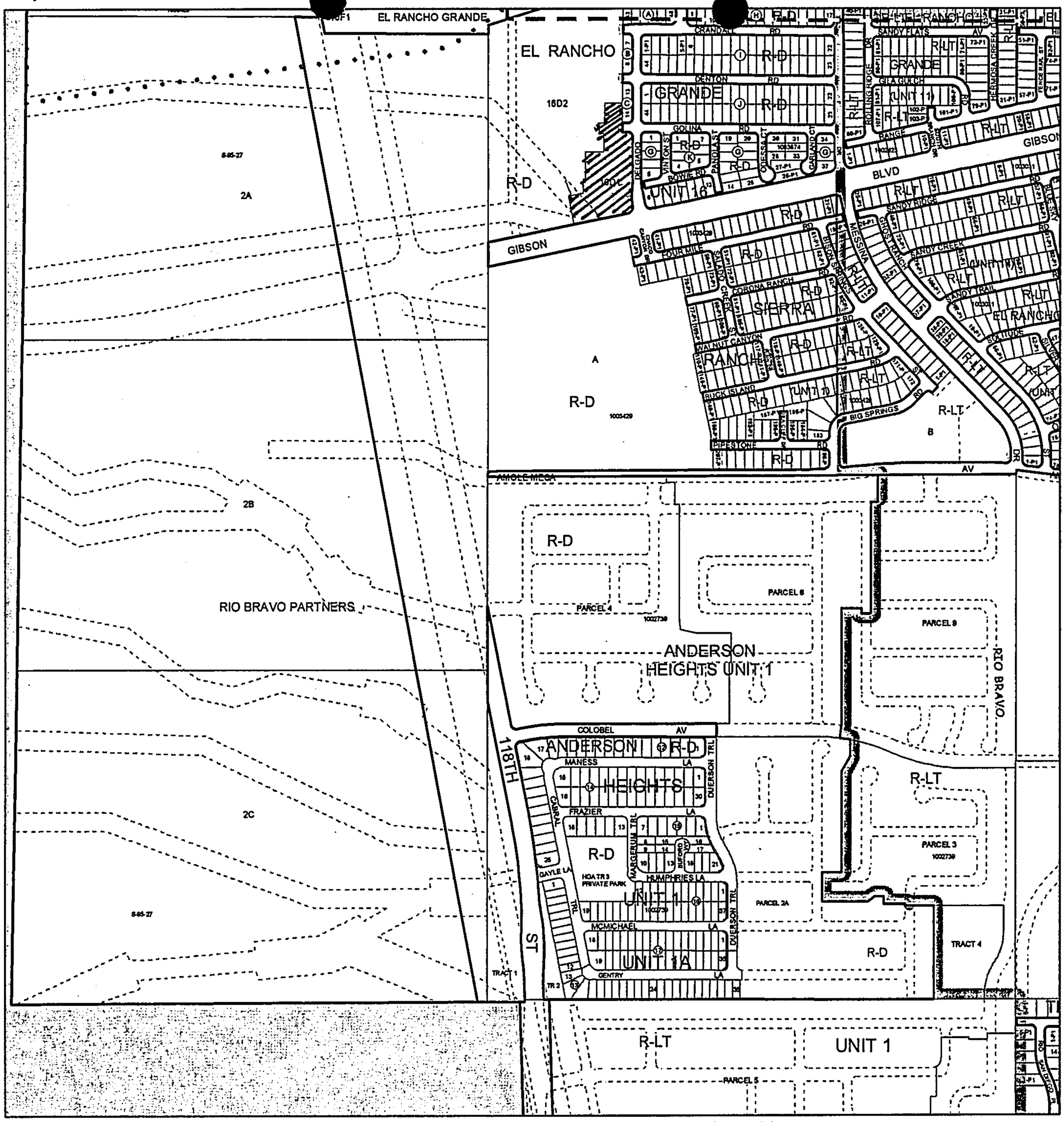
Refresh Map

☑ Auto Refresh

OWNERSHIP

Rec	UPC CODE	OWNER	OWNER ADDRESS	OWNER CITY	O
1	100805434343412607	CURB INC	5160 SAN FRANCISCO NE	ALBUQUERQUE	N
2	100805434743512608	CURB INC	5160 SAN FRANCISCO NE	ALBUQUERQUE	N
3	100805423943512606	CURB INC	5160 SAN FRANCISCO NE	ALBUQUERQUE	N

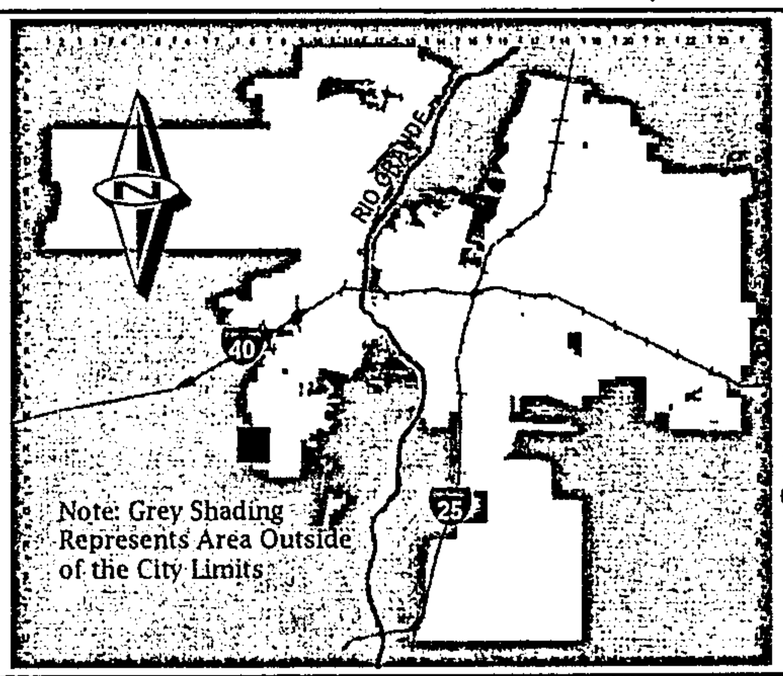
Pan SEARCH REFRESH HELP INDEX PAGE CONTACT



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

Albuquerque Geographic Information System

Map amended through: 11/2/2005



Zone Atlas Page:

N-08-Z

Selected Symbols

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

0 750 1,500 Feet

FORM V: SUBDIVISION VARIANCES & VACATIONS

☐ **BULK LAND VARIANCE** **(PUBLIC HEARING CASE)**

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

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

☐ **VACATION OF PUBLIC RIGHT-OF-WAY**

☑ **VACATION OF PUBLIC EASEMENT**

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

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

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

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

☐ **SIDEWALK DESIGN VARIANCE**

☑ **SIDEWALK WAIVER**

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

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

☑ **TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**

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

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

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

☐ **VACATION OF PRIVATE EASEMENT**

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

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

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

☐ **VACATION OF RECORDED PLAT**

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

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

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

Fred C. Artman
Applicant name (print)

Fred C. Artman 4/27/07
Applicant signature / date

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

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

Application case numbers
07DRB - - 00548
07DRB - - 00549
07DRB - - 00550

Jack M Rowe 4/27/07
Planner signature / date

Project # 1004272

CITY OF ALBUQUERQUE

FYI

NOTIFICATION OF HEARING for the DEVELOPMENT REVIEW BOARD

May 3, 2007

TO: Matthew Archuleta and Libby McIntosh, Westgate Heights Neigh. Assoc.

This letter will serve as your notification from the City of Albuquerque, under provisions of 0-92 pertaining to a request for: ***Major Preliminary Plat Approval, Major Vacation of Public Easements, Minor Sidewalk Waiver and Mnor Temporary Deferral of Sidewalks for a proposed eighteen (18) lot single-family residential subdivision - El Rancho Grande, Unit 17.***

Proposed by: **Isaacson and Arfman, P.A. at 505-268-8828**
Agent for: **CURB, Inc.**

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

For property located: **On or near Gibson Boulevard SW between Messina Drive SW and Delgado Drive SW.**

The case number(s) assigned is: **07DRB-00547, 00548, 00549 and 00550, Project #1004272.**

City Planning accepted application for this request on **April 27, 2007**.

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

Please be advised that this application is scheduled for a hearing before the Development Review Board (DRB) at **9 a.m.** on **Wednesday, May 23, 2007** in the **Planning Hearing Room, Room 160, Plaza Del Sol Building, 600 Second St. NW.**

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

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

Sincerely,

Stephani I. Winklepleck

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

cc: Claire Senova, DRB Administrative Assistant

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

October 12, 2005

4. Project # 1004272
05DRB-01447 Major-Vacation of Public Easements

ISAACSON & ARFMAN agent(s) for CURB INC request(s) the above action(s) for all or a portion of Tract(s) 16D, A PORTION OF TRACT 16D OF BULK LAND TRACT FOR EL RANCHO GRANDE and Tract(s) 16-A, 16-B, 16-C, 16-D, 16-E & 16-F, (to be known as **EL RANCHO GRANDE UNIT 17**) zoned R-D, located on GIBSON BLVD SW, between MESSINA DR SW and DELGADO DR SW containing approximately 3 acre(s). [REF: 05DRB-01033, 05DRB-01038, 05DRB-01039, 05DRB-01084](N-8)

At the October 12, 2005, Development Review Board meeting, the vacation was approved as shown on Exhibit B in the Planning file, subject to these findings and conditions:

FINDINGS:

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

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

CONDITIONS:

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

If you wish to appeal this decision, you must do so by October 27, 2005, in the manner described below.

Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal.
If the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. Such appeal shall be heard within 60 days of its filing.

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

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

Sheran Matson, AICP, DRB Chair

Cc: Curb Inc., 5160 San Francisco NE, 87109
Isaacson & Arfman PA, 128 Monroe St NE, 87108
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1004272 AGENDA#: 4 DATE: 10/12/05

1. Name: [illegible] Address: [illegible] Zip: [illegible]

2. Name: _____ Address: _____ Zip: _____

3. Name: _____ Address: _____ Zip: _____

4. Name: _____ Address: _____ Zip: _____

5. Name: _____ Address: _____ Zip: _____

6. Name: _____ Address: _____ Zip: _____

7. Name: _____ Address: _____ Zip: _____

8. Name: _____ Address: _____ Zip: _____

9. Name: _____ Address: _____ Zip: _____

10. Name: _____ Address: _____ Zip: _____

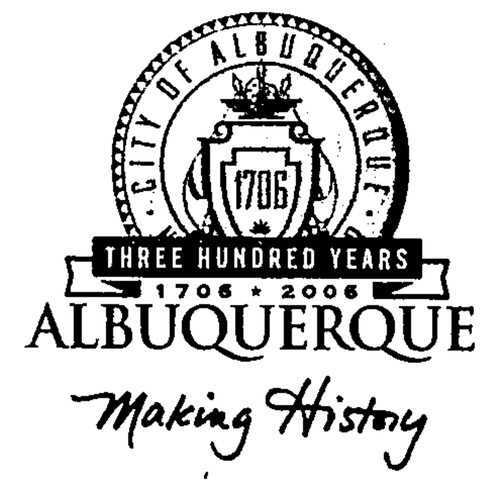
11. Name: _____ Address: _____ Zip: _____

12. Name: _____ Address: _____ Zip: _____

13. Name: _____ Address: _____ Zip: _____

14. Name: _____ Address: _____ Zip: _____

CITY OF ALBUQUERQUE



PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1004272 **AGENDA ITEM NO: 4**

SUBJECT:

Vacation

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

The Hydrology Section has no objection to the vacation request.

RESOLUTION:

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: October 12, 2005

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

October 12, 2005

Project # 1004272
05DRB-01447 Major-Vacation of Public Easements

ISAACSON & ARFMAN agent(s) for CURB INC request(s) the above action(s) for all or a portion of Tract(s) 16D, A PORTION OF TRACT 16D OF BULK LAND TRACT FOR EL RANCHO GRANDE and Tract(s) 16-A, 16-B, 16-C, 16-D, 16-E & 16-F, (to be known as **EL RANCHO GRANDE UNIT 17**) zoned R-D, located on GIBSON BLVD SW, between MESSINA DR SW and DELGADO DR SW containing approximately 3 acre(s). [REF: 05DRB-01033, 05DRB-01038, 05DRB-01039, 05DRB-01084](N-8)

AMAFCA — No adverse comments.

COG — No adverse comments.

Transit — No objection to the request.

Zoning Enforcement — No adverse comments.

Neighborhood Coordination — Letter sent to Westgate Heights NA (R).

APS

The applicant is requesting vacation of a public easement for **El Rancho Grande, Unit 16**, which proposes the development of 18 lots for residential use. These additional residences will impact Carlos Rey Elementary, Truman Middle School, and West Mesa High. <u>All three schools are operating well above site capacities.</u>

School	2005-06 Projections	Capacity	Space Available
CARLOS REY ES	800	770	-30
TRUMAN MS	986	850	-136
WEST MESA HS	2625	2410	-215

A new elementary school is planned in 2006 (will open initially with portables only) and a new southwest high school is planned for the future. However, these schools are being built with the intention to relieve existing schools that are overcrowded.

*Please refer to additional comments below.

*APS has expended significant resources to address growth and to shift enrollment pressures on the west side. Seven (7) out of the ten (10) new APS schools built since 1995 were constructed to address growth on the west side. The following summary lists recently built schools, schools under construction, and planned schools.

New APS Schools: 1995 - 2004

1. Chamiza Elementary School (**North West** Albuquerque) - 1995
2. Double Eagle Elementary School (North East Albuquerque) - 1996
3. Desert Ridge Middle School (North East Albuquerque) - 1997
4. Painted Sky Elementary School (**South West** Albuquerque) - 1998
5. Jimmy Carter Middle School (**South West** Albuquerque) - 2000
6. James Monroe Middle School (**North West** Albuquerque) -2001
7. Seven Bar Elementary School (**North West** Albuquerque) – 2001
8. Manzano Mesa Elementary School (South East Albuquerque) - 2004
9. Edward Gonzales Elementary School (**South West** Albuquerque) - 2004
10. Ventana Ranch Elementary School (**South West** Albuquerque) - 200

APS Schools Currently Under Construction

1. Far North East Heights Elementary School - Planned opening 2006
2. Far South West Elementary School - Planned opening 2006 (portables in 2006 and permanent buildings in 2009; contingent upon passing of GO 09 election)
3. New North West High School - Planned opening 2007/08 (9th grade will open in 2007 and full school will open in 2008)

Planned APS Schools

1. New South West High School – Design Funded GO 06 (other funding under consideration)
2. New Middle School Alternative

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

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

APS

- Multi-track year-round

Other

- Float teachers (flex schedule)
- Shift students to Schools with Capacity (short term solution)
- Boundary Adjustments / Busing
- Grade reconfiguration
- Combination of above strategies

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

Police Department	No CPTED or crime prevention comments at this time.
Fire Department	No comments received.
PNM Electric & Gas	No adverse comments.
Comcast	No comments received.
QWEST	No comments received.
Environmental Health	No comments received.
M.R.G.C.D.	No comments received.
Open Space Division	No adverse comments.
City Engineer	The Hydrology section has no objection to the vacation request.
Transportation Development	Defer to Hydrology.
Parks & Recreation	Defer to Hydrology.
Utilities Development	No objection to Vacation request.

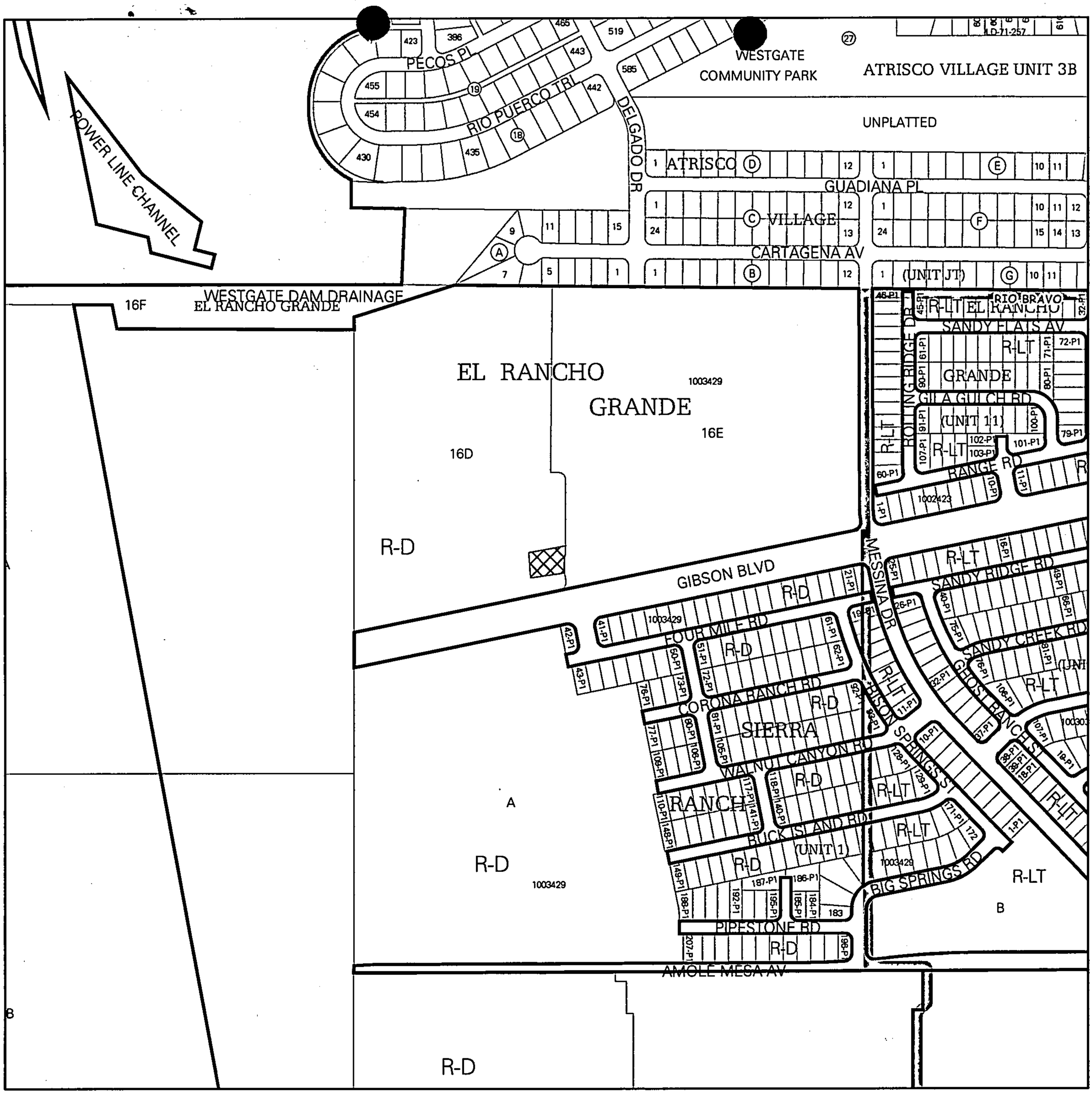
Planning Department

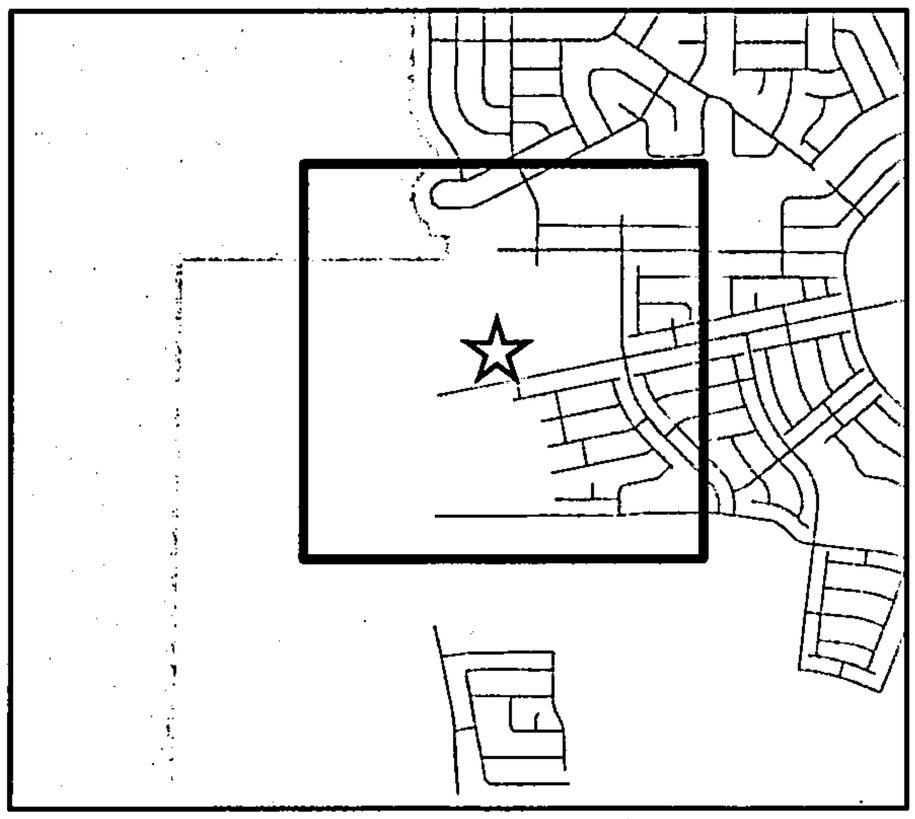
No objection to the vacation. Planning defers to Hydrology. Remember, the replat completing the vacation action must be approved & recorded within one year of approval of this vacation.

Impact Fee Administrator No comment on proposed vacation of drainage easement.

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

cc:Curb Inc., 5160 San Francisco NE, 87109
Isaacson & Arfman PA, 128 Monroe St NE, 87108





ZONING MAP

Note: Grey shading indicates County.

1 inch equals 500 feet

Project Number:
1004272
Hearing Date:
10/12/2005
Zone Map Page:
n-8
Additional Case Numbers:
05DRB-01033 05DRB-01038
05DRB-01039 05DRB-01084

FYI

NOTIFICATION OF HEARING for the DEVELOPMENT REVIEW BOARD

September 24, 2005

TO: Matthew Archuleta and Libby McIntosh, Westgate Heights NA

This letter will serve as your notification from the City of Albuquerque, under provisions of 0-92 pertaining to a request for: **Requests the following for approximately three(3) acre(s): Major Vacation of Public Easements for drainage easement for a temporary pond with a standpipe inlet.**

Proposed by: **Isaacson and Arfman at 268-8828**
Agent for: **Curb, Inc.**

For property located: **On or near the west Terminus of Gibson Blvd. SW between Messina Drive SW and Delgado Drive SW.**

The case number(s) assigned is: **05DRB- 01447, Project # 1004272.**

City Planning accepted application for this request on **September 15, 2005**.

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

Please be advised that this application is scheduled for a hearing before the Development Review Board (DRB) at **9 a.m.** on **Wednesday, October 12, 2005** in the **Planning Hearing Room, Lower Level, Plaza Del Sol Building, 600 Second St. NW.**

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

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

Sincerely,

Stephani I. Winklepleck

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

cc: Claire Senova, DRB Administrative Assistant

CITY OF PLANNING
PLANNING DEPARTMENT
PROPERTY OWNERSHIP LIST

Meeting Date: OCTOBER 12, 2005
Zone Atlas Page: N-8-Z
Notification Radius: 100 Ft.

Project# 1004272
App# 05DRB-01447

Cross Reference and Location: W TERMINUS OF GIBSON BLVD. SW BETWEEN MESSINA DR SW AND DELGADO DR SW

Applicant: CURB, INC
Address: 5160 SAN FRANCISCO NE
ALBUQUERQUE, NM 87109

Agent: ISAACSON & ARFMAN, P.A.
128 MONROE STREET NE
ALBUQUERQUE, NM 87108

Special Instructions:

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

Date Mailed: SEPTEMBER 23, 2005

Signature: YVONNE SAAVEDRA

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
PROPERTY OWNERSHIP / LEGAL LIST

Project# 1004272
Application# 05DRB01447

Zone Atlas Page #	Zone Atlas #	Grid Location	Parcel Sequence	Name & Address
n-8	1008054	337-412	101-04	✓ Dup
		505-500	03	✓ Dup 2
		225-524	201-01	✓
		505-349	101-01	✓
		495-200	401-30	✓
		332-140	301-42	✓ Dup
		122-092	43	✓ Dup 2
		122-265	41	✓ Dup 2
		120-438	40	✓ Dup 2
		493-435	102-13	✓
		494-436	14	✓
		496-437	15	✓
		498-438	16	✓
		500-439	17	✓
		502-440	18	✓
		504-441	19	✓
		494-425	12	✓
		495-420	11	✓
		496-416	10	✓
		497-411	09	✓
		498-406	08	✓
		499-401	07	✓
		500-397	06	✓
		501-394	05	✓

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
PROPERTY OWNERSHIP / LEGAL LIST

Project# 1004272
Application# 05DRB-01447

Zone Atlas Page #	Zone Atlas #	Grid Location	Parcel Sequence	Name & Address
M-8	1008054	502-391	102-04	✓ Dup 2
		504-389	03	✓ Dup 2
		506-386	02	✓ Dup 2
		508-381	01	✓ Dup 2
		510-372	103-01	✓ Dup 2
		511-369	02	✓ Dup 2

mainframe@coa1mp3.ca To
bq.gov cc
09/20/2005 02:35 PM bcc
Subject

```
1          R E C O R D S   W I T H   L A B E L S                    PAGE
1
01008054                  ***  THIS UPC CODE HAS NO MASTER RECORD ON FILE
0100805433741210104        LEGAL: PARC EL 1  OF LANDS OF RIO BRAVO PARTNERS LOCATED
IN  LAND USE:
                           PROPERTY ADDR: 00000   N/A
                              OWNER NAME: CURB INC
                              OWNER ADDR: 06301   INDIAN SCHOOL            RD NE
ALBUQUERQUE NM            87110
0100805450550010103        LEGAL: TR A -1 B ULK LAND PLAT FOR TRACT A-1, A-2 & B-1
ROS  LAND USE:
                           PROPERTY ADDR: 00000
                              OWNER NAME: CURB INC
                              OWNER ADDR: 06301   INDIAN SCHOOL            RD NE
ALBUQUERQUE NM            87110
0100805422552420101        LEGAL: WEST GATE  DAM DRAINAGE ROW CONT 7.4400 AC M/L OR
32  LAND USE:
                           PROPERTY ADDR: 00000   N/A
                              OWNER NAME: AMAFCA
                              OWNER ADDR: 02600   PROSPECT                   NE
ALBUQUERQUE NM            87107
0100805450534910101        ***  THIS UPC CODE HAS NO MASTER RECORD ON FILE
0100805449520040130        LEGAL: TR B -1 B ULK LAND PLAT FOR TRACT A-1, A-2  & B-1
RO  LAND USE:
                           PROPERTY ADDR: 00000
                              OWNER NAME: AVALON WEST INVESTMENTS LLC
                              OWNER ADDR: 06301   INDIAN SCHOOL            RD NE
ALBUQUERQUE NM            87110
0100805433214030142        LEGAL: 2-D  PLAT  OF LANDS OF RIO BRAVO PARTNERS PARCELS
2A  LAND USE:
                           PROPERTY ADDR: 00000   N/A
                              OWNER NAME: ARROYO VISTA NEW MEXICO LLC
                              OWNER ADDR: 01880   SANTA BARBARA             BL
SAN LUIS ~~OBICA~~ OBISPO CA  93401
0100805412209230143        LEGAL: 2-C  PLAT  OF LANDS OF RIO BRAVO PARTNERS PARCELS
2A  LAND USE:
                           PROPERTY ADDR: 00000   N/A
                              OWNER NAME: ARROYO VISTA NEW MEXICO LLC
                              OWNER ADDR: 01880   SANTA BARBARA             BL
SAN LUIS OBICA            93401
0100805412226530141        LEGAL: 2-B  PLAT  OF LANDS OF RIO BRAVO PARTNERS PARCELS
2A  LAND USE:
                           PROPERTY ADDR: 00000   N/A
                              OWNER NAME: ARROYO VISTA NEW MEXICO LLC
                              OWNER ADDR: 01880   SANTA BARBARA             BL
SAN LUIS OBICA            93401
0100805412043830140        LEGAL: 2-A  PLAT  OF LANDS OF RIO BRAVO PARTNERS PARCELS
2A  LAND USE:
                           PROPERTY ADDR: 00000   N/A
                              OWNER NAME: ARROYO VISTA NEW MEXICO LLC
                              OWNER ADDR: 01880   SANTA BARBARA             BL
SAN LUIS OBICA            93401
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0100805449343510213   ***  THIS UPC CODE HAS NO MASTER RECORD ON FILE
0100805449443610214   ***  THIS UPC CODE HAS NO MASTER RECORD ON FILE
0100805449643710215   ***  THIS UPC CODE HAS NO MASTER RECORD ON FILE
0100805449843810216   ***  THIS UPC CODE HAS NO MASTER RECORD ON FILE
0100805450043910217   ***  THIS UPC CODE HAS NO MASTER RECORD ON FILE
0100805450244010218   ***  THIS UPC CODE HAS NO MASTER RECORD ON FILE
0100805450444110219   ***  THIS UPC CODE HAS NO MASTER RECORD ON FILE
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0100805450139410205   ***  THIS UPC CODE HAS NO MASTER RECORD ON FILE
0100805450239110204   ***  THIS UPC CODE HAS NO MASTER RECORD ON FILE
0100805450438910203   ***  THIS UPC CODE HAS NO MASTER RECORD ON FILE
0100805450638610202   ***  THIS UPC CODE HAS NO MASTER RECORD ON FILE
0100805450838110201   ***  THIS UPC CODE HAS NO MASTER RECORD ON FILE
0100805451037210301   ***  THIS UPC CODE HAS NO MASTER RECORD ON FILE
0100805451136910302   ***  THIS UPC CODE HAS NO MASTER RECORD ON FILE

.
QUIT
```

100805450534910101 LEGAL: PARCEL 1 OF LAND OF RIO BRAVO PARTNERS LOCA N R2E EXCEPT THE NO
PROPERTY ADDR: N/A

OWNERS NAME: CURB INC
OWNERS ADDR: 5160 SAN FRANCISCO NE
ALBUQUERQUE, NM 87109

100805449343510213 LEGAL: LOT 25-P1 PLAT FOR EL RANCHO GRANDE UNIT 14
PROPERTY ADDR: 10527 SAN FRANCISCO NE

OWNERS NAME: CURB INC
OWNERS ADDR: 5160 SAN FRANCISCO NE
ALBUQUERQUE, NM 87109

100805449443610214 LEGAL: LOT 24-P1 PLAT FOR EL RANCHO GRANDE UNIT 14
PROPERTY ADDR: 10523 SANDY RIDGE RD SW

OWNERS NAME: CURB INC
OWNERS ADDR: 5160 SAN FRANCISCO NE
ALBUQUERQUE, NM 87109

100805449643710215 LEGAL: LOT 23-P1 PLAT FOR EL RANCHO GRANDE UNIT 14
PROPERTY ADDR: 10519 SANDY RIDGE RD SW

OWNERS NAME: CURB INC
OWNERS ADDR: 5160 SAN FRANCISCO NE
ALBUQUERQUE, NM 87109

100805449843810216 LEGAL: LOT 22-P1 PLAT FOR EL RANCHO GRANDE UNIT 14
PROPERTY ADDR: 10515 SANDY RIDGE RD SW

OWNERS NAME: CURB INC
OWNERS ADDR: 5160 SAN FRANCISCO NE
ALBUQUERQUE, NM 87109

100805450043910217 LEGAL: LOT 21-P1 PLAT FOR EL RANCHO GRANDE UNIT 14
PROPERTY ADDR: 10509 SANDY RIDGE RD SW

OWNERS NAME: CURB INC
OWNERS ADDR: 5160 SAN FRANCISCO NE
ALBUQUERQUE, NM 87109

100805450244010218 LEGAL: LOT 20-P1 PLAT FOR EL RANCHO GRANDE UNIT 14
PROPERTY ADDR: 10505 SANDY RIDGE RD SW

OWNERS NAME: CURB INC
OWNERS ADDR: 5160 SAN FRANCISCO NE
ALBUQUERQUE, NM 87109

100805450444110219 LEGAL: LOT 19-P1 PLAT FOR EL RANCHO GRANDE UNIT 14
PROPERTY ADDR: 10501 SANDY RIDGE RD SW

OWNERS NAME: CURB INC
OWNERS ADDR: 5160 SAN FRANCISCO NE
ALBUQUERQUE, NM 87109

100805449442510212 LEGAL: LOT 26-P1 PLAT FOR EL RANCHO GRANDE UNIT 14
PROPERTY ADDR: 2301 GHOST RANCH ST SW

OWNERS NAME: CURB INC
OWNERS ADDR: 5160 SAN FRANCISCO NE

ALBUQUERQUE, NM 87109

100805449542010211 LEGAL: LOT 27-P1 PLAT FOR EL RANCHO GRANDE UNIT 14
PROPERTY ADDR: 2305 GHOST RANCH ST SW

OWNERS NAME: CURB INC
OWNERS ADDR: 5160 SAN FRANCISCO NE
ALBUQUERQUE, NM 87109

100805449641610210 LEGAL: LOT 28-P1 PLAT FOR EL RANCHO GRANDE UNIT 14
PROPERTY ADDR: 2309 GHOST RANCH ST SW

OWNERS NAME: CURB INC
OWNERS ADDR: 5160 SAN FRANCISCO NE
ALBUQUERQUE, NM 87109

100805449741110209 LEGAL: LOT 29-P1 PLAT FOR EL RANCHO GRANDE UNIT 14
PROPERTY ADDR: 2315 GHOST RANCH ST SW

OWNERS NAME: CURB INC
OWNERS ADDR: 5160 SAN FRANCISCO NE
ALBUQUERQUE, NM 87109

100805449840610208 LEGAL: LOT 30-P1 PLAT FOR EL RANCHO GRANDE UNIT 14
PROPERTY ADDR: 2319 GHOST RANCH ST SW

OWNERS NAME: CURB INC
OWNERS ADDR: 5160 SAN FRANCISCO NE
ALBUQUERQUE, NM 87109

100805449940110207 LEGAL: LOT 31-P1 PLAT FOR EL RANCHO GRANDE UNIT 14
PROPERTY ADDR: 2323 GHOST RANCH ST SW

OWNERS NAME: CURB INC
OWNERS ADDR: 5160 SAN FRANCISCO NE
ALBUQUERQUE, NM 87109

100805450039710206 LEGAL: LOT 32-P1 PLAT FOR EL RANCHO GRANDE UNIT 14
PROPERTY ADDR: 2401 GHOST RANCH ST SW

OWNERS NAME: CURB INC
OWNERS ADDR: 5160 SAN FRANCISCO NE
ALBUQUERQUE, NM 87109

100805450139410205 LEGAL: LOT 33-P1 PLAT FOR EL RANCHO GRANDE UNIT 14
PROPERTY ADDR: 2405 GHOST RANCH ST SW

OWNERS NAME: CURB INC
OWNERS ADDR: 5160 SAN FRANCISCO NE
ALBUQUERQUE, NM 87109

100805450239110204 LEGAL: LOT 34-P1 PLAT FOR EL RANCHO GRANDE UNIT 14
PROPERTY ADDR: 2409 GHOST RANCH ST SW

OWNERS NAME: CURB INC
OWNERS ADDR: 5160 SAN FRANCISCO NE
ALBUQUERQUE, NM 87109

100805450438910203 LEGAL: LOT 35-P1 PLAT FOR EL RANCHO GRANDE UNIT 14
PROPERTY ADDR: 2415 GHOST RANCH ST SW

OWNERS NAME: CURB INC

	OWNERS ADDR:	5160 SAN FRANCISCO NE ALBUQUERQUE, NM 87109
100805450638610202	LEGAL: LOT 36-P1 PLAT FOR EL RANCHO GRANDE UNIT 14 PROPERTY ADDR:	2419 GHOST RANCH ST SW
	OWNERS NAME: OWNERS ADDR:	CURB INC 5160 SAN FRANCISCO NE ALBUQUERQUE, NM 87109
100805450838110201	LEGAL: LOT 37-P1 PLAT FOR EL RANCHO GRANDE UNIT 14 PROPERTY ADDR:	2423 GHOST RANCH ST SW
	OWNERS NAME: OWNERS ADDR:	CURB INC 5160 SAN FRANCISCO NE ALBUQUERQUE, NM 87109
100805451037210301	LEGAL: LOT 38-P1 PLAT FOR EL RANCHO GRANDE UNIT 14 PROPERTY ADDR:	2501 GHOST RANCH ST SW
	OWNERS NAME: OWNERS ADDR:	CURB INC 5160 SAN FRANCISCO NE ALBUQUERQUE, NM 87109
100805451136910302	LEGAL: LOT 39-P1 PLAT FOR EL RANCHO GRANDE UNIT 14 PROPERTY ADDR:	2505 GHOST RANCH ST SW
	OWNERS NAME: OWNERS ADDR:	CURB INC 5160 SAN FRANCISCO NE ALBUQUERQUE, NM 87109

ALBUQUERQUE
Making History

City of Albuquerque

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

September 13, 2005

Ruth Lozano
Isaacson and Arfman, P.A.
128 Monroe St. NE/87108
Phone: 268-8828/Fax: 268-2632

Dear Ruth:

Thank you for your inquiry of **September 13, 2005** requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **A PORTION OF TRACT 16-D, EL RANCHO GRANDE, ON GIBSON BOULEVARD SW WEST OF MESSINA DRIVE** zone map **N-8.**

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

WESTGATE HEIGHTS N.A. (WGH) "R"
***Matthew Archuleta** *e-mail:* mattearchuleta1@hotmail.com
1628 Summerfield SW/87121 836-7251 (h)
Libby McIntosh *e-mail:* em_westgate@yahoo.com
1316 Ladrones Ct. SW/87121 831-5189 (h)

Council District: 1
County District: 2
Police Beat: 153-158/WS/Z-C
Zone Map: K-N-8-10

See reverse side for additional Neighborhood Association Information: YES { } NO {X}
Please note that according to O-92 you are required to notify each of these contact persons by **certified mail, return receipt requested, before** the Planning Department will accept your application filing. **IMPORTANT! Failure of adequate notification may result in your Application Hearing being deferred for 30 days.** If you have any questions about the information provided, please contact our office at (505) 924-3914 or by fax at 924-3913.

Sincerely,

Leo Padilla
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

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

ISAACSON & ARFMAN, P.A.

Consulting Engineering Associates

Thomas O. Isaacson, PE & LS • Fred C. Arfman, PE
Scott M. McGee, PE

September 14, 2005

Ms. Sheran Matson
DRB Chair
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87102

RE: Vacation of Drainage Easement for El Rancho Grande, Unit 17 DRB #1004272

Dear Ms. Matson:

Isaacson & Arfman, P.A., as agents for Curb Inc., is submitting a request for approval of vacation of a drainage easement within Tract 16-D-1 of Plat for El Rancho Grande, Unit 16 (to be recorded), northwest of the Gibson Blvd and Delgado Drive intersection. The current legal description is a portion of Tract 16-D, of Bulk Land Tract for El Rancho Grande, Tracts 16-A, 16-B, 16-C, 16-D, 16-E, and 16-F, (filed 1-31-05, in Bk. 2005C, Pg. 41). This easement was created for a temporary pond with a standpipe inlet.

Tract 16-D-1 of El Rancho Grande, Unit 16, is now being developed as El Rancho Grande, Unit 17, and a permanent storm drain inlet in dedicated right-of-way will replace the standpipe inlet. This easement was filed in Book A-100, Page 2467, with an Agreement and Covenant filed in Book A-100, Page 2467, on July 18, 2005. The easement is shown on the attached vacation exhibit.

The justifications for vacating this easement are as follows:

1) The easement is no longer needed because of permanent drainage improvements constructed with El Rancho Grande, Unit 17.
2) The public welfare is in no way served by retaining the easement.

If you have questions regarding this submittal, please call me at 268-8828.

Sincerely,
ISAACSON & ARFMAN

Fred C. Arfman, PE
FCA/ânw
Attachments

128 Monroe St. NE • Albuquerque, NM 87108 • (505) 268-8828 • FAX (505) 268-2632

Project # 1004272

CURB, INC
5160 SAN FRANCISCO NE
ALBUQUERQUE, NM 87109

ISAACSON & ARFMAN, P.A.
128 MONROE STREET NE
ALBUQUERQUE, NM 87108

MATTHEW ARCHULETA
Westgate Heights N.A.
1628 SUMMERFIELD SW
ALBUQUERQUE, NM 87121

100805433741210104

LIBBY MCINTOSH
Westgate Heights N.A.
1316 LABRONES CT SW
ALBUQUERQUE, NM 87121

CURB INC
6301 INDIAN SCHOOL RD NE
ALBUQUERQUE NM 87110

100805422552420101

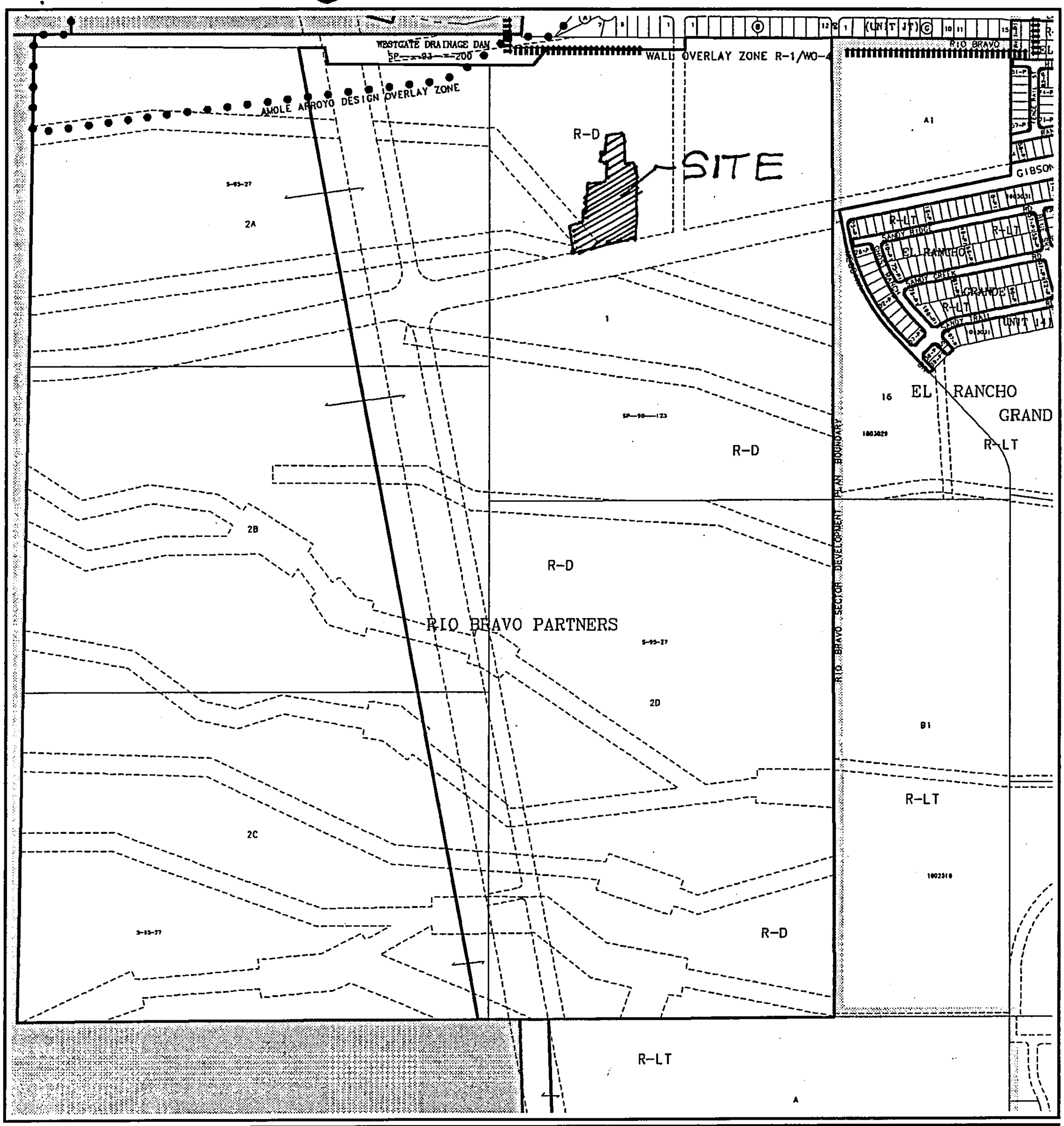
AMAFCA
2600 PROSPECT NE
ALBUQUERQUE NM 87107

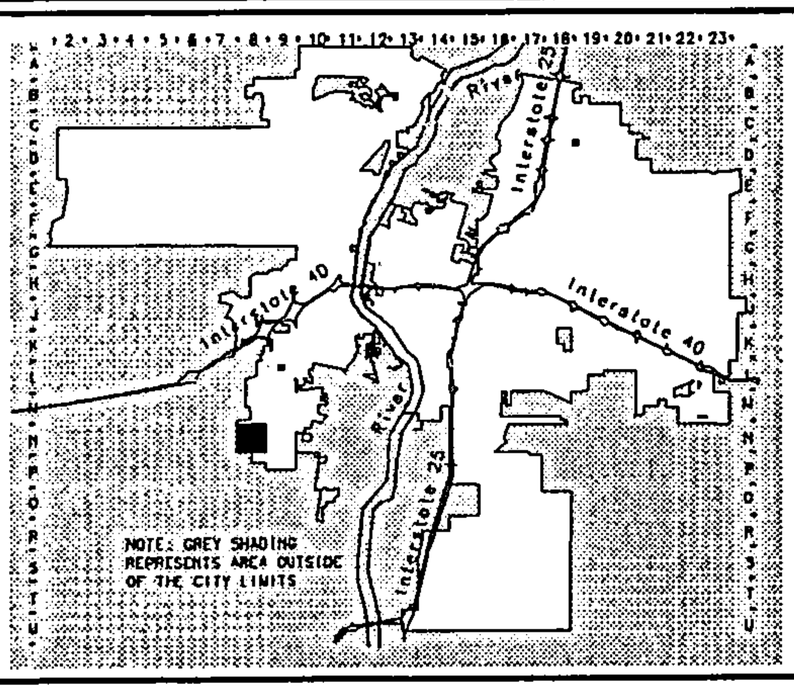
100805449520040130

AVALON WEST INVESTMENTS LLC
6301 INDIAN SCHOOL RD NE
ALBUQUERQUE NM 87110

100805433214030142

ARROYO VISTA NEW MEXICO LLC
1880 SANTA BARBARA BL
SAN LUIS OBISPO CA 93401





Albuquerque Geographic Information System
PLANNING DEPARTMENT
©Copyright 2004

GRAPHIC SCALE IN FEET
250 0 750 1000

Zone Atlas Page

N-8-Z

Map Amended through February 01, 2005

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW,** on **Wednesday, October 12, 2005,** beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1002201 05DRB-01471 Major-Two Year SIA	TIERRA WEST LLC agent(s) for OMEGA AUTOMOTIVE REAL ESTATE LTD request(s) the above action(s) for all or a portion of Lot(s) 14-A & 21-A Block(s) 10, **NORTH ALBUQUERQUE ACRES, TRACT A, UNIT B,** zoned SU-2 IP WITH CONDITIONAL USES, located on PAN AMERICAN FREEWAY NE, between EAGLE ROCK NE and OAKLAND NE containing approximately 6 acre(s). [REF: 02DRB-01367, 03DRB-01382] (C-18)
Project # 1004428 05DRB-01460 Major-Bulk Land Variance 05DRB-01461 Minor-Prelim&Final Plat Approval	MARK GOODWIN & ASSOCIATES PA agent(s) for ALBUQUERQUE RIO BRAVO PARTNERS LLC request(s) the above action(s) for all or a portion of Tract(s) RR-3, **WESTLAND SOUTH,** zoned SF RLT, located on DENNIS CHAVEZ BLVD SW, between COORS BLVD SW and 118TH ST SW containing approximately 99 acre(s). [REF: 1003530, 04EPC01029, 04EPC01030, 04EPC01274] (P-9)
Project # 1004272 05DRB-01447 Major-Vacation of Public Easements	ISAACSON & ARFMAN agent(s) for CURB INC request(s) the above action(s) for all or a portion of Tract(s) 16D, A PORTION OF TRACT 16D OF BULK LAND TRACT FOR EL RANCHO GRANDE and Tract(s) 16-A, 16-B, 16-C, 16-D, 16-E & 16-F, (to be known as **EL RANCHO GRANDE UNIT 17**) zoned R-D, located on GIBSON BLVD SW, between MESSINA DR SW and DELGADO DR SW containing approximately 3 acre(s). [REF: 05DRB-01033, 05DRB-01038, 05DRB-01039, 05DRB-01084](N-8)
Project # 1001788 05DRB-01455 Major-Vacation of Public Easements 05DRB-01456 Minor-Prelim&Final Plat Approval	DAVID OR EVELYN MARTINEZ agent(s) for DR LAURA NATHANSON request(s) the above action(s) for Lot(s) 6-A & 6-B, **QUARTER HORSE ACRES SUBDIVISION,** zoned R-1, located on SPUR CT NW, between GABALDON NW and MONTOYA NW containing approximately 1 acre(s). [REF: 02DRB00384, 02DRB00875] (H-12)

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

Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, SEPTEMBER 26, 2005.

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW,** on **Wednesday, October 12, 2005,** beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1002201 05DRB-01471 Major-Two Year SIA	TIERRA WEST LLC agent(s) for OMEGA AUTOMOTIVE REAL ESTATE LTD request(s) the above action(s) for all or a portion of Lot(s) 14-A & 21-A Block(s) 10, **NORTH ALBUQUERQUE ACRES, TRACT A, UNIT B,** zoned SU-2 IP WITH CONDITIONAL USES, located on PAN AMERICAN FREEWAY NE, between EAGLE ROCK NE and OAKLAND NE containing approximately 6 acre(s). [REF: 02DRB-01367, 03DRB-01382] (C-18)
Project # 1004428 05DRB-01460 Major-Bulk Land Variance 05DRB-01461 Minor-Prelim&Final Plat Approval	MARK GOODWIN & ASSOCIATES PA agent(s) for ALBUQUERQUE RIO BRAVO PARTNERS LLC request(s) the above action(s) for all or a portion of Tract(s) RR-3, **WESTLAND SOUTH,** zoned SF RLT, located on DENNIS CHAVEZ BLVD SW, between COORS BLVD SW and 118TH ST SW containing approximately 99 acre(s). [REF: 1003530, 04EPC01029, 04EPC01030, 04EPC01274] (P-9)
Project # 1004272 05DRB-01447 Major-Vacation of Public Easements	ISAACSON & ARFMAN agent(s) for CURB INC request(s) the above action(s) for all or a portion of Tract(s) 16D, A PORTION OF TRACT 16D OF BULK LAND TRACT FOR EL RANCHO GRANDE and Tract(s) 16-A, 16-B, 16-C, 16-D, 16-E & 16-F, (to be known as **EL RANCHO GRANDE UNIT 17**) zoned R-D, located on GIBSON BLVD SW, between MESSINA DR SW and DELGADO DR SW containing approximately 3 acre(s). [REF: 05DRB-01033, 05DRB-01038, 05DRB-01039, 05DRB-01084](N-8)
Project # 1001788 05DRB-01455 Major-Vacation of Public Easements 05DRB-01456 Minor-Prelim&Final Plat Approval	DAVID OR EVELYN MARTINEZ agent(s) for DR LAURA NATHANSON request(s) the above action(s) for Lot(s) 6-A & 6-B, **QUARTER HORSE ACRES SUBDIVISION,** zoned R-1, located on SPUR CT NW, between GABALDON NW and MONTOYA NW containing approximately 1 acre(s). [REF: 02DRB00384, 02DRB00875] (H-12)

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

Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, SEPTEMBER 26, 2005.

CITY OF ALBUQUERQUE

THREE HUNDRED YEARS
1706 ★ 2006
ALBUQUERQUE
Making History

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SEP 23 2005
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Planning Department

P.O. Box 1293

Albuquerque, NM 87103

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CURB INC
6301 INDIAN SCHOOL RD NE
ALBUQUERQUE NM 87110

87110+8102-33 C027

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

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Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, SEPTEMBER 26, 2005.

CITY OF ALBUQUERQUE

THREE HUNDRED YEARS
1706 * 2006
ALBUQUERQUE
Making History

Planning Department

P.O. Box 1293

Albuquerque, NM 87103

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AVALON WEST INVESTMENTS LLC
6301 INDIAN SCHOOL RD NE
ALBUQUERQUE NM 87110

87110+8102-33 C027

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

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ALBUQUERQUE

Making History

Planning Department

P.O. Box 1293

Albuquerque, NM 87103

DRB

FYI

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Please call Agent to pick up COMPLETED 08/19/05 SH

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-01084** Project # **1004272**

Project Name: **EL RANCHO GRANDE UNIT 17**

Agent: Isaacson & Arfman Phone No.: 268-8828

Project Number 1004272

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): Review written comments. 8/16/05
- ☐ **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.**

Done SH

Called for pickup 08/18/05 SH

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD July 13, 2005

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)

At the July 13, 2005, Development Review Board meeting, with the signing of the Infrastructure List dated 7/13/05 and approval of the grading & drainage plan engineer stamp dated 6/15/05, the preliminary plat was approved with the following conditions of final plat:

1) Change Bovina to Bowie so that it conforms with the street that's shown on El Rancho Grande, Unit 16 plat.
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 Subdivison was approved with delegation to Planning for written comments in the file.

If you wish to appeal this decision, you must do so by July 14, 2005, in the manner described below.

Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal. If the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. Such appeal shall be heard within 60 days of its filing.

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

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

Sheran Matson, AICP, DRB Chair

cc: Curb Inc., 5160 San Francisco NE, Abq., NM 87109
Isaacson & Arfman PA, 128 Monroe St NE, Abq., NM 87108
Scott Howell, Property Management/Legal Department 4th Floor, City/County Bldg
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
DRB File

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-01084** | Project # **1004272**

Project Name: **EL RANCHO GRANDE UNIT 17**

Agent: Isaacson & Arfman | Phone No.: 268-8828

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): Review written comments.

☐ **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.**

Project Number 1004272

CITY OF ALBUQUERQUE

THREE HUNDRED YEARS 1706 • 2006
ALBUQUERQUE
Making History

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1004272 **AGENDA ITEM NO: 8**

SUBJECT:

Site Plan for Subd
Sidewalk Variance
Sidewalk Deferral
Pre-plat

ACTION REQUESTED:

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

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

ENGINEERING COMMENTS:

An approved drainage report dated 6-15-05 is on file for Preliminary Plat approval.

Condition of Final Plat: The Unit 16 plat must be recorded prior to approval of this project's Final Plat

RESOLUTION: Signed I.L.

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: July 13, 2005

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
July 13, 2005
DRB Comments

ITEM # 8

PROJECT # 1004272 APPLICATION # 05-01084

RE: El Rancho Grande, Unit 17/sps

The site plan submittal resembles a plat. These are the changes needed to transform it into a site plan:

1. Eliminate the Boundary Curve & Line Tables.
2. Eliminate El Rancho Grande, Unit 16 except by a written notation at the eastern boundary of Unit 17.
3. Increase the size of Unit 17 to be the size of Unit 16 as it now appears. Unit 17 is the focus of this site plan, not Unit 16.
4. Eliminate all Site Data with the exception of # 3, 4, 5, 6.
5. Create "Subdivision Design Criteria" heading & list #1-3 under Building Notes plus building setbacks, architectural design standards, placement of outside mechanical units, off street parking, design of walls and fences and subdivision entrance, pedestrian amenities, landscape design standards.

What is the design plan for the 8' asphalt path and the surrounding ground? Individual property owners cannot be responsible for landscaping between their wall and the sidewalk or curb. A homeowners' association is needed or the landscaping should not exist.

The flowering pear is a high water use plant. Please select another tree.

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

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1004272 AGENDA#: 8 DATE: 7/13/5

1. Name: Fred Arfman Address:_____ Zip:_____

2. Name: _____ Address:_____ Zip:_____

3. Name: _____ Address:_____ Zip:_____

4. Name: _____ Address:_____ Zip: _____

5. Name: _____ Address:_____ Zip: _____

6. Name: _____ Address:_____ Zip:_____

7. Name: _____ Address:_____ Zip:_____

8. Name: _____ Address:_____ Zip:_____

9. Name: _____ Address:_____ Zip: _____

10. Name: _____ Address:_____ Zip: _____

11. Name: _____ Address:_____ Zip:_____

12. Name: _____ Address:_____ Zip: _____

13. Name: _____ Address:_____ Zip: _____

14. Name: _____ Address:_____ Zip: _____

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

July 13, 2005

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

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

AMAFCA

COG — This portion of Gibson Blvd West is identified as a principal arterial on the Long Range Roadway System with ROW of 124'. In addition, the Long Range Bikeway system map identifies a Study Corridor within this project area. Coordination with City Municipal Development should be pursued to address inclusion of the bike facility as appropriate.

Transit — Transit suggests providing pedestrian access between Bovina Rd and Delgado Dr and providing sidewalks on both sides and on the end of the Bovina Rd stub. If the Ingram Rd stub will be extended in the future to serve additional dwellings to the west, Transit suggests providing sidewalks on both sides of that street as well.

Zoning Enforcement — No adverse comments.

Neighborhood Coordination

Letters sent to Westgate Heights NA (R) and Westgate Vecinos Neighborhood Assns.

APS — No comments received.

Police Department	No CPTED or crime prevention comments at this time.
Fire Department	Fire Department is not approving street widths less than 32 feet at this time. Per Ray Sanchez, AFD. All required fire hydrants shall be installed and made serviceable prior to and during construction of subdivision.
PNM Electric & Gas	Pre-plat, OK.
Comcast	No comments received.
QWEST	No comments received.
Environmental Health	Site is not within 1000 feet of a landfill. No comment.
M.R.G.C.D.	No comments received.
Open Space Division	No adverse comments.
City Engineer	An approved drainage report is on file for Preliminary Plat approval. Comments on infrastructure list.
Transportation Development	1. Were these lots considered in the original TIS? 2. Gibson will require landscaping. 3. Has Delgado been guaranteed (incl. 6' sidewalk) on a previous infrastructure list?
Parks & Recreation	This development will be subject to Impact Fees for Parks, Recreation, Trails and Open Space. The R-D zone requires 2,400 square feet of open space for each dwelling unit. The table provides shows you are 1,685 sq/ft short of this requirement. Include one of the following notes on the Preliminary and Final Plats indicating how the total remaining open space requirement will be met: Total remaining open space requirements are met via a cash payment to the City of Albuquerque per the provisions of Section 14-16-3-8 (A)(2). Total remaining open space requirements are met via the provision of detached open space per the

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

The trail on the infrastructure list is shown at 8ft. wide, why isn't it 10' wide?

Utilities Development — No objection to Preliminary Plat approval.

No objection to Sidewalk Waiver/Deferral.

Planning Department

Perimeter walls:

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

No objection once walls are approved.

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

cc: Curb Inc., 5160 San Francisco NE, 87109
Isaacson & Arfman PA, 128 Monroe St NE, 87108

651

CITY OF PLANNING
PLANNING DEPARTMENT
PROPERTY OWNERSHIP LIST

Meeting Date: JULY 13, 2005
Zone Atlas Page: N-8-Z
Notification Radius: 100 Ft.

Project# 1004272
App# 05DRB-01033
App# 05DRB-01038
App# 05DRB-01039

Cross Reference and Location:

Applicant: CURB, INC
Address: 5160 SAN FRANCISCO NE
ALBUQUERQUE NM 87109

Agent: ISAACSON & ARFMAN, P.A.
Address: 128 MONROE ST. NE
ALBUQUERQUE NM 87108

Special Instructions:

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

Date Mailed: JUNE 24, 2005

Signature: KYLE TSETHLIKAI

100805528101642001 LEGAL: DRAI NAGE EASEMENT IN ATRISCO VILLAGE UNITJ T SUBD LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: CONSOLIDATED TRADES INC
OWNER ADDR: 01624 MC DONALD NW ALBUQUERQUE NM 87107

100805530001242002 LEGAL: 0008 A AT RISCO VILLAGE UNIT J T SUBD LAND USE:
PROPERTY ADDR: 00000 CARTAGENA
OWNER NAME: CUMMINGS BRUCE D & MARY K
OWNER ADDR: 10928 CARTAGENA AV SW ALBUQUERQUE NM 87121

100805531200542004 LEGAL: 6 A ATRI SCO VILLAGE UNIT J T SUBD LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: BURCIAGA JORGE & SOCORRO
OWNER ADDR: 10813 CARTAGENA AV SW ALBUQUERQUE NM 87121

100805531900542005 LEGAL: 5 A ATRI SCO VILLAGE UNIT J T SUBD LAND USE:
PROPERTY ADDR: 00000 CARTAGENA
OWNER NAME: GALLEGOS CAROLINE
OWNER ADDR: 00000 ALBUQUERQUE NM 87194

100805532500542006 LEGAL: 4 A ATRI SCO VILLAGE UNIT J T SUBD LAND USE:
PROPERTY ADDR: 00000 CARTAGENA
OWNER NAME: TORRES TIMOTHY JOHN &
OWNER ADDR: 10912 CARTAGENA SW ALBUQUERQUE NM 87105

100805533100542007 LEGAL: 3 A ATRI SCO VILLAGE UNIT J T SUBD LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: TENA LORENZO &
OWNER ADDR: 00375 SEGOLILY BOSQUE FARMSNM 87068

100805530200542003 LEGAL: 7 A ATRI SCO VILLAGE UNIT J T SUBD LAND USE:
PROPERTY ADDR: 00000 CARTAGENA
OWNER NAME: LEYBA SYLVIA
OWNER ADDR: 10924 CARTAGENA SW ALBUQUERQUE NM 87121

100805533700542008 LEGAL: 2 A ATRI SCO VILLAGE UNIT J T SUBD LAND USE:
PROPERTY ADDR: 00000 CARTAGENA
OWNER NAME: VITELA AMADEO & GAYLE
OWNER ADDR: 10904 CARTAGENA SW ALBUQUERQUE NM 87105

100805536300542102 LEGAL: 0002 B AT RISCO VILLAGE UNIT J T SUBD LAND USE:
PROPERTY ADDR: 00000 CARTAGENA
OWNER NAME: GARCIA CHARLES N & BARBARA M
OWNER ADDR: 10808 CARTAGENA SW ALBUQUERQUE NM 87105

100805537000542103 LEGAL: 3 B ATRI SCO VILLAGE UNIT J T SUBD LAND USE:
PROPERTY ADDR: 00000 CARTAGENA
OWNER NAME: MUNOZ JOSE L & ARMIDA CHAVIRA
OWNER ADDR: 10804 CARTAGENA AV SW ALBUQUERQUE NM 87105

100805534300542009 LEGAL: 1 A ATRI SCO VILLAGE UNIT J T SUBD LAND USE:
PROPERTY ADDR: 00000 CARTAGENA
OWNER NAME: LUCERO BERT M ETUX
OWNER ADDR: 10900 CARTAGENA SW ALBUQUERQUE NM 87105

100805535800542101 LEGAL: 1 B ATRI SCO VILLAGE UNIT J T SUBD LAND USE:
PROPERTY ADDR: 00000 CARTAGENA
OWNER NAME: BURCIAGA JORGE & SOCORRO
OWNER ADDR: 10813 CARTAGENA AV SW ALBUQUERQUE NM 87121

100805537700542104 LEGAL: 4 B ATRI SCO VILLAGE UNIT J T SUBD LAND USE:
PROPERTY ADDR: 00000 CARTAGENA
OWNER NAME: GONZALES JOSEPH V & SALLY & KI
OWNER ADDR: 10800 CARTAGENA AV SW ALBUQUERQUE NM 87121

100805538200542105 LEGAL: 5 B ATRI SCO VILLAGE UNIT J T SUBD LAND USE:
PROPERTY ADDR: 00000 CARTAGENA
OWNER NAME: OWENS IRMA JEAN
OWNER ADDR: 10712 CARTAGENA SW ALBUQUERQUE NM 87121

100805538900542106 LEGAL: 6 B ATRI SCO VILLAGE UNIT J T SUBD LAND USE:
PROPERTY ADDR: 00000 CARTAGENA
OWNER NAME: GURULE ROBERT J & JULIA
OWNER ADDR: 10708 CARTAGENA AV SW ALBUQUERQUE NM 87121

100805539500542107 LEGAL: 7 B ATRI SCO VILLAGE UNIT J T SUBD LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: SALAZAR DAVID A
OWNER ADDR: 10704 CARTAGENA SW ALBUQUERQUE NM 87102

100805540100542108 LEGAL: 8 B ATRI SCO VILLAGE UNIT J T SUBD LAND USE:
PROPERTY ADDR: 00000 CARTAGENA
OWNER NAME: GUADERRAMA ARTURO
OWNER ADDR: 10700 CARTEGENA AV SW ALBUQUERQUE NM 87121

100805540800542109 LEGAL: 9 B ATRI SCO VILLAGE UNIT J T SUBD LAND USE:
PROPERTY ADDR: 00000 CARTAGENA
OWNER NAME: VALDEZ LEVI D N
OWNER ADDR: 10612 CARTAGENA AV SW ALBUQUERQUE NM 87121

100805541400542110 LEGAL: 10 B ATR ISCO VILLAGE UNIT J T SUBD LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: VALLES ABDON & MAGDA B
OWNER ADDR: 10608 CARTAGENA AV SW ALBUQUERQUE NM 87121

100805542100542111 LEGAL: 11 B ATR ISCO VILLAGE UNIT J T SUBD LAND USE:
PROPERTY ADDR: 00000 CARTAGENA
OWNER NAME: OLIVAS JOSE & MARTHA
OWNER ADDR: 10604 CARTAGENA SW ALBUQUERQUE NM 87121

100805542700542112 LEGAL: 12 B ATR ISCO VILLAGE UNIT J T SUBD LAND USE:
PROPERTY ADDR: 00000 CARTAGENA
OWNER NAME: OLIVAS CLARA M
OWNER ADDR: 10600 CARTAGENA AV SW ALBUQUERQUE NM 87121

100805544000542201 LEGAL: 1 G ATRI SCO VILLAGE UNIT J T SUBD LAND USE:
PROPERTY ADDR: 00000 CARTAGENA
OWNER NAME: ANDUJO JOSE R & MARIA R
OWNER ADDR: 10512 CARTAGENA AV SW ALBUQUERQUE NM 87121

100805422552420101 LEGAL: WEST GATE DAM DRAINAGE ROW CONT 7.4400 AC M/L OR 32 LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: AMAFCA
OWNER ADDR: 02600 PROSPECT NE ALBUQUERQUE NM 87107

100805433741210104 LEGAL: PARC EL 1 OF LANDS OF RIO BRAVO PARTNERS LOCATED IN LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: CURB INC
OWNER ADDR: 06301 INDIAN SCHOOL RD NE ALBUQUERQUE NM 87110

100805450550010103 LEGAL: TR A -1 B ULK LAND PLAT FOR TRACT A-1, A-2 & B-1 ROS LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: CURB INC
OWNER ADDR: 06301 INDIAN SCHOOL RD NE ALBUQUERQUE NM 87110

100805412043830140 LEGAL: 2-A PLAT OF LANDS OF RIO BRAVO PARTNERS PARCELS 2A LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: ARROYO VISTA NEW MEXICO LLC
OWNER ADDR: 01880 SANTA BARBARA BL SAN LUIS OBICA 93401

100805450740010105 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE

100805450434810101 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE

100805412226530141 LEGAL: 2-B PLAT OF LANDS OF RIO BRAVO PARTNERS PARCELS 2A LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: ARROYO VISTA NEW MEXICO LLC
OWNER ADDR: 01880 SANTA BARBARA BL SAN LUIS OBICA 93401

100805449520040130 LEGAL: TR B -1 B ULK LAND PLAT FOR TRACT A-1, A-2 & B-1 RO LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: AVALON WEST INVESTMENTS LLC
OWNER ADDR: 06301 INDIAN SCHOOL RD NE ALBUQUERQUE NM 87110

100805433214030142 LEGAL: 2-D PLAT OF LANDS OF RIO BRAVO PARTNERS PARCELS 2A LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: ARROYO VISTA NEW MEXICO LLC
OWNER ADDR: 01880 SANTA BARBARA BL SAN LUIS OBICA 93401

100805450740010105	LEGAL: LOT 24-P1, BLOCK 00000, EL RANCHO GRANDE UNIT 14 SUBDIVISION	
	PROPERTY ADDR:	10523 SANDY RIDGE RD SW
	OWNERS NAME:	CURB, INC.
	OWNERS ADDR:	6301 INDIAN SCHOOL RD NE, ALBUQUERQUE NM 87110
100805450434810101	LEGAL: LOT 16, BLOCK 00000, EL RANCHO GRANDE SUBDIVISION	
	PROPERTY ADDR:	BLAKE RD SW
	OWNERS NAME:	CURB, INC.
	OWNERS ADDR:	6301 INDIAN SCHOOL RD NE, ALBUQUERQUE NM 87110

"Attachment A"

Date of Request: June 13, 2005
Name: Ruth Lozano, Isaacson and Arfman, PA
Address/Zip: 128 Monroe St. NE/87108
Phone: 268-8828/Fax: 268-2632
Zone Map: N-8

WESTGATE HEIGHTS N.A. (WGH) "R"
***Matthew Archuleta**
1628 Summerfield SW/87121 836-7251 (h)
Libby McIntosh
1316 Ladrones Ct. SW/87121 831-5189 (h)

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

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

ISAACSON & ARFMAN, P.A.

Consulting Engineering Associates

Thomas O. Isaacson, PE & LS • Fred C. Arfman, PE
Scott M. McGee, PE

June 14, 2005 Certified Mail 7004 2510 0006 7990 5324

Mr. Matthew Archuleta
Westgate Heights Neighborhood Association
1628 Summerfield SW
Albuquerque, NM 87121

RE: El Rancho Grande Unit 17 Subdivision
(Present Legal: A portion of Tract 16-D, Bulk Land Plat for El Rancho Grande, Tracts 16-A, 16-B, 16-C, 16-D, 16-E, and 16-F)

Dear Mr. Archuleta:

As the consulting engineers for the above referenced site, we are writing this letter to inform the Westgate Heights Neighborhood Association that we are requesting Preliminary Plat approval for an 18-lot subdivision from the City of Albuquerque. Please call me at 268-8828 if you have questions.

Sincerely,
ISAACSON & ARFMAN, P.A.

Fred C. Arfman

Fred C. Arfman, P.E.
FCA/ânw
Attachment
7004 2510 0006 7990 5324

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)
For delivery information visit our website at www.usps.com®
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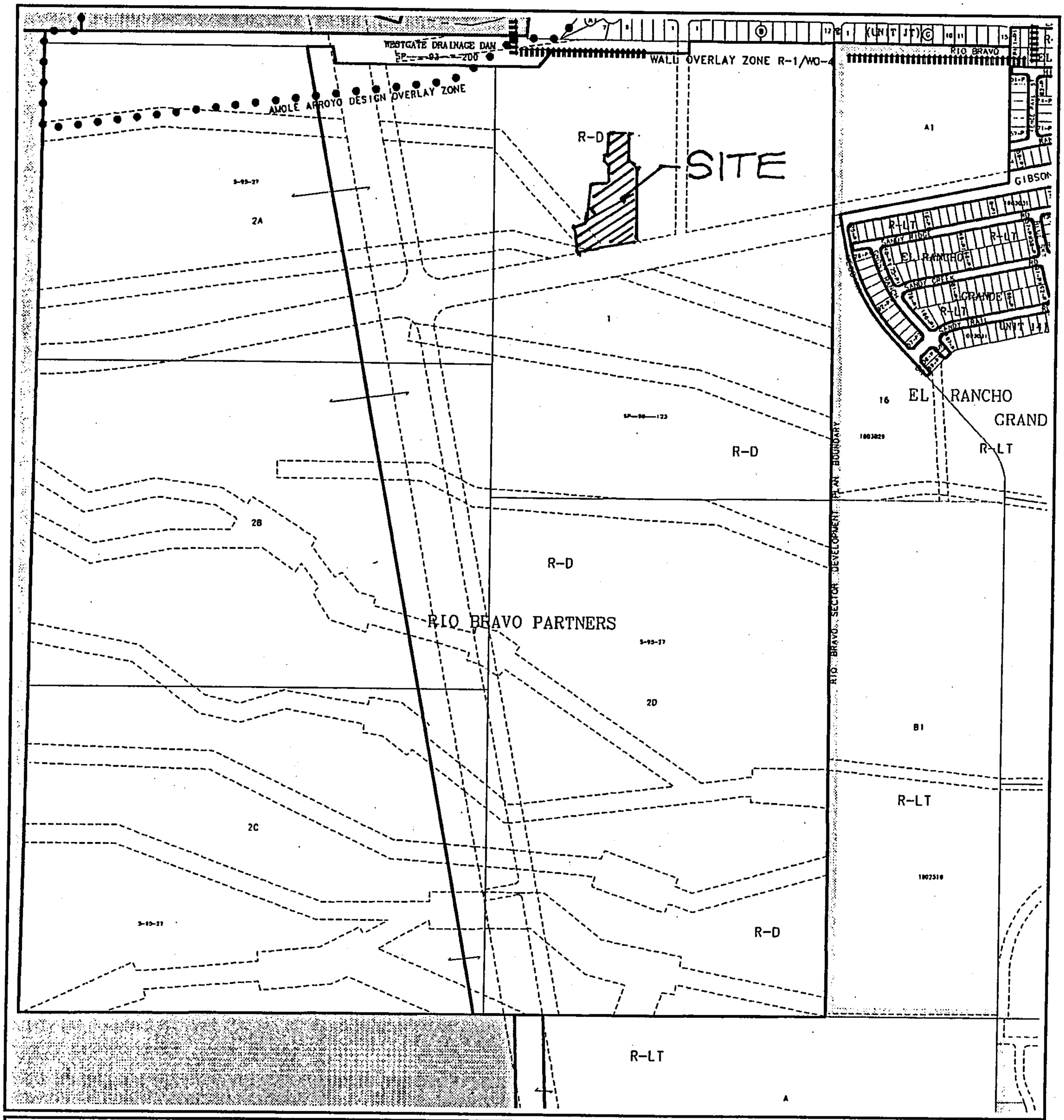
Certified Fee	2.30	Postmark Here
Return Receipt Fee (Endorsement Required)	1.75	
Restricted Delivery Fee (Endorsement Required)		Clerk: KZ4YYX
Total Postage & Fees	$ 4.42	06/14/05

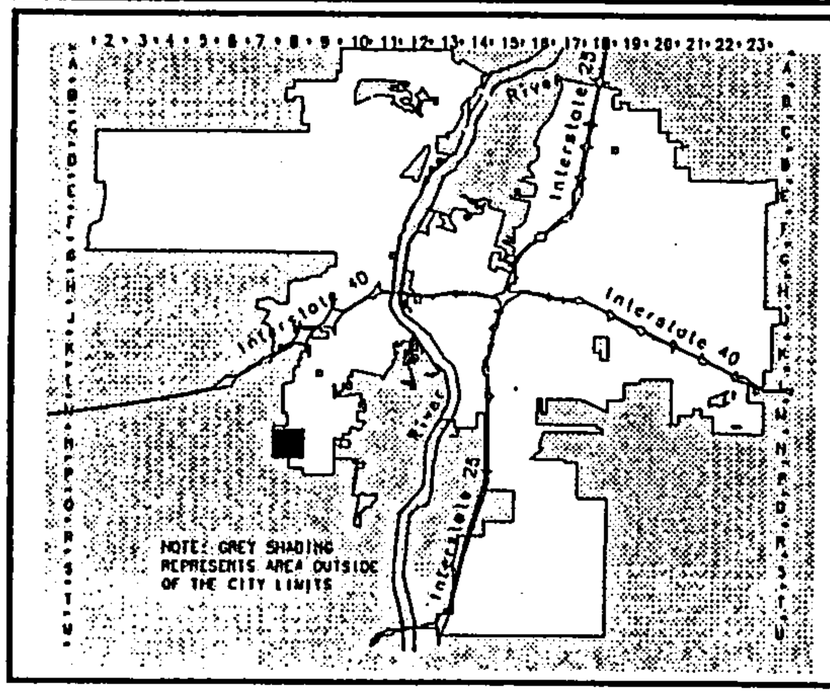
ALBUQUERQUE NM HIGHLAND STA. JUN 14 2005 USPS

7004 2510 0006 7990 5324

Sent To	Matthew Archuleta Westgate Heights N.A.
Street, Apt. No.; or PO Box No.	1628 Summerfield SW
City, State, ZIP+4	Albuquerque, NM 87121

PS Form 3800, June 2002 See Reverse for Instructions





CITY OF ALBUQUERQUE · NEW MEXICO · 1706

Albuquerque Geographic Information System
PLANNING DEPARTMENT

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GRAPHIC SCALE IN FEET

250 0 750 1000

Zone Atlas Page

N-8-Z

Map Amended through February 01, 2005

FORM DRWS: DRAINAGE REPORT / WATER & SEWER AVAILABILITY
THIS FORM IS REQUIRED WITH THE DEVELOPMENT REVIEW BOARD APPLICATION FOR MAJOR SUBDIVISIONS AND SITE DEVELOPMENT PLANS.

PROJECT NAME: El Rancho Grande Unit 17 Subdivision

AGIS MAP # N-8

LEGAL DESCRIPTION: A Portion of Tract 16-D, Bulk Land Plat for El Rancho Grande, Tracts 16-A, 16-B, 16-C, 16-D, 16-E, + 16-F)

___ DRAINAGE REPORT (PREVIOUSLY SUBMITTED AS PART OF UNIT 16)
A drainage report, as per the Drainage Ordinance, was submitted to the City of Albuquerque Public Works Department, Hydrology Division (2nd floor Plaza del Sol) on 4/12/05 date].

Applicant / Agent — 06-16-05 Date

Hydrology Division representative — Date

___ WATER AND SEWER AVAILABILITY STATEMENT
A Water and Sewer Availability Statement for this project was requested from the City of Albuquerque Utilities Development Division (2nd floor Plaza del Sol) on _____ [date].

Applicant / Agent — 06-16-05 Date

Utilities Division representative — Date

DRB-_____-_____

Revised 10/99

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

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

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

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

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

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

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

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

Sheran Matson, AICP, DRB Chair
Development Review Board

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

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

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

Project # 1000614 05DRB-00982 Major-Two Year SIA	TIERRA WEST LLC agent(s) for DEVELOPMENT SERVICES LTD CO request(s) the above action(s) for, **LA CUEVA OESTE, UNITS 2 & 4,** zoned R-D residential and related uses zone, developing area, located on HOLLY AVE NE, between LOUISIANA BLVD NE and SAN PEDRO DR NE containing approximately 37 acre(s). [REF: 04DRB000913] (C-18)
Project # 1002397 05DRB-01042 Major-One Year SIA	TIERRA WEST LLC agent(s) for SHULL REALTY & WATERS EDGE LLC request(s) the above action(s) for all or a portion of Lot(s) 1-10, **BOSQUE PLAZA,** zoned C-1, located on LA ORILLA RD NW, between COORS BLVD NW and CORRALES DRAIN containing approximately 12 acre(s). [REF: Z-87-56, DRB-87-200, 02DRB01925, 04DRB01196] (E-12)
Project # 1000724 05DRB-00989 Major-One Year SIA	MARK GOODWIN & ASSOCIATES agent(s) for GSR GROUP, LLC request(s) the above action(s) for all or a portion of Tract(s) A, **RAYO DEL SOL, UNIT 1,** zoned R-LT, located behind TOM TENORIO PARK, between COORS BLVD SW and UNSER BLVD SW containing approximately 9 acre(s). [REF: 02DRB-01268,0044001098, Z-97-87] (M-10)
Project # 1000965 05DRB-01025 Major-Vacation of Public Easements	BOHANNAN HUSTON INC agent(s) for ANDALUCIA DEVELOPMENT CO INC request(s) the above action(s) for all or a portion of Tract(s) 1, LANDS OF RAY GRAHAM III (to be known as **ANDALUCIA AT LA LUZ**) zoned SU-1 PRD special use zone, located on COORS BLVD NW, between NAMASTE RD NW and LA BIENVENIDA PL NW containing approximately 85 acre(s). [REF: 05DRB00124] (F-11)

SEE PAGE 2 . . .

CITY OF ALBUQUERQUE

FYI

THREE HUNDRED YEARS 1706 • 2006 ALBUQUERQUE Making History

NOTIFICATION OF HEARING for the DEVELOPMENT REVIEW BOARD

June 27, 2005

TO: Matthew Archuleta and Libby McIntosh, Westgate Heights Neighborhood Association

This letter will serve as your notification from the City of Albuquerque, under provisions of 0-92 pertaining to a request for: **Requests the following for approximately three (3) acre(s): Major Preliminary Plat Approval; Minor Sidewalk Waiver and Minor Temporary Deferral for Sidewalk for El Rancho Grande, Unit 17 for an eighteen (18) lot single-family residential subdivision .**

Proposed by: **Isaacson and Arfman, PA at 268-8828**
Agent for: **Curb, Inc.**

For property located: **On or near West Terminus of Gibson Boulevard SW between Messina Drive SW and Delgado Drive SW.**

The case number(s) assigned is: **05DRB- 01033, 01038, 01039, Project # 1004272.**

City Planning accepted application for this request on **June 16, 2005.**

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

Please be advised that this application is scheduled for a hearing before the Development Review Board (DRB) at **9 a.m.** on **Wednesday, July 13, 2005** in the **Planning Hearing Room, Lower Level, Plaza Del Sol Building, 600 Second St. NW.**

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

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

Sincerely,

Stephani I. Winklepleck

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

cc: Claire Senova, DRB Administrative Assistant

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

CITY OF ALBUQUERQUE

FYI

THREE HUNDRED YEARS 1706 * 2006
ALBUQUERQUE
Making History

NOTIFICATION OF HEARING for the DEVELOPMENT REVIEW BOARD

June 27, 2005

TO: Kelly Thomas and Sylvia Hayes, Westgate Vecinos

This letter is a ***COURTESY NOTIFICATION*** from the City of Albuquerque pertaining to a request for: **Requests the following for approximately three (3) acre(s): Major Preliminary Plat Approval; Minor Sidewalk Waiver and Minor Temporary Deferral for Sidewalk for El Rancho Grande, Unit 17 for an eighteen (18) lot single-family residential subdivision .**

Proposed by: **Isaacson and Arfman, PA at 268-8828**
Agent for: **Curb, Inc.**

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

For property located: **On or near West Terminus of Gibson Boulevard SW between Messina Drive SW and Delgado Drive SW.**

The case number(s) assigned is: **05DRB- 01033, 01038, 01039, Project # 1004272.**

City Planning accepted application for this request on **June 16, 2005.**

The owner, applicant, and/or agent **WAS NOT** required notifying you of the proposed action by *certified mail, return receipt requested.*

Please be advised that this application is scheduled for a hearing before the Development Review Board at **9 a.m.** on **Wednesday, July 13, 2005** at the **Planning Hearing Room, Lower Level, Plaza Del Sol Building, 600 Second St. NW.**

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

If you have any questions, please call Stephani Winklepleck at **924-3902** or by e-mail at swinklepleck@cabq.gov.

Sincerely,

Stephani I. Winklepleck

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

cc: Claire Senova, DRB Administrative Assistant

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

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Project # 1004272
05DRB-01033 Major-Preliminary Plat Approval
05DRB-01038 Minor-Sidewalk Waiver
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04DRB-01567 Major-Preliminary Plat Approval
05EPC-00122
AC-05-06

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Sheran Matson, AICP, DRB Chair
Development Review Board

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

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

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SEE PAGE 2 . . .

CITY OF ALBUQUERQUE

THREE HUNDRED YEARS
1706 * 2006
ALBUQUERQUE
Making History

DRB

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Planning Department

P.O. Box 1293

Albuquerque, NM 87103

10080543374121010 4

CURB INC
6301 INDIAN SCHOOL RD NE
ALBUQUERQUE NM 87110

CURB301 871102007 1204 23 06/25/05
FORWARD TIME EXP RTN TO SEND
:CURB CABEZON LLC
5160 SAN FRANCISCO RD NE
ALBUQUERQUE NM 87109-4640

RETURN TO SENDER

87110+8102 27

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

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

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

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Sheran Matson, AICP, DRB Chair
Development Review Board

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

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SEE PAGE 2 . . .

CITY OF ALBUQUERQUE

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Planning Department

P.O. Box 1293

Albuquerque, NM 87103

CURB, INC
6301 INDIAN SCHOOL RD NE
ALBUQUERQUE NM 87110

CURB301 87110200 7 1204 23 06/27/05
FORWARD TIME EXP RTN TO SEND
:CURB CABEZON LLC
5160 SAN FRANCISCO RD NE
ALBUQUERQUE NM 87109-4640

RETURN TO SENDER

87110481023 7

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

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

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

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

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

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

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Planning Department

P.O. Box 1293

Albuquerque, NM 87103

10080544952004013 0

AVALON WEST INVESTMENTS LLC
6301 INDIAN SCHOOL RD NE
ALBUQUERQUE NM 87110

87110+8102 27

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

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Planning Department

P.O. Box 1293

Albuquerque, NM 87103

10080541204383014 0

ARROYO VISTA NEW MEXICO LLC
1880 SANTA BARBARA BL
SAN LUIS OBICA 93401

NIXIE 930 0 1 00 06/28/05
RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 87103129393 *0168-00129-23-38

93401+4481 44
87103%1293

Figure 19

Nearest Major Streets: Gibson & Unser SW
No. of Lots: 18

SIDEWALK DEFERRAL AGREEMENT

PROJECT NO. 742882

THIS AGREEMENT is made this 19th day of August, 2011, by and between the City of Albuquerque, New Mexico ("City"), a municipal corporation, whose address is P.O. Box 1293 (One Civic Plaza), Albuquerque, New Mexico 87103 and Curb, Inc. ("Subdivider"), whose address is 5160 San Francisco NE, Abq., NM 87109 and whose telephone number is 881-9190, a (state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:) New Mexico corporation, is made in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

WHEREAS, the Subdivider is developing certain lands within the City of Albuquerque, County of Bernalillo, State of New Mexico, known as (existing legal description) El Rancho Grande Unit 17 recorded on (Date) June 12, 2007 in the records of Bernalillo County at Book Misc. N/A, pages N/A through N/A ("Subdivision"); and Document No. 2007086152

WHEREAS, the Subdivider has submitted and the City has approved Subdivider's development plans and (state "preliminary" or "final":) final plat, to be identified as (state name of plat:) El Rancho Grande Unit 17; and

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

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

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

DocH 2011078000
08/29/2011 11:57 AM Page: 1 of 7
AGRE R:$25.00 M. Toulouse Oliver, Bernalillo County

THEREFORE, the City and the Subdivider agree:

1. A. Sidewalk Construction Deadline. Subdivider has obtained a sidewalk deferral, as shown in the attached Exhibit "A", which is a copy of the Development Review Board's decision regarding the deferral granted. Subdivider agrees to utilize the City's sidewalk permit process and complete the sidewalks to the satisfaction of the City by April 10th, 2015 ("Sidewalk Construction Deadline").

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

2. Financial Guaranty. Subdivider will provide a financial guaranty in an amount of not less that 125% of the cost of constructing the sidewalk improvements within the Subdivision, as determined by the City. The financial guaranty must be irrevocable and may be in the form of a City-approved bond, letter of credit, escrow deposit or loan reserve letter issued by a Federally Insured Financial Institution; a bond issued by a surety qualified to do business in New Mexico; or other pledge of liquid assets which meets all City requirements. The City must be able to call the financial guaranty at any time within the sixty (60) days immediately following the Sidewalk Construction Deadline. To meet the Subdivision Ordinance requirements, the Subdivider has provided the following "Financial Guaranty": Doc #2011078001 8-24-2011

Type of Financial Guaranty: Municipal Lien
Amount: $ 19,754.88
Name of Financial Institution or Surety providing Guaranty:
City of Albuquerque
Date City first able to call Guaranty (Construction Completion Deadline):
April 10, 2015
If Guaranty other than a Bond, last day City able to call Guaranty is:
June 10, 2015
Additional information: N/A

3. Notice of Start of Construction. Before construction begins, the Subdivider's contractor shall obtain all necessary Excavation and Barricading permits.

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

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

6. Indemnification. Until the Improvements are accepted by the City, the Subdivider shall be solely responsible for maintaining the premises upon which the Improvements are being constructed in a safe condition. The Subdivider agrees to indemnify and hold harmless the City and its officials, agents and employees and, if the Improvements include water and wastewater infrastructure, the ABCWUA, its employees, officers and agents, from any claims, actions, suits or other proceedings arising from or out of the acts or omissions of the Subdivider, its agents, representatives, contractors or subcontractors or arising from the failure of the Subdivider, its agents, representatives, contractors or subcontractors to perform any act or duty required of the Subdivider herein. The indemnification required hereunder shall not be limited as a result of the specifications of any applicable insurance coverage. Nothing herein is intended to impair any right or immunity under the laws of the State of New Mexico.

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

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

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

or indirect costs and damages to the City exceed the amount of the Financial Guaranty, the Subdivider shall be liable to, and shall pay the City for all such costs and damages. The surety or sureties shall be jointly and severally liable to pay to and indemnify the City for the total cost to the extent of their obligations pursuant to the Financial Guaranty.

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

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

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

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

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

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

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

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

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

SUBDIVIDER: Curb, Inc.
By [signature]:
Name [print]: Bo K. Johnson
Title: Vice President
Dated: August 10, 2011

CITY OF ALBUQUERQUE:
By:
Richard Dourte, City Engineer
Dated: 8-19-11

8/10/11

8-17-11

SUBDIVIDER'S NOTARY

SUBDIVIDER'S NOTARY

STATE OF New Mexico')
) ss.
COUNTY OF Bernalillo)

This instrument was acknowledged before me on 10th day of August, 2011 by (name of person:) Bo K. Johnson, (title or capacity, for instance, "President" or "Owner":) Vice President of (Subdivider:) Curb, Inc.

(SEAL)

Notary Public

OFFICIAL SEAL
RICHARD J. SQUIRES
NOTARY PUBLIC-STATE OF NEW MEXICO
My commission expires: 10/2/2011

My Commission Expires:

October 2, 2011

CITY'S NOTARY

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

This instrument was acknowledged before me on 19th day of August, 2011 by Richard Dourte, City Engineer of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

(SEAL)

Notary Public

My Commission Expires:

10-07-12

LINDA C. EVANS
NOTARY PUBLIC
STATE OF NEW MEXICO

EXHIBIT A ATTACHED
[POWER OF ATTORNEY ATTACHED IF SUBDIVIDER IS NOT THE OWNER OF THE SUBDIVISION]

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental Form (SF)

SUBDIVISION — S Z

___ Major subdivision action
___ Minor subdivision action
___ Vacation — V
XX Variance (Non-Zoning)

SITE DEVELOPMENT PLAN — P

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

STORM DRAINAGE (Form D)

___ Storm Drainage Cost Allocation Plan

ZONING & PLANNING — L A

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

APPEAL / PROTEST of...

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

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

APPLICATION INFORMATION:

Professional/Agent (if any): Bo K. Johnson PHONE: 450-4616
ADDRESS: 5160mSan Francisco NE, Abq., NM 87109 FAX: 875-1723
CITY: Albuq. STATE NM ZIP 87109 E-MAIL: rick@bokayconst.com

APPLICANT: LGI Homes New Mexico--LLC PHONE: 480-882-1200
ADDRESS: 9150 E. Del Camino Drive, Suite 118 FAX:
CITY: Scottsdale STATE AZ ZIP 85258 E-MAIL: rick@bokayconst.com
Proprietary interest in site: Owner List all owners:

DESCRIPTION OF REQUEST: Extension of Sidewalk Deferral Agreement

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

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

Lot or Tract No. Lots 15-16, Block C; 19-21 Blk E; 7-19 Blk F Block: Unit:
Subdiv/Addn/TBKA: El Rancho Grande Unit 17
Existing Zoning: R-D Proposed zoning: MRGCD Map No
Zone Atlas page(s): N-08-Z UPC Code:

CASE HISTORY:

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

CASE INFORMATION:

Within city limits? X Yes Within 1000FT of a landfill? No
No. of existing lots: 18 No. of proposed lots: Total site area (acres):
LOCATION OF PROPERTY BY STREETS: On or Near: Gibson Blvd. SW & Delgado SW
Between: and

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

SIGNATURE DATE 3-26-15
(Print Name) Bo K. Johnson Applicant: ☐ Agent: ☒

FOR OFFICIAL USE ONLY Revised: 4/2012

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

Application case numbers	Action	S.F.	Fees
15DRB - 70142	ESIA		$ 50.00
-	CMF		$ 20.00
-			$
-			$
-			$
-			$
		Total	$ 70.00

Hearing date April 15 2015

3-31-15
Staff signature & Date

Project # ~~1004212 1003874~~ 1004272

FORM V: SUBDIVISION VARIANCES & VACATIONS

☐ **BULK LAND VARIANCE (DRB04)** **(PUBLIC HEARING CASE)**

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

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

☐ **VACATION OF PUBLIC EASEMENT (DRB27)**
☐ **VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)**

__ The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24 copies.** (Not required for City owned public right-of-way.)
__ Drawing showing the easement or right-of-way to be vacated, etc. (not to exceed 8.5" by 11") **24 copies**
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter briefly describing, explaining, and justifying the request
__ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
__ Sign Posting Agreement
__ Fee (see schedule)
__ List any original and/or related file numbers on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

☐ **SIDEWALK VARIANCE (DRB20)**
☐ **SIDEWALK WAIVER (DRB21)**

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

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

☐ **SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS (DRB25)**

__ Scale drawing showing the location of the proposed variance or waiver (not to exceed 8.5" by 14") **24 copies**
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter briefly describing, explaining, and justifying the variance
__ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
__ Sign Posting Agreement
__ Fee (see schedule)
__ List any original and/or related file numbers on the cover application

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

☐ **TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB19)**
☒ **EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB07)**

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

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

☐ **VACATION OF PRIVATE EASEMENT (DRB26)**
☐ **VACATION OF RECORDED PLAT (DRB29)**

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

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

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

Bo K. Johnson
Applicant name (print)

Applicant signature / date

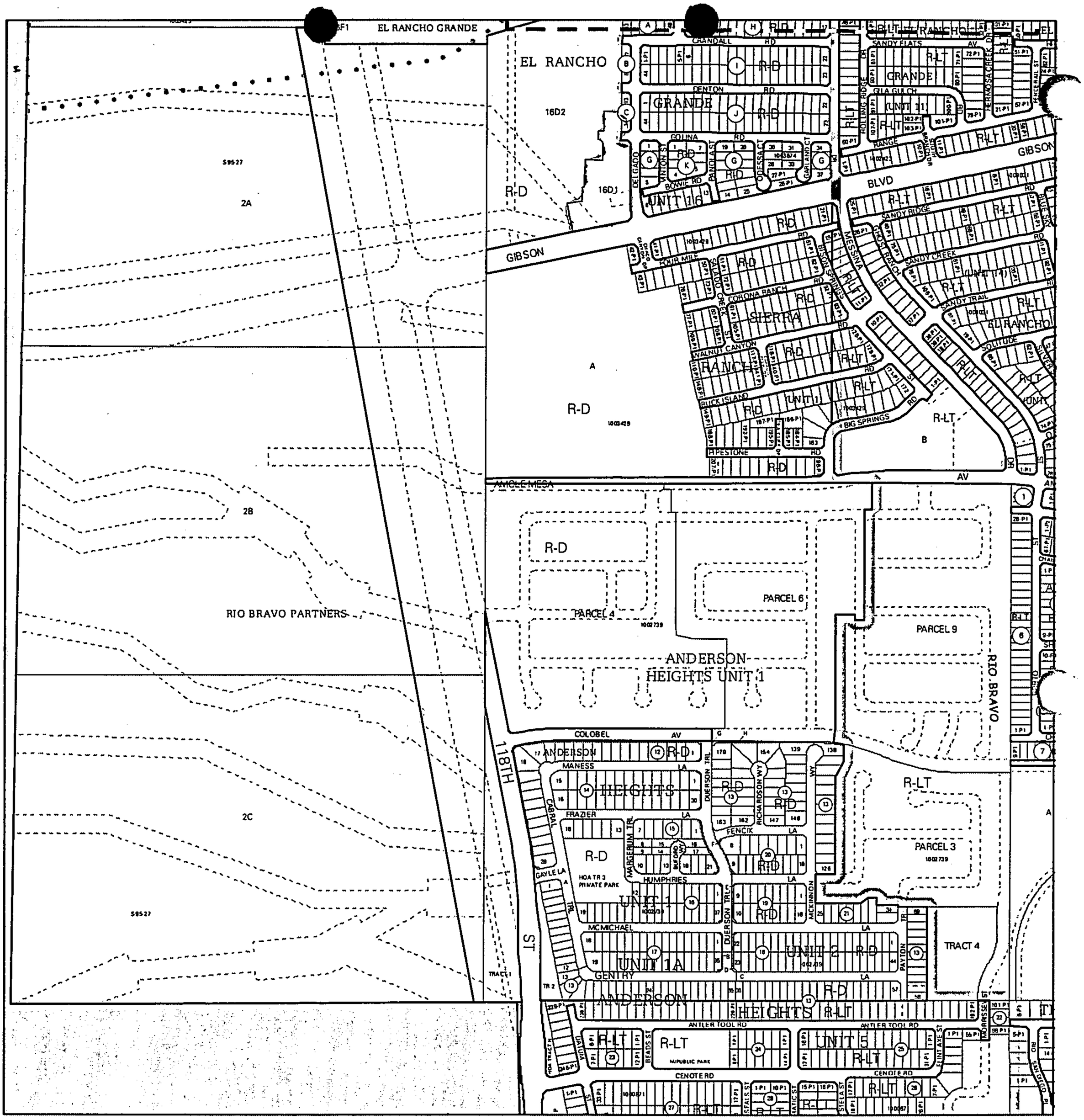
Form revised 4/07

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

Application case numbers
15DRB-_____-70142
_____-_____-_____
_____-_____-_____

3-31-15
Planner signature / date

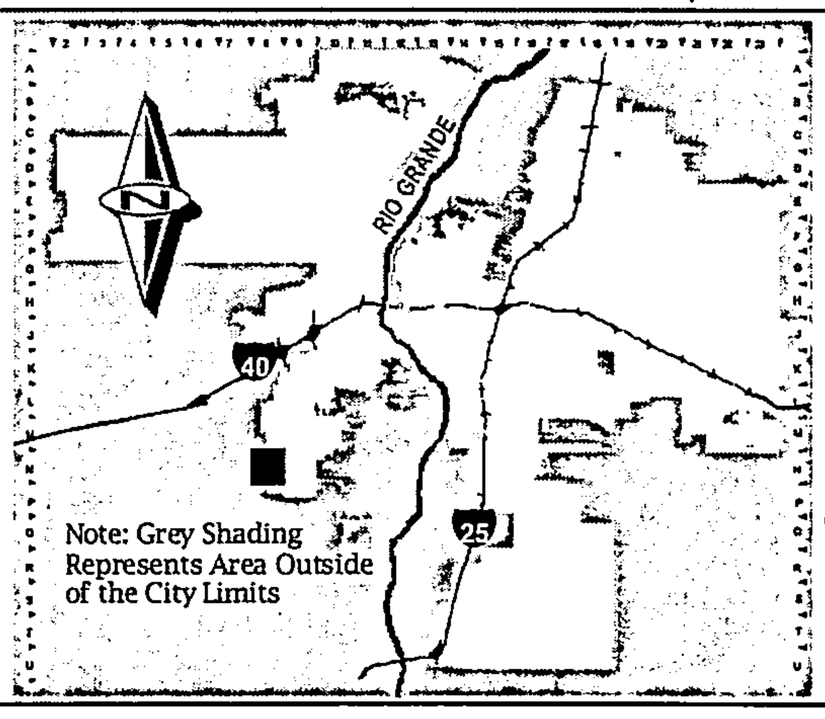
Project # 1004272



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

Albuquerque Geographic Information System

Map amended through: 10/25/2006



Zone Atlas Page:

N-08-Z

Selected Symbols

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

0 750 1,500 Feet

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

May 23, 2007

1. **Project # 1004272**
07DRB-00547 Major-Preliminary Plat Approval
07DRB-00548 Major-Vacation of Public Easements
07DRB-00549 Minor-Sidewalk Waiver
07DRB-00550 Minor-Temp Defer SDWK

ISAACSON & ARFMAN PA agent(s) for CURB, INC request(s) the above action(s) for all or any portion of Tract(s) 16-D-1, EL RANCHO GRANDE UNIT 16 (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). [REF: 05DRB01033, 05DRB01038, 05DRB01039, 05DRB01084, 05DRB01447] (N-8)

At the May 23, 2007, Development Review Board meeting, with the issuance of the Certificate of Completion for the infrastructure and approval of the grading plan engineer stamp dated 6/15/06 the preliminary plat was approved.

The vacation was approved as shown on Exhibit B in the Planning file, subject to these findings and conditions:

FINDINGS:

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

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

CONDITIONS:

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

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

07DRB-00643 Minor-Final Plat Approval

ISAACSON & ARFMAN PA agent(s) for CURB, INC request(s) the above action(s) for all or any portion of Tract(s) 16-D-1, EL RANCHO GRANDE UNIT 16 (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). [REF: 05DRB01033, 05DRB01038, 05DRB01039, 05DRB01084, 05DRB01447] (N-8)

The final plat was approved with final sign off delegated to Parks for Open Space payment and Planning for the subdivision design variance, 15-day appeal period and to record.

If you wish to appeal this decision, you must do so by June 7, 2007, in the manner described below.

Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal. If the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. Such appeal shall be heard within 60 days of its filing.

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

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

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

Sheran Matson, AICP, DRB Chair

Cc: Curb Inc, 5160 San Francisco NE, 87109
Isaacson & Arfman PA, 128 Monroe St NE, 87108
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File

CITY OF ALBUQUERQUE

March 11, 2015

CERTIFIED MAIL/RETURN RECEIPT REQUESTED

Bo K. Johnson, Vice President
Curb, Inc.
5160 San Francisco NE
Albuquerque, NM 87109

Re: Notice of upcoming deadline for completion of Improvements and City's intention to call Financial Guaranty – **Sidewalk Deferral Agreement**
Project: **El Rancho Grande, Unit 17,** Project No. **742882**

Dear Mr. Johnson:

I am the Assistant City Attorney who represents the City of Albuquerque ("City") in matters relating to construction of infrastructure by developers. As you are aware, **Curb, Inc.** ("Developer") signed a **Sidewalk Deferral Agreement** ("Agreement") requiring the developer to construct certain infrastructure improvements by **April 10, 2015** ("Construction Deadline"). The Developer has utilized the maximum period allowed by the City's Subdivision Ordinance for completion of the required sidewalk construction.

If sidewalk construction will not be completed by the Construction Deadline, the City may grant an extension of time to complete construction if the Developer obtains approval for an extension from the City's Development Review Board ("D.R.B.") ***before*** the Construction Deadline, in accordance with D.R.B. requirements and Section 14-14-5-3 of the City's Subdivision Ordinance as amended. If granted, the D.R.B. approval will specify the extended deadline for completion. The Developer then must immediately submit an acceptable Extension Agreement and revised financial guaranty to the Planning Department, Design Review Section. All the above steps must be successfully completed by the Construction Deadline.

This letter provides notice to the Developer that if: (1) The Sidewalk Construction is not completed by the Construction Deadline; or (2) An extension is not obtained and the related Extension Agreement and revised Financial Guaranty are not submitted by the Construction Deadline, then the City may declare the agreement to be in default and will hold the Developer liable for 125% of the cost of completing the Improvements.

Please immediately contact the Project Administrator, Christiana Montoya, at (505) 924-3996 and let her know whether: (1) the sidewalk construction will be completed by the Construction Deadline date; or (2) the Developer will be submitting a written request for extension to the D.R.B. and, if an extension is granted, will be submitting an Extension Agreement and related revised financial guaranty to the Development & Building Services, Design Review Section by the Construction Deadline date.

Very truly yours,

Nataley I. Quintana, Assistant City Attorney

NQ/cbm, #3-SW-lien

PO Box 1293
Albuquerque
NM 87103
www.cabq.gov

BOKAY CONSTRUCTION, INC.

5160 San Francisco Dr. NE
Albuquerque, New Mexico 87109

Telephone (505) 899-9656
Fax (505) 875-1723

3-27-2015

To whom it may concern:

Due to the economic downturn, the lots in El Rancho Grande Unit 17 have not been sold to homebuyers as of yet. The lot owner now has an active building program for this subdivision, and is expected to build on and sell all 18 lots within the next 18 months.

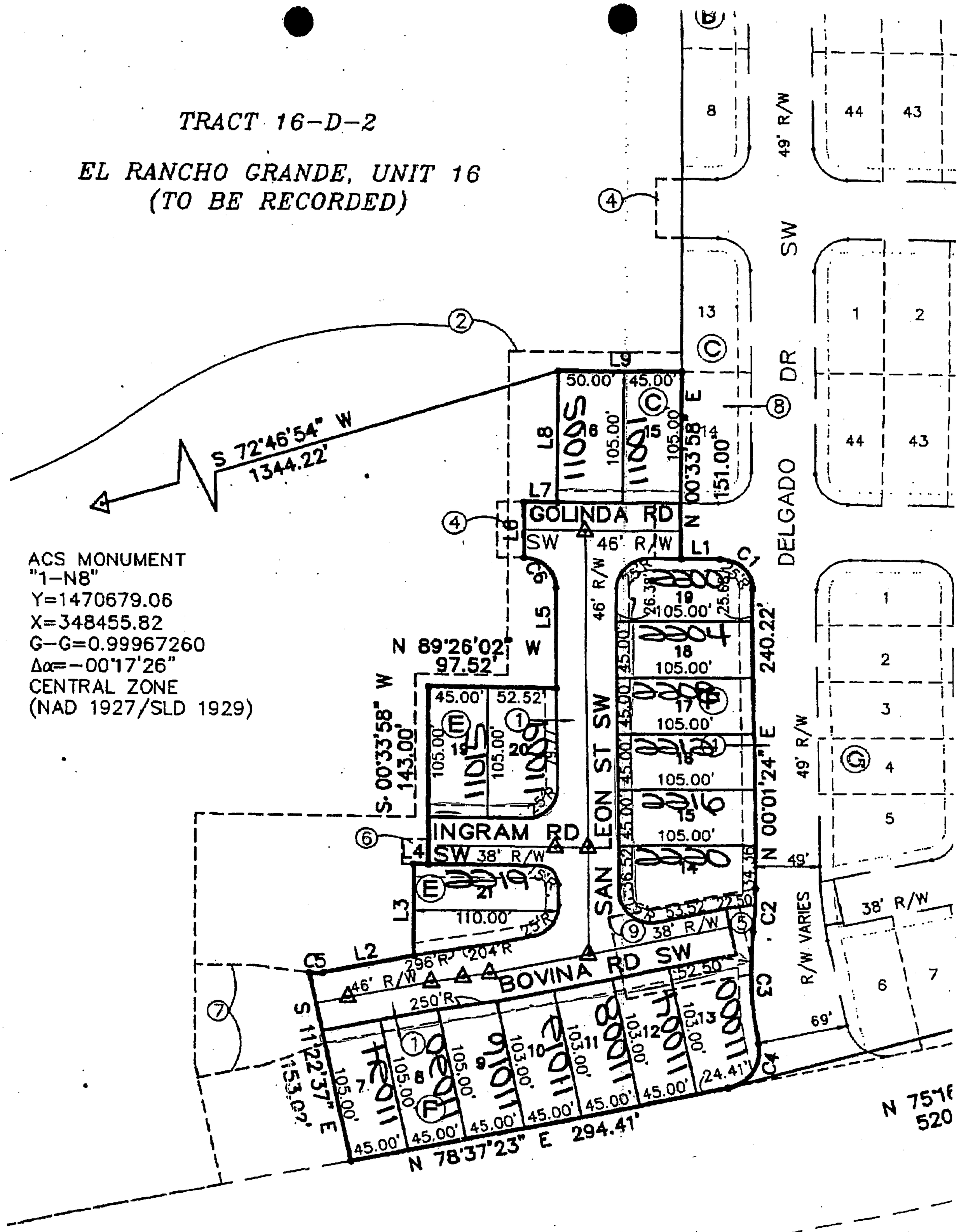
THEREFORE - 2 YEAR EXTENSION REQUEST.

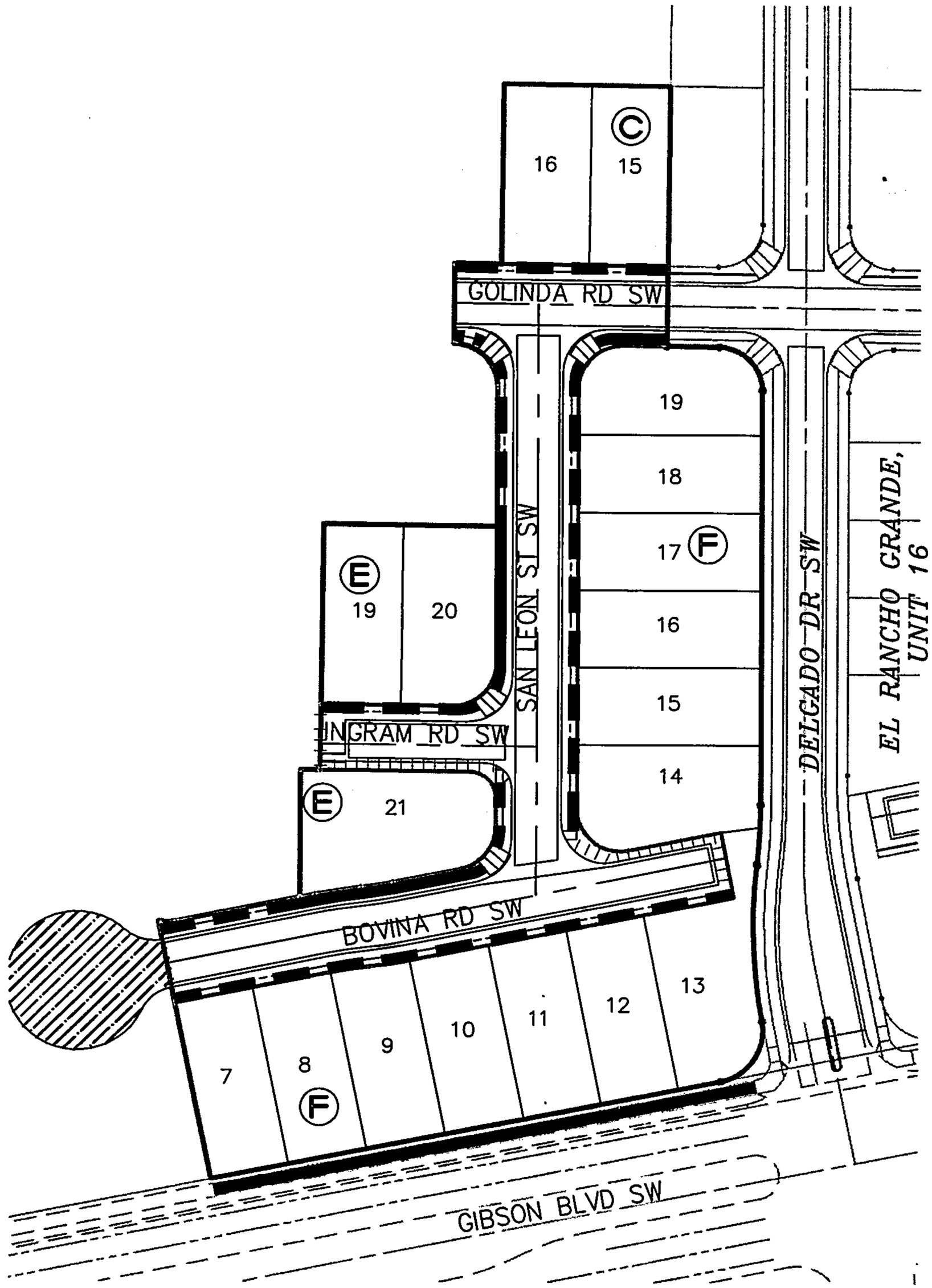
Thank you,

Bo K. Johnson
President
Bokay Construction Inc.

TRACT 16-D-2

EL RANCHO GRANDE, UNIT 16
(TO BE RECORDED)





SCALE:
1"=100'

LEGEND

- SIDEWALKS TO BE WAIVED
- SIDEWALKS TO BE CONSTRUCTED
- SIDEWALKS TO BE DEFERRED

SIDEWALKS ON INTERIOR STREETS ARE 4' WIDE. GIBSON BLVD WILL HAVE AN 8' WIDE ASPHALT TRAIL

EXHIBIT BC

Date 7-13-05

EL RANCHO GRANDE, UNIT 17

SIDEWALK EXHIBIT

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87108
Ph. 505-268-8828 Fax. 505-268-2632

1349SDWKDEF-17.DWGanw 6/14/05

M:\ACTIVE\LD4\1349\dwg\1349SDWKDEF-17.dwg, 6/15/2005 10:26:30 AM

PROJECT #

1004272

APRIL 15. 2015

ESIA

Current DRC Project Number: ~~ORIGINAL~~

FIGURE 12

INFRASTRUCTURE LIST

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

Date Submitted: June 30, 2005
Date Site Plan Approved:
Date Preliminary Plat Approved: 07/13/05
Date Preliminary Plat Expires: 07/13/06
DRB Project No.: 1004272
DRB Application No.: 05DRB-01033

EL RANCHO GRANDE, UNIT 17
PROPOSED NAME OF SITE DEVELOPMENT PLAN

TRACT 16-D-1, EL RANCHO GRANDE UNIT 16
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Const Engineer
		28' F-F	Residential Paving	Golinda Rd	West Property Line	East Property Line	/	/	/
		28' F-F	Residential Paving	San Leon St	Golinda Rd	Bowie ~~Bovina~~ Rd	/	/	/
		28' F-F	Residential Paving	Bowie ~~Bovina~~ Rd	West Property Line	San Leon St	/	/	/
		24' F-F	Residential Paving	Bowie ~~Bovina~~ Rd	San Leon St	East end	/	/	/
		24' F-F	Residential Paving	Ingram Rd	West Property Line	San Leon St	/	/	/
		30' F-F	Arterial Paving	Gibson Blvd	West Property Line	Delgado	/	/	/
		40' Radius	Temporary Paving	Roadway Easement	~90' West of W. Prop. Line	West Property Line	/	/	/
		Std. or Mntbl	Curb and Gutter (6)	Golinda Rd	West Property Line	East Property Line	/	/	/
		Std. or Mntbl	Curb and Gutter (6)	San Leon St	Golinda Rd	Bowie ~~Bovina~~ Rd	/	/	/
		Std. or Mntbl	Curb and Gutter (6)	Bowie ~~Bovina~~ Rd 1	West Property Line	East End	/	/	/
		Std. or Mntbl	Curb and Gutter (6)	Ingram Rd	West End	San Leon St	/	/	/
		Std.	Curb and Gutter (North side only)	Gibson Blvd	West Property Line	Delgado	/	/	/
		Median	Curb and Gutter (North side only)	Gibson Blvd	West Property Line	Delgado	/	/	/

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Const Engineer
		4'	PCC Sidewalk (1) (South side only)	Golinda Rd	West Property Line	San Leon St	/	/	/
		4'	PCC Sidewalk (1) (North side only)	Golinda Rd	West Property Line	East Property Line	/	/	/
		4'	PCC Sidewalk (South side only)	Golinda Rd	San Leon St	East Property Line	/	/	/
		4'	PCC Sidewalk (1) (West side only)	San Leon St	Golinda Rd	NE Corner of Lot 20	/	/	/
		4'	PCC Sidewalk (1) (West side only)	San Leon St	Ingram Rd	Bowie ~~Bovina~~ Rd	/	/	/
		4'	PCC Sidewalk (1) (East side only)	San Leon St	Golinda Rd	Bowie ~~Bovina~~ Rd	/	/	/
		4'	PCC Sidewalk (West side only)	San Leon St	NE Corner of Lot 20	Ingram Rd	/	/	/
		4'	PCC Sidewalk (1) (South side only)	Bowie ~~Bovina~~ Rd	West Property Line	East End	/	/	/
		4'	PCC Sidewalk (1) (North side only)	Bowie ~~Bovina~~ Rd	West Property Line	SW Corner of Lot 21	/	/	/
		4'	PCC Sidewalk (North side only)	Bowie ~~Bovina~~ Rd	SW Corner of Lot 21	San Leon St	/	/	/
		4'	PCC Sidewalk (1) (North Side Only)	Ingram Rd	West Property Line	San Leon St	/	/	/
		8'	Asphalt Trail (North side only)	Gibson Blvd	West Property Line	Delgado Dr	/	/	/
							/	/	/
							/	/	/

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Const Engineer
		18"	Waterline	Gibson blvd	West Property Line	Delgado Drive	/	/	/
		6"	Waterline Zone 2W	Golinda Rd	San Leon St	East Property Line	/	/	/
		6"	Waterline Zone 2W	San Leon St	Golinda Rd	Bowie ~~Bovina~~ Rd	/	/	/
		4"	Waterline Zone 2W	Bowie ~~Bovina~~ Rd	Lots 7/8, Bl. F	San Leon St	/	/	/
		6"	Waterline Zone 2W	Bowie ~~Bovina~~ Rd	San Leon St	East Property Line	/	/	/
		4"	Waterline Zone 2W	Ingram Rd	Lots 19/20, Bl. E	San Leon St	/	/	/
		6"	Waterline Zone 3WR	Golinda Rd	West Property Line	East Property Line	/	/	/
		6"	Waterline Zone 3WR	San Leon St	Golinda Rd	Ingram Rd	/	/	/
		6"	Waterline Zone 3WR	Ingram Rd	West Property Line	San Leon St	/	/	/
							/	/	/
		8"	SAS	Golinda Rd	West Property Line	East Property Line	/	/	/
		8"	SAS	San Leon St	Lot 19, Bl. F	Bowie ~~Bovina~~ Rd	/	/	/
		8"	SAS	Bowie ~~Bovina~~ Rd	West Property Line	East Property Line	/	/	/
		8"	SAS	Ingram Rd	West Property Line	San Leon St	/	/	/
		36"	RCP Storm Drain	Gibson Blvd	West Property Line	Delgado Dr	/	/	/
		4'	PCC Rundown	Ingram Rd	West Property Line	14' East	/	/	/
							/	/	/
							/	/	/
							/	/	/

ORIGINAL

NOTES:

1. Sidewalks to be deferred where noted.
2. Residential lighting per DPM.
3. Grading and Drainage Certification required per DPM (prior to release of financial guarantees) to include private retaining walls as defined on the approved grading plan.
4. All water to include fire hydrants, valves, and appurtenances per DPM.
5. All storm drains to include catch basins, manholes, connector pipes, and other appurtenances per DPM and final DRC approved plans. Storm drain sizes and location are approximate and subject to change per final DRC determination.
6. Curb & gutter on both sides, unless otherwise noted. Type to be determined at final DRC.
7. Perimeter walls per DRB approved perimeter wall design. [COMPLETED 02-06-07 FA]
8. Wall and landscaping certification from registered engineer and/or registered landscape architect required prior to release of financial guarantees.
9. UNIT 16 (ERG) SHALL BE F.G. PRIOR TO UNIT 17 S.I.A.
10. GIBSON BLVD. SHALL BE LANDSCAPE PER A SEPARATE PLAN ~~AND SHALL BE COVERED BY A LANDSCAPE AGREEMENT~~ 4 FA 02-06-07

AGENT/OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS	
Fred C. Arfman, P.E. NAME (print)	S Matson 7/13/05 DRB CHAIR - date	Christina Sandoval 7/13/05 PARKS & GENERAL SERVICES - date
Isaacson & Arfman, P.A. FIRM	7-13-05 TRANSPORTATION DEVELOPMENT - date	AMAFCA - date
Fred C. Arfman 6/30/05 SIGNATURE - date	Roger A. Green 7/13/05 UTILITY DEVELOPMENT - date	- date
MAXIMUM TIME ALLOWED TO CONSTRUCT THE IMPROVEMENTS WITHOUT A DRB EXTENSION: _____	Bradley L. Bingham 7/13/05 CITY ENGINEER - date	- date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER
1	8-5-05			
2	2/5/07		Sherman Matson	

#15

City of Albuquerque Planning Department

One Stop Shop – Development and Building Services

05/22/2007 Issued By: PLNABG

Permit Number: **2007 070 013**

Application Number: 07DRB-70013, Subdn Design Variance From Min Dpm Stds

Address:

Location Description: GIBSON BLVD SW BETWEEN DELGADO DR SW AND 118TH ST SW

Project Number: 1004272

Applicant
Curb Inc.

Agent / Contact
Isaacson And Arfman Pa
Jenny Donart

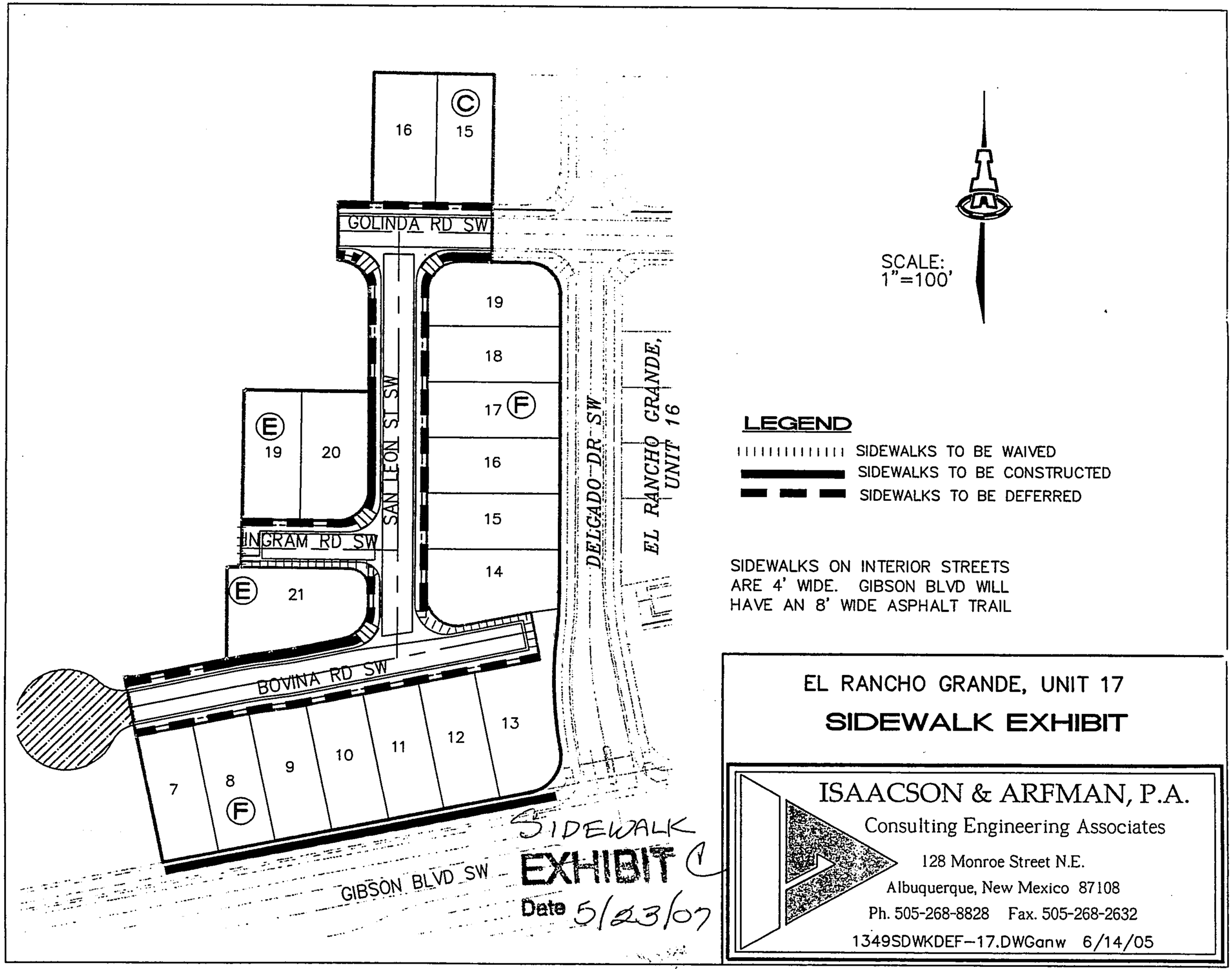
Application Fees

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

City Of Albuquerque
Treasury Division

5/22/2007 11:46AM LOC: ANNX
RECEIPT# 00077006 WS# 006 TRANS# 0013
Account 441032 Fund 0110
Activity 3424000 TRSCCS
Trans Amt $20.00
J24 Misc $20.00
CA $20.00
CHANGE $0.00

Thank You
City Of Albuquerque



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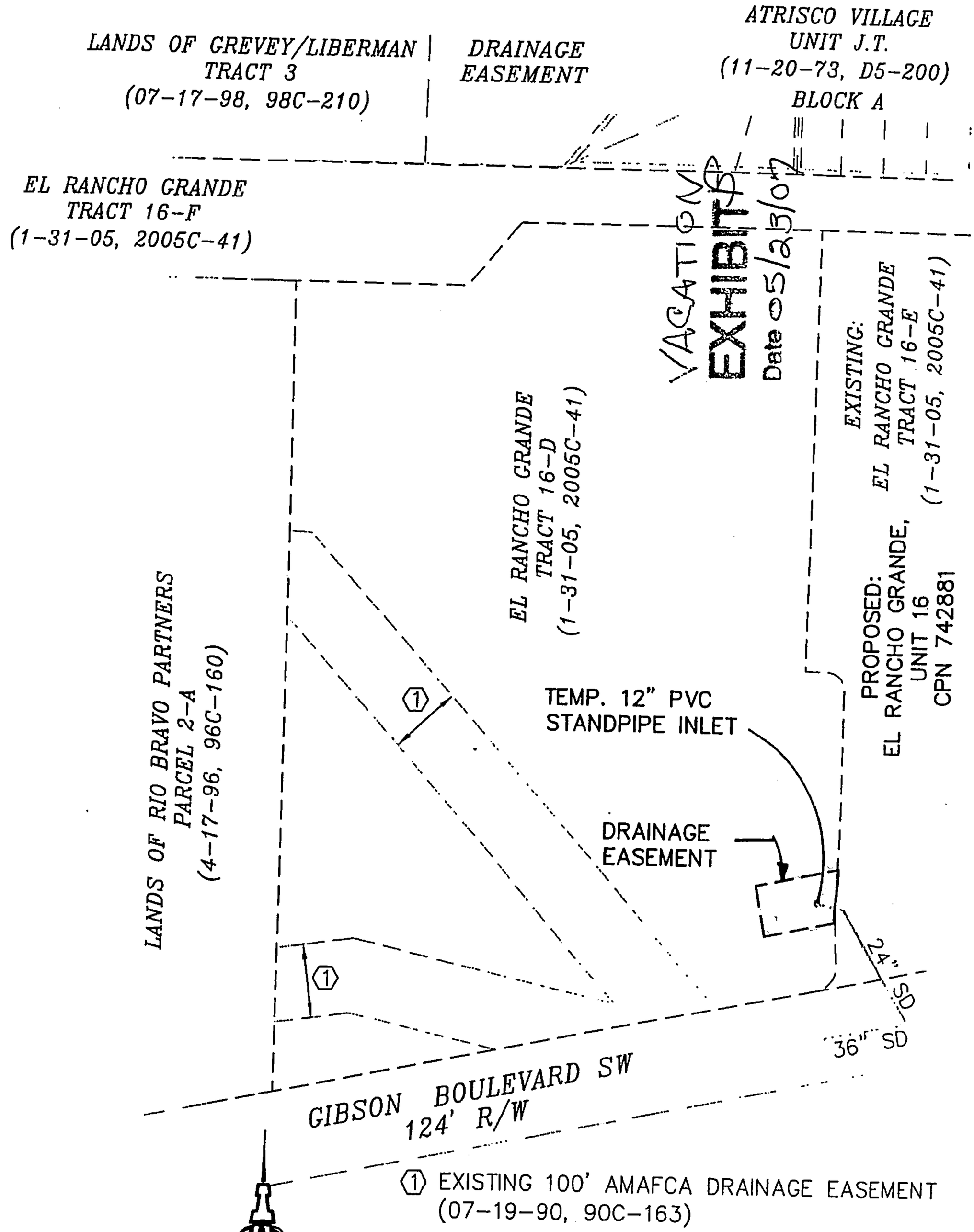


PLAT
FOR
EL RANCHO GRANDE
UNIT 17

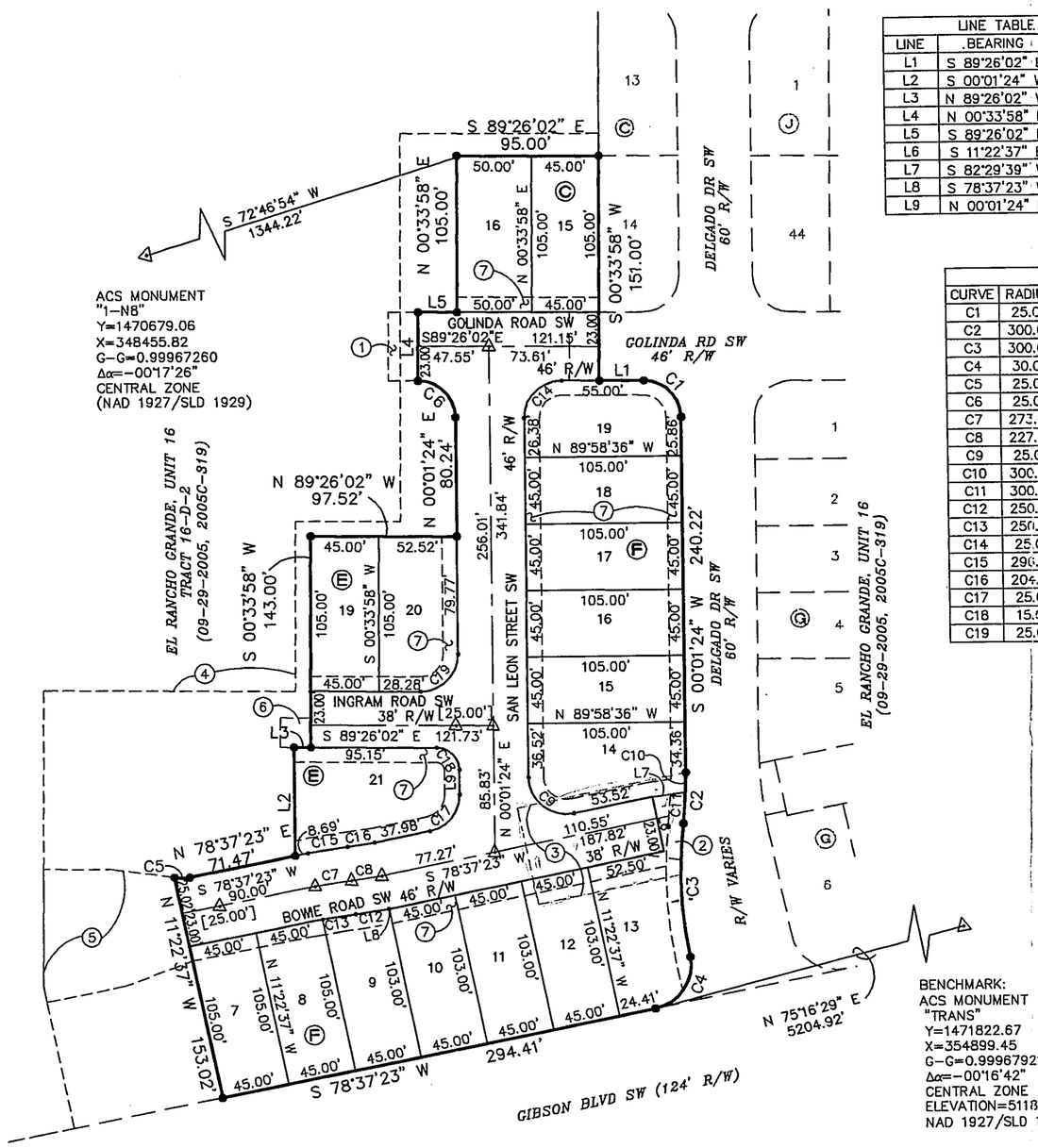
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JUNE 2006

SCALE 1"=60'

0 30 60 120 180

SCALE 1"=60'

NOTE:
DISTANCES IN BRACKETS REFER TO CENTERLINE MONUMENTS.



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 89°26'02" E	29.85
L2	S 00°01'24" W	73.40
L3	N 89°26'02" W	11.13
L4	N 00°33'58" E	46.00
L5	S 89°26'02" E	26.15
L6	S 11°22'37" E	38.00
L7	S 82°29'39" W	22.50
L8	S 78°37'23" W	0.32
L9	N 00°01'24" E	16.90

LOT AREA TABLE					
BLOCK	LOT	AREA (SF)	BLOCK	LOT	AREA (SF)
C	15	4725	F	11	4635
C	16	5250	F	12	4635
E	19	4725	F	13	6310
E	20	5430	F	14	5736
E	21	6826	F	15	4725
F	7	4725	F	16	4725
F	8	4725	F	17	4725
F	9	4680	F	18	4725
F	10	4635	F	19	5099

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	25.00	39.03	24.76	35.19	N 44°42'19" W	89°27'26"
C2	300.00	34.55	17.29	34.53	N 03°19'20" E	6°35'52"
C3	300.00	90.79	45.75	90.45	S 02°02'56" E	17°20'25"
C4	30.00	46.78	29.66	42.18	N 33°57'07" E	89°20'31"
C5	25.00	10.12	5.13	10.05	S 89°46'58" E	23°11'18"
C6	25.00	39.03	24.76	35.19	N 44°42'19" W	89°27'26"
C7	273.00	24.43	12.22	24.42	S 81°11'10" W	5°07'35"
C8	227.00	20.31	10.16	20.30	N 81°11'10" E	5°07'35"
C9	25.00	44.24	30.54	38.69	S 50°40'37" E	101°24'01"
C10	300.00	13.14	6.57	13.14	N 01°16'42" E	2°30'37"
C11	300.00	21.40	10.71	21.40	N 04°34'38" E	4°05'16"
C12	250.00	22.37	11.19	22.36	N 81°11'10" E	5°07'35"
C13	250.00	22.37	11.19	22.36	S 81°11'10" W	5°07'35"
C14	25.00	39.51	25.24	35.52	S 45°17'41" W	90°32'34"
C15	296.00	26.48	13.25	26.48	S 81°11'10" W	5°07'35"
C16	204.00	18.25	9.13	18.25	N 81°11'10" E	5°07'35"
C17	25.00	34.30	20.46	31.67	N 39°19'23" E	78°35'59"
C18	15.00	23.42	14.86	21.11	N 44°42'19" W	89°27'26"
C19	25.00	39.51	25.24	35.52	N 45°17'41" E	90°32'34"

BENCHMARK:
ACS MONUMENT
"TRANS"
Y=1471822.67
X=354899.45
G-G=0.99967921
Δα=-00°16'42"
CENTRAL ZONE
ELEVATION=5118.370
NAD 1927/SLD 1929

LEGEND

- ● SET 5/8" REBAR WITH CAP "ALS LS 7719" (TYP.)
- △ CENTERLINE MONUMENT
- 5 LOT NUMBER
- (F) BLOCK

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

1. THE PUBLIC SERVICE CO. OF NM--ELECTRIC SERVICES DIVISION FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF UNDERGROUND/OVERHEAD ELECTRICAL LINES, COMMUNICATION LINES, TRANSFORMERS, AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES, AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
2. QWEST FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES.
3. COMCAST FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.
4. THE PUBLIC SERVICE CO. OF NM--GAS SERVICES DIVISION FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH DISTRIBUTION AND SERVICE LINES AND FACILITIES REASONABLY NECESSARY TO PROVIDE GAS SERVICE.

INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, RENEW, OPERATE, AND MAINTAIN FACILITIES FOR THE PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENT, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS, OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, OR OTHER STRUCTURE SHALL BE ERECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE CAUSED BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON THIS PLAT.

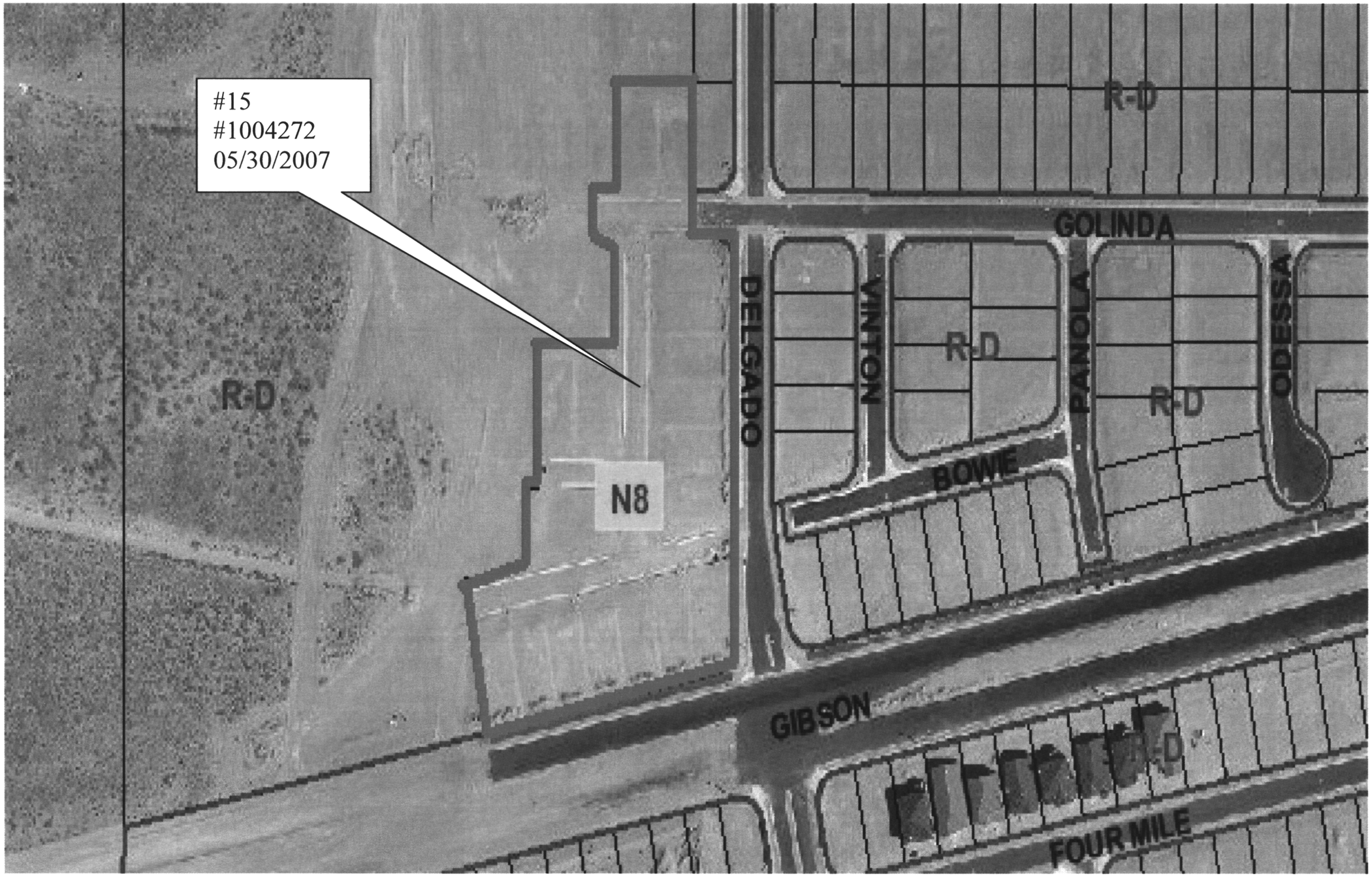
EASEMENTS FOR ELECTRIC TRANSFORMERS/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN FEET (10') IN FRONT OF TRANSFORMER/SWITCHGEAR DOORS AND FIVE FEET (5') ON EACH SIDE.

In approving this plat, PNM Electric Services and Gas Services (PNM) did not conduct a Title Search of the properties shown hereon. Consequently, PNM does not waive nor release any easement or easement rights to which it may be entitled.

EASEMENT NOTES

1. EXISTING PUBLIC 46'x20' SANITARY SEWER AND WATERLINE EASEMENT (09-29-2005, 2005C-319)
2. EXISTING PUBLIC SANITARY SEWER, WATERLINE AND DRAINAGE EASEMENT (07-01-05, A99-5029)
3. EXISTING DRAINAGE EASEMENT (07-18-05, A100-2467) AGREEMENTS AND COVENANTS FILED 07-18-05, A100-2465. VACATED BY APPLICATION #_____
4. EXISTING DRAINAGE EASEMENT (7-18-05, A100-2468) AGREEMENTS AND COVENANTS FILED 07-18-05, A100-2464.
5. EXISTING TEMPORARY PUBLIC ROADWAY AND SANITARY SEWER EASEMENT. THIS EASEMENT SHALL BE TERMINATED UPON DEDICATION OF PUBLIC RIGHT-OF-WAY BY FUTURE PLAT ACTION. (09-29-2005, 2005C-319)
6. EXISTING 20'x20' PUBLIC SANITARY SEWER EASEMENT. THIS EASEMENT SHALL BE TERMINATED UPON DEDICATION OF PUBLIC RIGHT-OF-WAY BY FUTURE PLAT ACTION. (09-29-2005, 2005C-319)
7. PROPOSED 10' PUBLIC UTILITY EASEMENT GRANTED BY THIS PLAT.

M:\ARCHIVE\JOBS 1300-1399\1300-1349\1349\dwg\1349.1PT1.dwg, 4/25/2007 3:35:29 PM
1349PT1.DWGrfh 06/09/06


#15
#1004272
05/30/2007
R-D
R-D
GOLINDA
DELGADO
VINTON
PANOLA
ODESSA
R-D
R-D
BOWIE
N8
GIBSON
FOUR MILE

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

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

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

APPLICANT INFORMATION:

NAME: Curb, Inc. PHONE: 899-9656
ADDRESS: 5160 San Francisco NE FAX: 875-1723
CITY: ABQ STATE NM ZIP 87109 E-MAIL:
Proprietary interest in site: Owner **List all owners:**
AGENT (if any): Isaacson + Artman, P.A. PHONE: 268-8828
ADDRESS: 128 Monroe Street NE FAX: 268-2632
CITY: ABQ STATE NM ZIP 87108 E-MAIL:

DESCRIPTION OF REQUEST: ~~Major Subdivision Final Plat Approval~~
VARIANCE OF SUBD. STREET STANDARDS

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. Tract 16-D-1 Block: Unit:
Subdiv. / Addn. El Rancho Grande Unit 16 (fka El Rancho Grande Unit 17)
Current Zoning: R-D Proposed zoning: Same
Zone Atlas page(s): N-8 No. of existing lots: 1 No. of proposed lots: 18
Total area of site (acres): 2.9585 Density if applicable: dwellings per gross acre: dwellings per net acre:
Within city limits? ✓ Yes. No___, but site is within 5 miles of the city limits.) Within 1000FT of a landfill? No
UPC No. 100805431644610103 MRGCD Map No. NA
LOCATION OF PROPERTY BY STREETS: On or Near: Gibson Blvd. SW
Between: Delgado Dr. SW and 118th St SW

CASE HISTORY: 07DRB-00547; 07DRB-00548; 07DRB00549; 07DRB-00550;
List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 05DRB-01033; 05DRB-01038; 05DRB-01039; 05DRB-01084; 05DRB-01447

SIGNATURE [signature] DATE 05-22-07
(Print) FRED C. ARTMAN Applicant: ☐ Agent: ☒

FOR OFFICIAL USE ONLY Form revised 4/07

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

Application case numbers	Action	S.F.	Fees
07DRB-___-70013	SDV	✓	$ Ø
___-___-___	CMF		$ 20.00
___-___-___			$
___-___-___			$
___-___-___			$
			Total $ 20.00

Hearing date May 30, 2007

[signature] 5/22/07
Planner signature / date

Project # 1004272

FORM V: SUBDIVISION VARIANCES & VACATIONS

☐ **BULK LAND VARIANCE** **(PUBLIC HEARING CASE)**

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

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

☐ **VACATION OF PUBLIC RIGHT-OF-WAY**

☐ **VACATION OF PUBLIC EASEMENT**

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

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

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

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

☐ **SIDEWALK DESIGN VARIANCE**

☐ **SIDEWALK WAIVER**

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

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

☐ **TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**

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

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

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

☐ **VACATION OF PRIVATE EASEMENT**

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

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

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

☐ **VACATION OF RECORDED PLAT**

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

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

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

FRED C. ARFMAN
Applicant name (print)

Fred C. Arfman
Applicant signature / date

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

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

Application case numbers
07DRB - - 70013
- -
- -

Andrew Garcia 5/22/07
Planner signature / date

Project # 1004272

ISAACSON & ARFMAN, P.A.

Consulting Engineering Associates

Thomas O. Isaacson, PE & LS • Fred C. Arfman, PE
Scott M. McGee, PE

May 22, 2007

Ms. Sheran Matson
DRB Chair
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87102

RE: Subdivision Design Variance Request
For El Rancho Grande, Unit 17
DRB No. 1004272

Dear Ms. Matson:

Isaacson & Arfman, P.A., as agents for Curb Inc., is submitting a request for approval of a subdivision design variance for the street design for the referenced project. The justification for this variance request is that the streets (and all other public infrastructures) have been constructed.

This project was approved for preliminary plat in July of 2005, and the preliminary plat expired in July of 2006. The streets were designed based on the Development Process Manual criteria that were in effect at the time of the first preliminary plat submittal. All streets in this subdivision are local access streets, as shown on a traffic distribution map submitted to Wilfred Gallegos in 2005. The right-of-way widths/face of curb widths are 46 feet/28 feet, except for the short stub streets serving only two lots each where the widths are 38 feet/24 feet. Since the streets have been built based on the design approved in 2005, we hereby request a variance for the right-of-way widths and paving widths as shown on the attached variance exhibit.

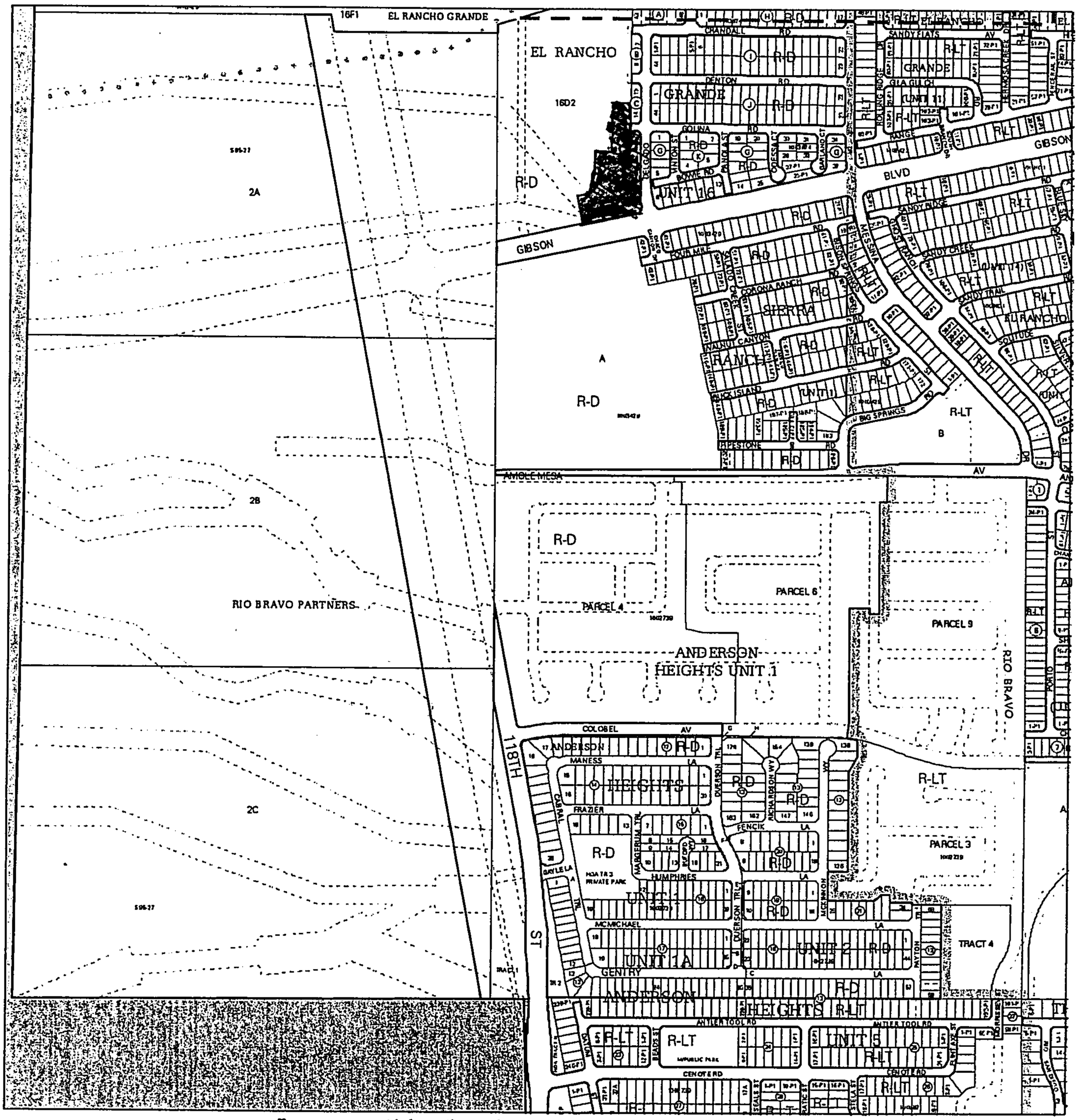
If you have questions regarding this submittal, please call me at 268-8828.

Sincerely,
ISAACSON & ARFMAN

Fred C. Arfman, PE
FCA/ånw

Attachment

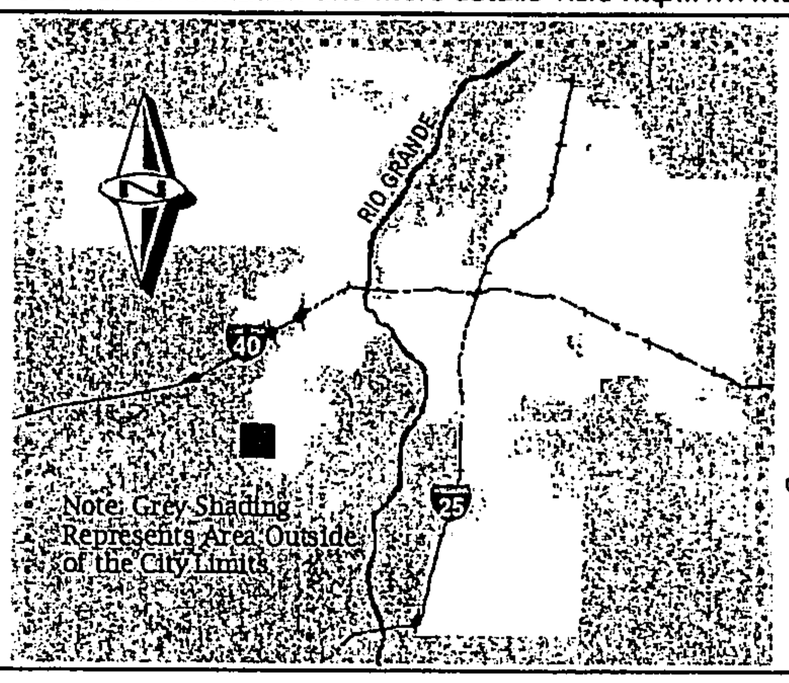
128 Monroe St. NE • Albuquerque, NM 87108 • (505) 268-8828 • FAX (505) 268-2632



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

Albuquerque Geographic Information System

Map amended through: 2/18/2007



Zone Atlas Page:

N-08-Z

Selected Symbols

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

0 750 1,500 Feet

CPN#1004272
West Mesa

EXHIBIT A

~~PRELIMINARY~~ FINAL
PRE-DEVELOPMENT FACILITIES FEE AGREEMENT

THIS AGREEMENT is made by and between the Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, New Mexico ("Albuquerque Public Schools" or "APS"), a public school district organized and existing pursuant to the laws of New Mexico, and Curb, Inc. ("Developer") effective as of this 25 day of April, 2007, and pertains to the subdivision commonly known as El Rancho Grande Unit 17, and more particularly described as Tract 16-D-1, El Rancho Grande Unit 16 (the "Subdivision".) The following individual lots comprise the subdivision:

Lot #	Address	Lot #	Address	Lot #	Address
15	11001 Golinda Rd SW	14	2220 San Leon St SW	7	11024 Bowie Rd SW
16	11005 Golinda Rd SW	15	2216 San Leon St SW	8	11020 Bowie Rd SW
		16	2212 San Leon St SW	9	11016 Bowie Rd SW
19	11015 Ingram Rd SW	17	2208 San Leon St SW	10	11012 Bowie Rd SW
20	11009 Ingram Rd SW	18	2204 San Leon St SW	11	11008 Bowie Rd SW
		19	2200 San Leon St SW	12	11004 Bowie Rd SW
		21	2219 San Leon St SW	13	11000 Bowie Rd SW

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

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

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

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

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

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

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

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

Maggie Toulouse Bern. Co. AGRE R 13.00
2007061974
6844921
Page: 1 of 3
04/27/2007 09:49A
Bk-A136 Pg-1854

CPN # 1004272
West Mesa

2. The amount of the fee shall be:

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

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

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

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

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

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

Charles A Haegelin
Signature

Charles A. Haegelin, President
Name (typed or printed) and title

Curb, Inc.
Developer

Maggie Toulouse Bern. Co. AGRE R 13.00
2007061974
8844921
Page: 2 of 3
04/27/2007 09:49A
Bk-A136 Pg-1854

CPN# 104272
WESTMESA

STATE OF NEW MEXICO

COUNTY OF BERNALILLO

This instrument was acknowledged before me on April 25, 2007, by

Charles A. Haegelin as President of Curb, Inc.,

a New Mexico Corporation

(Seal) OFFICIAL SEAL
Ruth T. Lozano
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 4/22/2011

Ruth T. Lozano
Notary Public

My commission expires: 4/22/2011

ALBUQUERQUE PUBLIC SCHOOLS

By: _____
Signature

Kizito Wijenje, Director, Capital Master Plan

Name (typed or printed) and title

STATE OF NEW MEXICO

COUNTY OF BERNALILLO

This instrument was acknowledged before me on April 26, 2007, by Kizito Wijenje as Director, CMP of the Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, a school district organized and existing under the laws of the State of New Mexico.

(Seal)

Pauline C. Trujillo
Notary Public

My commission expires: Nov. 20, 2010

OFFICIAL SEAL
Pauline C. Trujillo
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 11-20-2010

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
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STORM DRAINAGE
- ___ Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING
- ___ Annexation
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V
- ___ Zone Map Amendment (Establish or Change Zoning)

P
- ___ Sector Plan **(Phase I, II, III)**
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L A APPEAL / PROTEST of...

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

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

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ADDRESS: 5160 San Francisco NE FAX: 875-1723
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Proprietary interest in site: Owner **List all owners:**
AGENT (if any): Isaacson + Artman, P.A. PHONE: 268-8828
ADDRESS: 128 Monroe Street NE FAX: 268-2632
CITY: ABQ STATE NM ZIP 87108 E-MAIL:

DESCRIPTION OF REQUEST: ~~Major~~ Major Subdivision Final Plat Approval

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

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UPC No. 100805431644610103 MRGCD Map No. NA
LOCATION OF PROPERTY BY STREETS: On or Near: Gibson Blvd. SW
Between: Delgado Dr. SW and 118th St SW

CASE HISTORY: 07DRB-00547; 07DRB-00548; 07DRB00549; 07DRB-00550;
List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 05DRB-01033; 05DRB-01038; 05DRB-01039; 05DRB-01084; 05DRB-01447

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

SIGNATURE Ruth Lozano DATE 5/15/07
(Print) for Fred C. Artman ___ Applicant ✓ Agent

FOR OFFICIAL USE ONLY Form revised 4/04

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
☑ All checklists are complete	07DRB - - 00643	EP	53	$ Ø
☑ All fees have been collected	- -			$
☑ All case #s are assigned	- -	CMF		$ 20.00
☑ AGIS copy has been sent	- -			$
☑ Case history #s are listed	- -			$
☑ Site is within 1000ft of a landfill	- -			$
☑ F.H.D.P. density bonus				Total
☑ F.H.D.P. fee rebate	Hearing date May 23, 2007			$ 20.00

Joseph Montoya 5-15-07 **Project #** 1004272

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

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

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

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

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

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

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

X Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings
X Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
X Design elevations & cross sections of perimeter walls **3 copies** approved 7/1/05
X Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
X Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
X Property owner's and City Surveyor's signatures on the Mylar drawing
X Copy of recorded SIA (Change Order on Unit 16, El Rancho Grande)
NA Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
X Any original and/or related file numbers are listed on the cover application
X **DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.** forthcoming

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

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

☐ **AMENDMENT TO PRELIMINARY PLAT (with minor changes)** **Your attendance is required.**
☐ **AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)**
☐ **AMENDMENT TO GRADING PLAN (with minor changes)**

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

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

Amended preliminary plat approval expires after one year

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

for Fred C. Artman
Ruth Lozano — Applicant name (print)
5/15/07 — Applicant signature / date

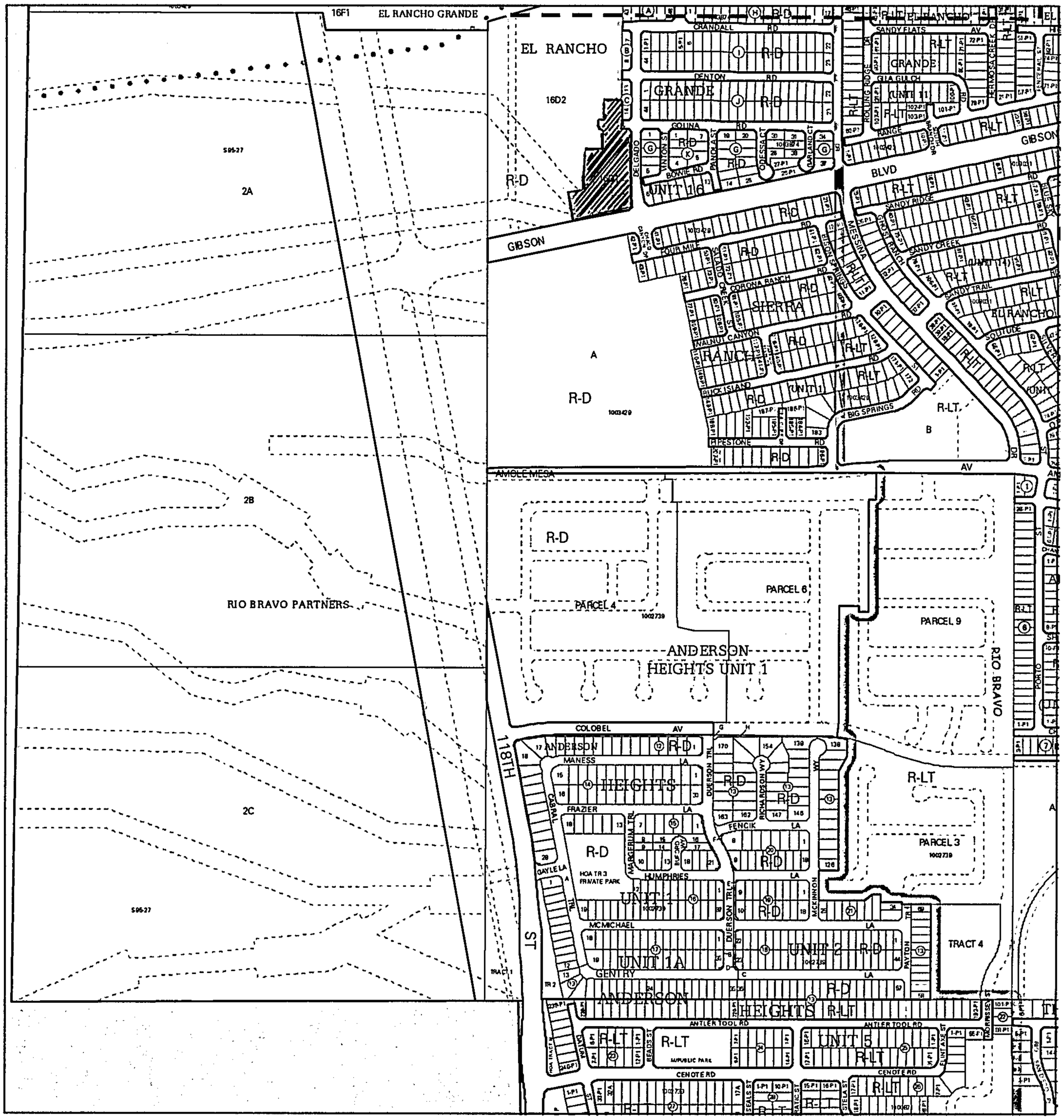
Form revised 8/04, 1/05 ,10/05 & NOV 06

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

Application case numbers
07DRB - ____ - 00643
____ - ____ - ____
____ - ____ - ____

Ruth M Rivera 5-15-07
Planner signature / date

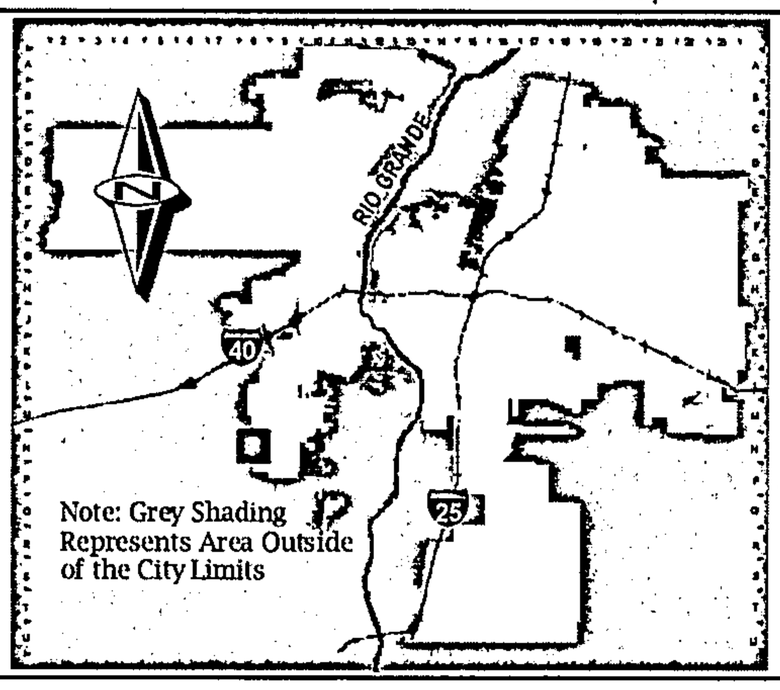
Project # 1004272



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

Albuquerque Geographic Information System

Map amended through: 2/18/2007



Zone Atlas Page:

N-08-Z

Selected Symbols

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

0 750 1,500 Feet

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

PAID RECEIPT

APPLICANT NAME Curb, Inc.

AGENT Isaacson + Arfma, P.A.

ADDRESS 128 Monroe St. NE

PROJECT & APP # 1004272

PROJECT NAME El Rancho Grande Unit 17

$ 20.00 441032/3424000 Conflict Management Fee

$ _____ 441006/4983000 DRB Actions

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

$ _____ 441018/4971000 Public Notification

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

$ 20.00 TOTAL AMOUNT DUE

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

ISAACSON AND ARFMAN P A
128 MONROE ST NE
ALBUQUERQUE, NM 87108-1247
268-8828

17693
95-219/1070 176
1350743997

PAY TO THE ORDER OF City of Albuquerque DATE 5/15/07

Twenty + 00/100 $ 20.00

WELLS FARGO Wells Fargo Bank, N.A. New Mexico wellsfargo.com

City Of Albuquerque DOLLARS

Security Features Details on Back.

FOR 1349.1 Final plat

Scott M McGee

⑈00017693⑈ ⑆107002192⑆ 1350743997⑈

5/15/2007 11:31AM
RECEIPT# 00075537 WS# 002 TRAN# 0007
REC'D BY
Trans Amt *20.00
124 Misc *20.00
CH *0.00
CHANGE

Thank Ye.

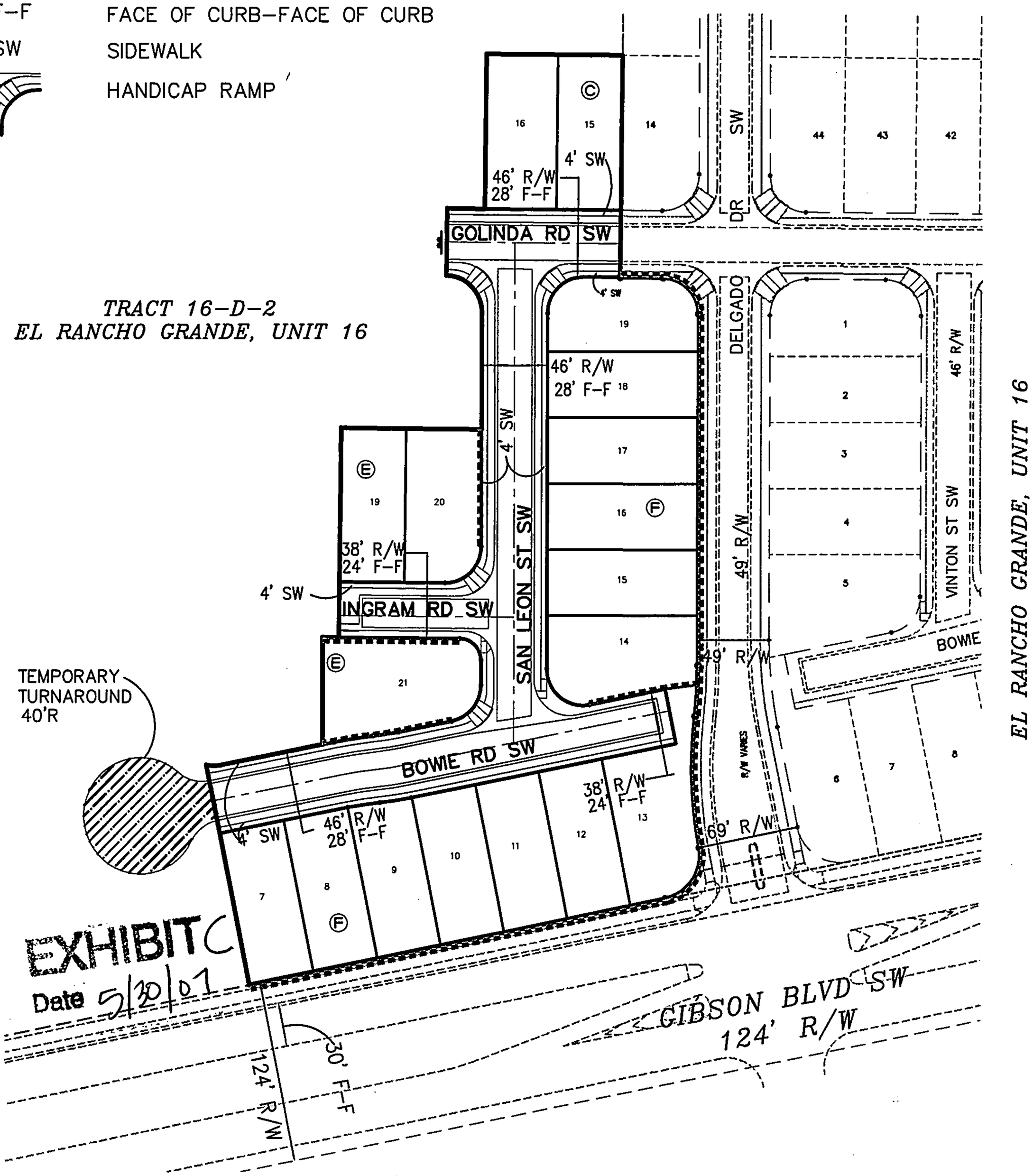
EL RANCHO GRANDE, UNIT 17
DRB #1004272
VARIANCE EXHIBIT
MAY, 18, 2007

VARIANCE REQUEST FOR PAVING AND RIGHT-OF-WAY WIDTHS.

LEGEND

———	PROPERTY LINE
— — — —	ADJOINING PROPERTY LINE
3	LOT NUMBER
Ⓔ	BLOCK
·····	PERIMETER WALL
R/W	RIGHT-OF-WAY
F-F	FACE OF CURB-FACE OF CURB
SW	SIDEWALK
	HANDICAP RAMP

SCALE:
1"=100'



TRACT 16-D-2
EL RANCHO GRANDE, UNIT 16

EL RANCHO GRANDE, UNIT 16

EXHIBIT C
Date 5/20/07

CITY OF ALBUQUERQUE

rec'd 5/23/07

February 20, 2007

CERTIFICATE OF COMPLETION AND ACCEPTANCE

Curb, Inc.
Curb West Inc.
5160 San Francisco Rd NE
Albuquerque, NM 87109-4640

RE: El Rancho Grande Unit 16
Project Number: 742881

Dear Mr. Bo K. Johnson:

This is to certify that the City of Albuquerque accepts the construction of the infrastructure provided in the Work Order Construction Plans, City project number 742881. The work was completed pursuant to the required public infrastructure listed in the Subdivision Improvements Agreement (SIA) Procedure B, between Curb West Inc. and the City of Albuquerque executed on August 9, 2005.

Having satisfied the requirements referenced above, the SIA and any associated Financial Guaranty, held by the City, can now be released. The indemnity and hold harmless provisions of the SIA in favor of the City shall remain in effect. The contractor's warranty period will begin February 20, 2007 and is effective for a period of one (1) year.

Please be advised this Certificate of Completion and Acceptance shall only become effective upon final plat approval and filing in the Bernalillo County Clerk's office.

Should you have any questions or issues regarding this project, please contact me at (505) 924-3996.

Sincerely,

Richard Dourte, P.E.
City Engineer
Development & Building Services
Planning Department

2-21-07

cc: MARK GOODWIN & ASSOC. (e-mail)
NEW CONCEPTS (e-mail)
DMD Maps & Records, Ivan Taylor (e-mail)
Peter Chang, DMD Street Maintenance (e-mail)
Richard Zamora, DMD Street Maintenance (e-mail)
SIA File, City Project Number 742881

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

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION — S
- ✓ Major Subdivision action
- ___ Minor Subdivision action
- ✓ Vacation
- ___ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN — P
- ___ for Subdivision Purposes
- ___ for Building Permit
- ___ IP Master Development Plan
- ___ Cert. of Appropriateness (LUCC)

STORM DRAINAGE — D
- ___ Storm Drainage Cost Allocation Plan

ZONING & PLANNING — Z
- ___ Annexation
  - ___ County Submittal
  - ___ EPC Submittal
- ___ Zone Map Amendment (Establish or Change Zoning) — V
- ___ 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... — L A
- ___ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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

APPLICANT INFORMATION:

NAME: Curb, Inc. PHONE: 899-9656
ADDRESS: 5160 San Francisco NE FAX: 875-1723
CITY: ABQ STATE NM ZIP 87109 E-MAIL:
Proprietary interest in site: Owner List all owners:

AGENT (if any): Isaacson + Artman, P.A. PHONE: 268-8828
ADDRESS: 128 Monroe Street NE FAX: 268-2632
CITY: ABQ STATE NM ZIP 87108 E-MAIL:

DESCRIPTION OF REQUEST: Vacation of Public Easement Approval + Major Subdivision Preliminary Plat Approval

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

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

Lot or Tract No. Tract 16-D-1 Block: Unit: 17
Subdiv. / Addn. El Rancho Grande Unit 16 (fka El Rancho Grande Unit ~~14~~)
Current Zoning: R-D Proposed zoning: Same
Zone Atlas page(s): N-8 No. of **existing** lots: 1 No. of **proposed** lots: 18
Total area of site (acres): 2.9585 Density if applicable: dwellings per gross acre: ___ dwellings per net acre: ___
Within city limits? ✓ Yes. No___, but site is within 5 miles of the city limits.) Within 1000FT of a landfill? No
UPC No. 100805431644610103 MRGCD Map No. NA
LOCATION OF PROPERTY BY STREETS: On or Near: Gibson Blvd. SW
Between: Messina Dr SW and Delgado Dr 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.): 05DRB-01033; 05DRB-01038; 05DRB-01039; 05DRB-01084; 05DRB-01447

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

SIGNATURE Fred C. Artman DATE 4/27/07
(Print) Fred C. Artman ___ Applicant ✓ Agent

Form revised 4/04

FOR OFFICIAL USE ONLY

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

Application case numbers	Action	S.F.	Fees
07DRB - - 00547	PP	S2	$ 1215.00
07DRB - - 00548	VPE	V	$ 45.00
07DRB - - 00549	SW	V	$ 0.00
07DRB - - 00550	TDS	V	$ 0.00
- -	CMF Adv		$ 20.00 ~~75.00~~
			Total $ 1260.00

Hearing date May 23, 2007

Jack Molina 4/27/07

Project # 1004272

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

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

☑ **MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL**

✓ Proposed Preliminary Plat including the Grading Plan (folded to fit into an 8.5" by 14" pocket) **24** copies
NA Proposed Infrastructure List – (per Sheran Matson)
✓ Signed Preliminary Pre-Development Facilities Fee Agreement for **Residential** development only
✓ Design elevations & cross sections of perimeter walls **3 copies** (11" x 17" maximum) (approved 7/1/05)
✓ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
✓ Letter briefly describing, explaining, and justifying the request
✓ Property owner's and City Surveyor's signature on the proposed plat
✓ FORM DRWS Drainage Report, Water & Sewer availability statement filing information
✓ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
__ Sign Posting Agreement
NA **Signed** Pre-Annexation Agreement if Annexation required.
✓ TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
✓ Fee (see schedule)
✓ Any original and/or related file numbers are listed on the cover application
Preliminary plat approval expires after one year.
DRB Public hearings are approximately ONE MONTH after the filing deadline. **Your attendance is required.**

☐ **MAJOR SUBDIVISION AMENDMENT TO PRELIMINARY PLAT (with significant changes)**
☐ **MAJOR SUBDIVISION AMENDMENT TO INFRASTRUCTURE LIST (with significant changes)**
☐ **MAJOR SUBDIVISION AMENDMENT TO GRADING PLAN (with significant changes)**
PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.

__ Proposed Amended Preliminary Plat, and/or Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **24** copies
__ Original Preliminary Plat, and/or Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket)
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the request
__ Property owner's and City Surveyor's signature on the proposed amended plat, if the preliminary plat is being amended
__ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
__ Sign Posting Agreement
__ Any original and/or related file numbers are listed on the cover application
Amended preliminary plat approval expires after one year.
DRB Public hearings are approximately ONE MONTH after the filing deadline. **Your attendance is required.**

☐ **MAJOR SUBDIVISION EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT**
(Temporary sidewalk deferral uses FORM-V)

__ **1** copy of each of the following items
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the request
__ Plat or plan reduced to 8.5" x 11"
__ Official D.R.B. Notice of the original approval
__ Approved Infrastructure List. If not applicable, please initial. _____
__ Previous SIA extension notice, if one has been issued. If not applicable, please initial. _____
__ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
__ Sign Posting Agreement
__ Any original and/or related file numbers are listed on the cover application
__ Fee (see schedule)

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

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

Fred C. Artman
Applicant name (print)

Fred C. Artman 4/27/07
Applicant signature / date

Form revised 11/04, 6/05 and **NOV 06**

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

Application case numbers
07DRB - _____ - 00547
_____ - _____ - _____
_____ - _____ - _____

Planner signature / date

Project # 1004272

FORM V: SUBDIVISION VARIANCES & VACATIONS

☐ **BULK LAND VARIANCE** **(PUBLIC HEARING CASE)**

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

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

☐ **VACATION OF PUBLIC RIGHT-OF-WAY**

☑ **VACATION OF PUBLIC EASEMENT**

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

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

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

☐ **SIDEWALK DESIGN VARIANCE**

☑ **SIDEWALK WAIVER**

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

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

☑ **TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**

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

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

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

☐ **VACATION OF PRIVATE EASEMENT**

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

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

☐ **VACATION OF RECORDED PLAT**

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

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

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

Fred C. Artman
Applicant name (print)

Fred C. Artman 4/27/07
Applicant signature / date

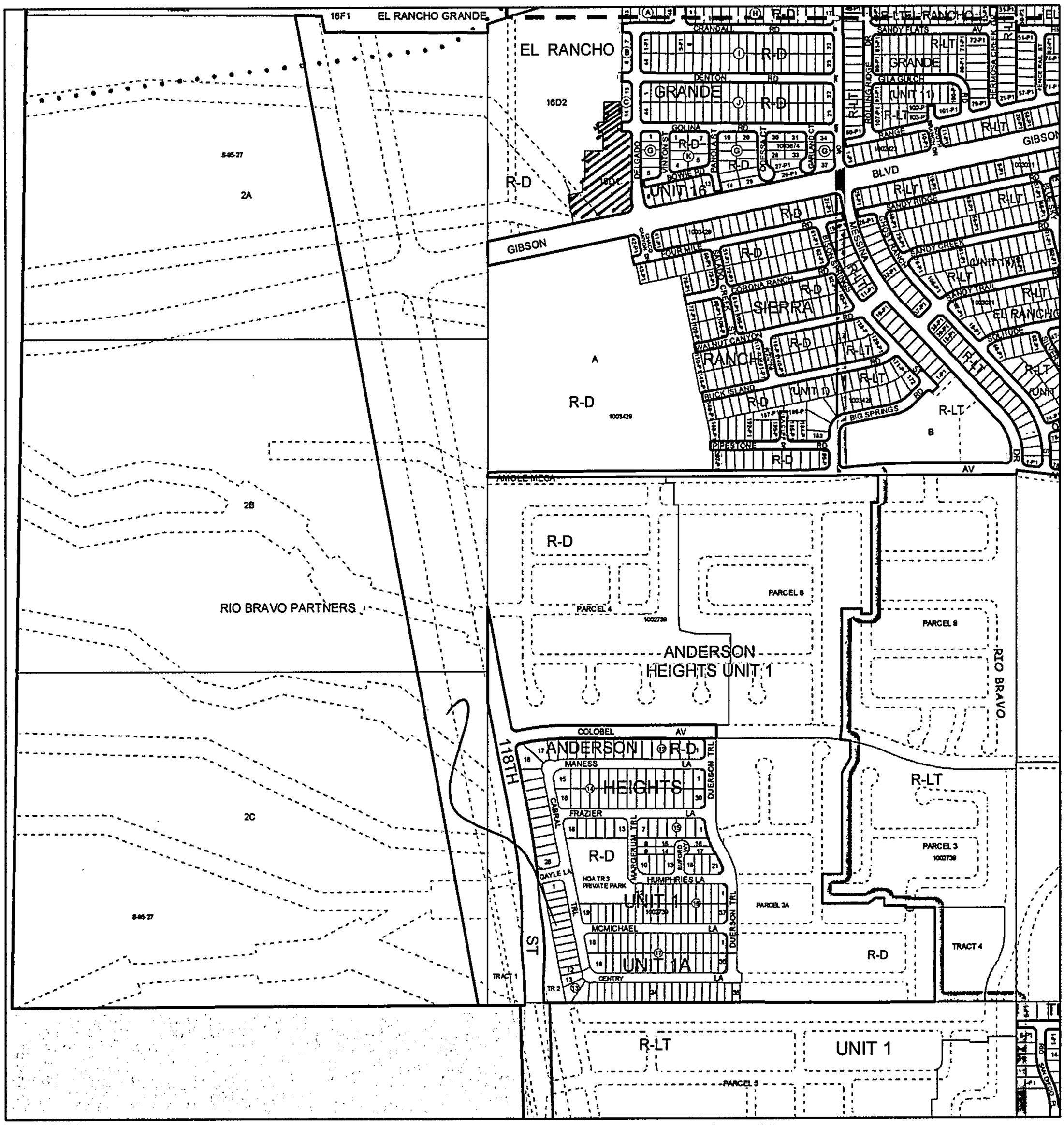
Form revised 4/03, 10/03 and **APRIL 2006**

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

Application case numbers
07DRB - ____ - 00548
07DRB - ____ - 00549
07DRB - ____ - 00550

Josh Molloy 4/27/07
Planner signature / date

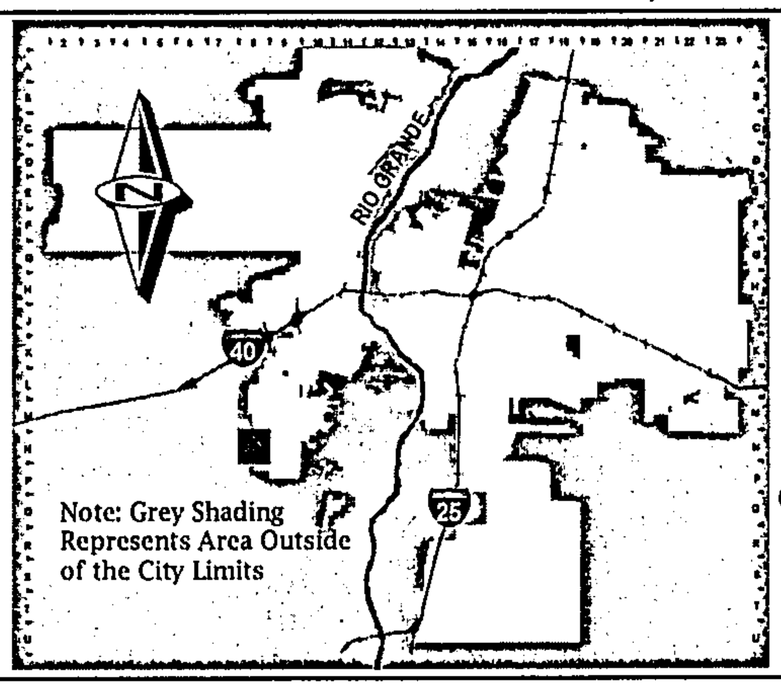
Project # 1004272



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

Albuquerque Geographic Information System

Map amended through: 11/2/2005



Zone Atlas Page:

N-08-Z

Selected Symbols

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

0 750 1,500 Feet

ISAACSON & ARFMAN, P.A.

Consulting Engineering Associates

Thomas O. Isaacson, PE & LS • Fred C. Arfman, PE
Scott M. McGee, PE

April 25, 2007

Ms. Sheran Matson
DRB Chair
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87102

RE: DRB Submittal for El Rancho Grande, Unit 17
DRB NO. 1004272

Dear Ms. Matson:

Isaacson & Arfman, P.A., as agents for Curb Inc., is submitting a request for Preliminary Plat re-approval, sidewalk deferral and waiver, for El Rancho Grande, Unit 17, an 18-lot single-family residential subdivision; which is currently Tract 16-D-1, El Rancho Grande Unit 16.

The site is located northwest of the intersection of Gibson Blvd. SW and Messina Drive SW, south of Westgate Heights and west of El Rancho Grande, Unit 16. The enclosed perimeter wall design was previously approved and matches the one approved for Unit 16.

We are also requesting deferral of the majority of the sidewalks within the subdivision where lots front the streets. The reason for deferral is to avoid damaging the sidewalk by heavy construction or delivery vehicles. Also, we are requesting that the sidewalks at the ends and at one side of two of the stub streets be waived. See attached Sidewalk Exhibit for locations of sidewalk deferral and waiver.

If you have questions regarding this submittal, please call me at 268-8828.

Sincerely,
ISAACSON & ARFMAN

Fred C. Arfman

Fred C. Arfman, PE
FCA/ânw
Attachments

RD:
Ask to waive sidewalks at ends of stub streets need to connect

128 Monroe St. NE • Albuquerque, NM 87108 • (505) 268-8828 • FAX (505) 268-2632

FORM DRWS: DRAINAGE REPORT / WATER & SEWER AVAILABILITY

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

PROJECT NAME: El Rancho Grande Unit 17 Subdivision

AGIS MAP # N-8

LEGAL DESCRIPTION: Tract 16-D-1, El Rancho Grande Unit 16

___ DRAINAGE REPORT (Previously Submitted as part of Unit 16)

A drainage report, as per the Drainage Ordinance, was submitted to the City of Albuquerque Public Works Department, Hydrology Division (2nd floor Plaza del Sol) on 4/12/05 date].

Applicant / Agent Isaacson + Artman, P.A. — 04.26.07 Date

Hydrology Division representative — Date

___ WATER AND SEWER AVAILABILITY STATEMENT

A Water and Sewer Availability Statement for this project was requested from the City of Albuquerque Utilities Development Division (2nd floor Plaza del Sol) on 5/24/04 [date].

Applicant / Agent Isaacson + Artman, P.A. — 04.26.07 Date

Utilities Division representative — Date

DRB-_____-_____

Revised 10/99

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(REV. 1/28/2003rd)

PROJECT TITLE: EL RANCHO GRANDE, UNIT 17 — ZONE MAP / DRG. FILE #: N8-D4
DRB #: _____ EPC #: _____ — WORK ORDER #: _____

LEGAL DESCRIPTION: A Portion of Tract 16-D, Bulk Land Plat for El Rancho Grande, Tracts 16-A, 16-B, 16-C, 16-D, 16-E, & 16-F
CITY ADDRESS: _____

ENGINEERING FIRM: Isaacson & Arfman, P.A. — CONTACT: Fred Arfman or Asa Nilsson-Weber
ADDRESS: 128 Monroe St. NE — PHONE: 268-8828 or (972) 491-9736
CITY, STATE: Albuquerque, NM — ZIP CODE: 87108

OWNER: Curb, Inc — CONTACT: Bo Johnson
ADDRESS: 5160 San Francisco NE — PHONE: 899-9656
CITY, STATE: Albuquerque, New Mexico — ZIP CODE: 87109

ARCHITECT: _____ — CONTACT: _____
ADDRESS: _____ — PHONE: _____
CITY, STATE: _____ — ZIP CODE: _____

SURVEYOR: Aldrich Land Surveying — CONTACT: Tim Aldrich
ADDRESS: P.O.Box 30701 — PHONE: 884-1990
CITY, STATE: Albuquerque, New Mexico — ZIP CODE: 87190

CONTRACTOR: _____ — CONTACT: _____
ADDRESS: _____ — PHONE: _____
CITY, STATE: _____ — ZIP CODE: _____

CHECK TYPE OF SUBMITTAL:
___ DRAINAGE REPORT (PREVIOUSLY SUBMITTED AS PART OF UNIT 16)
___ DRAINAGE PLAN 1ST *REQUIRES TCL or equal*
___ DRAINAGE PLAN RESUBMITTAL
___ CONCEPTUAL GRADING & DRAINAGE PLAN
X GRADING PLAN
___ EROSION CONTROL PLAN
___ ENGINEER'S CERTIFICATION (HYDROLOGY)
___ CLOMR / LOMR
___ TRAFFIC CIRCULATION LAYOUT (TCL)
___ ENGINEER'S CERTIFICATION (TCL)
___ ENGINEER'S CERTIFICATION (DRB APPR, SITE PLAN)
___ OTHER

CHECK TYPE OF APPROVAL SOUGHT:
___ SIA / FINANCIAL GUARANTEE RELEASE
X PRELIMINARY PLAT APPROVAL
X S. DEV. PLAN FOR SUB'D APPROVAL
___ S. DEV. PLAN FOR BLDG. PERMIT APPR.
___ SECTOR PLAN APPROVAL
___ FINAL PLAT APPROVAL
___ FOUNDATION PERMIT APPROVAL
___ BUILDING PERMIT APPROVAL
___ CERTIFICATE OF OCCUPANCY (PERM)
___ CERTIFICATE OF OCCUPANCY (TEMP)
___ GRADING PERMIT APPROVAL
___ PAVING PERMIT APPROVAL
___ WORK ORDER APPROVAL
___ OTHER

WAS A PRE-DESIGN CONFERENCE ATTENDED:
___ YES
___ NO
___ COPY PROVIDED

DATE SUBMITTED: Thursday, June 16, 2005 — BY: _____
Fred C. Arfman, PE
for Isaacson & Arfman, P.A

Requests for approvals of Site Development Plans and / or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location and scope of the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

1. Conceptual Grading and Drainage Plan: Required for approval of Site Development Plans greater than five acres and Sector Plans
2. Drainage Plans: Required for building permits, grading permits, paving permits and site plans less than five acres
3. Drainage Report: Required for subdivisions containing more than ten (10) lots or constituting five acres or more.

CITY OF ALBUQUERQUE

ALBUQUERQUE
Making History

May 24, 2005

Fred C. Arfman, P.E.
Isaacson & Arfman, P.A.
128 Monroe Street NE
Albuquerque, NM 87108

Re: El Rancho Grande, Unit 16, A portion of Parcel I, Lands of Rio Bravo Partners – Amended Drainage Report
Engineer's Stamp dated 4-21-05 (N8-D4)

Dear Mr. Arfman,

Based upon information provided in your submittal dated 4-12-05, the above referenced plan is approved as amended. This will be the plan that must be certified for Release of Financial Guaranty. Submit a mylar copy of the grading plan for my signature in order to obtain a Grading Permit.

If you have any questions, you can contact me at 924-3990.

Sincerely,

Phillip J. Lovato, E.I.
Associate Engineer, Planning Department
Development and Building Services

C: file

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

MAY 26 2005

City of Albuquerque
P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

May 24, 2004

Mr. Bo K. Johnson, P.E.
Curb, Inc.
5160 San Francisco DR. NE
Albuquerque, NM 87109

RE: Water and Sewer Availability Statement
Tract 1A, 1B, 1C and 1D of the Lands of Rio Bravo Partners

N-8

Mr. Johnson:

Project Information: The project site consists of approximately 103 acres of undeveloped property both north and south of Gibson west of Messina in southwest Albuquerque. Current zoning is R-LT as governed by the Rio Bravo Sector Plan. Recent sketch plat submittals have suggested that this site will be subdivided into approximately 590 individual lots which will be developed as single family residences. Please be advised that this configuration will not be allowed due to the fact that some of these proposed lots would be located above serviceable elevations. Based on the existing topography, the dwellings within tracts 1B and 1C will have pad elevations between 5,160 and 5,255 feet and will be serviceable within the 2W pressure zone. Tracts 1A and 1D are located within the 3W pressure zone and are, therefore, not serviceable.

Existing Conditions: As of the date of this correspondence, there are no existing structures present on-site. Nearby construction projects include the El Rancho Grande subdivisions as well as a 20- / 18-inch bottom of zone water transmission line which will supply pressure zones 2W and 2WR. Please refer to project number 679581 for specifics regarding this line. The Snow Vista sanitary sewer interceptor, which will be the outfall for the region, is currently in the design phase and will be located east of the site.

Metered Water Service will be contingent on the completion and acceptance of the improvements associated with the adjacent El Rancho Grande developments and the 18-inch bottom of zone transmission line in Mesa Arenosco Drive. Service to tracts 1B and 1C will require the extension of a 20-inch Master Plan top of zone 2W line south from Cartagena to Gibson. At Gibson, the line will reduce to an 18-inch and proceed west across the northern frontage of tract 1B. A 12-inch must also be constructed south of tract 1C from the 18-inch Mesa Arenosco line west to the southwest corner of tract 1C. In addition to the perimeter lines described, looped water lines must be constructed at standard locations within each of the rights-of-way internal to the subdivision. Internal lines for tract 1B will connect to both the 20-inch top of zone line and the proposed 8-inch main in Messina. Internal lines for tract 1C will be connected to both the 18-inch top of zone line and the new 12-inch line to the south. These lines will be a combination of 8-inch and 6-inch mains to which routine service connections may be made.

Sanitary Sewer Service will be contingent on the completion and acceptance of the Snow Vista Interceptor and the improvements associated with the adjacent El Rancho Grande developments. Minimum 8-inch collectors along with manholes at regular intervals must be constructed within each of the rights-of-way internal to the subdivision. The sewer lines within tract 1B will outfall to the southern 8-inch line in Unit 11. Tract 1C will outfall to the 10-inch at the southwest corner

THE CITY OF ALBUQUERQUE IS AN EQUAL OPPORTUNITY/REASONABLE ACCOMMODATION EMPLOYER

of Unit 15. Upon completion and acceptance of each of these improvements, service for each parcel will be available via routine connection.

Fire Protection: Fire flow rates are determined by the Fire Marshal based on both the size and type of construction. In addition to fire hydrants located at each street intersection, additional hydrants will be required so as not to exceed a maximum distance of 500 feet from any given structure. This distance is measured as the fire equipment travels. The precise number and location of each fire hydrant must be coordinated with the Fire Marshal and approved prior to DRC approval.

Design and Construction of all required improvements will be at the developer / property owner's expense and must be coordinated through the City of Albuquerque via the DRC / City Work Order process. Both water and sewer stubs to each property must be included with the design of the new lines. Designs must be by a New Mexico registered professional engineer. Construction must be by a licensed, bonded public utility contractor.

Easements: City of Albuquerque public water and sewer easements are required for all public lines to be constructed outside of dedicated rights-of-way. Minimum easement widths shall be 20-feet where single service lines are to be constructed and 25-feet where both water and sewer lines are included. Acceptable easements must be documented prior to DRC approval.

Utility Expansion Charges: In addition to installation and construction costs, both sanitary sewer and metered water service to each property will be subject to Utility Expansion Charges (UEC). These charges are payable at the time service is requested and will be based on the ordinances in effect at the time of connection.

Pro Rata Charges: Any and all outstanding pro rata charges assessed towards this property will be due at the time of development. The costs of perimeter and off-site water and sanitary sewer lines may be prorated against adjacent benefiting properties. Such assessments must be requested at the time of development in order to be considered.

Closure: This statement of availability will remain in effect for a period of one (1) year from the date of issue and applies only to the development identified herein. Its validity is, in part, contingent upon the continuing accuracy of the information supplied by the developer. Changes in the proposed development may require reevaluation of availability and should be brought to the attention of the Utility Development Section of the City of Albuquerque as soon as possible. Any outstanding pro rata and standby assessments must be paid at the time service is taken. All charges and rates collected will be based on the ordinances and policies in effect at the time service is actually requested and authorized.

Please feel free to contact the undersigned at (505) 924-3987, or by fax at (505) 924-3864 if you have questions regarding the information presented herein or need additional information.

Sincerely,

Jeremy Hoover, E.I.T.
Engineering Associate
Utility Development Services
Public Works Department

Cc: Christian J. Sholtis, P.E. – Bohannan Huston
f/ availability N-8
f/ readers #40405
f/ DRB #1003429

CITY OF ALBUQUERQUE

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

APPLICANT: Curb, Inc. DATE OF REQUEST: 4/27/07 ZONE ATLAS PAGE(S): N-8

CURRENT:

ZONING R-D

PARCEL SIZE (AC/SQ. FT.) 2.9585

LEGAL DESCRIPTION:

LOT OR TRACT # 16-D-1 BLOCK #

SUBDIVISION NAME El Rancho Grande Unit 16

REQUESTED CITY ACTION(S):

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

PROPOSED DEVELOPMENT:

NO CONSTRUCTION/DEVELOPMENT [ ]

NEW CONSTRUCTION [X]

EXPANSION OF EXISTING DEVELOPMENT [ ]

GENERAL DESCRIPTION OF ACTION: [1]

OF UNITS: 18 Lots

BUILDING SIZE: NA (sq. ft.)

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

APPLICANT OR REPRESENTATIVE [signature] DATE 4-26-07

(TO BE SIGNED UPON COMPLETION OF PROCESSING BY TRAFFIC ENGINEER AND ENVIRONMENTAL HEALTH)

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

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

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

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

TRAFFIC ENGINEER DATE

Air Quality Impact Analysis (AQIA) May Be Required:

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

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

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

APPLICANT DATE

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

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

Revised June 27, 2005

ISAACSON & ARFMAN, P.A.

Consulting Engineering Associates

Thomas O. Isaacson, PE & LS • Fred C. Arfman, PE
Scott M. McGee, PE

April 25, 2007

Ms. Sheran Matson
DRB Chair
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87102

RE: Vacation of Drainage Easement for El Rancho Grande, Unit 17 DRB No. 1004272

Dear Ms. Matson:

Isaacson & Arfman, P.A., as agents for Curb Inc., is submitting a request for approval of vacation of a drainage easement within Tract 16-D-1 of Plat for El Rancho Grande, Unit 16 (recorded 09/29/05, Bk 2005C, Pg 319), northwest of the Gibson Blvd and Delgado Drive intersection. The current legal description is a portion of Tract 16-D, of Bulk Land Tract for El Rancho Grande, Tracts 16-A, 16-B, 16-C, 16-D, 16-E, and 16-F, (filed 1-31-05, in Bk. 2005C, Pg. 41). This easement was created for a temporary pond with a standpipe inlet.

Tract 16-D-1 of El Rancho Grande, Unit 16, is now being developed as El Rancho Grande, Unit 17, and an existing permanent storm drain inlet in dedicated right-of-way has replaced the standpipe inlet. This easement was filed in Book A-100, Page 2467, with an Agreement and Covenant filed in Book A-100, Page 2467, on July 18, 2005. The easement is shown on the attached vacation exhibit.

The justifications for vacating this easement are as follows:

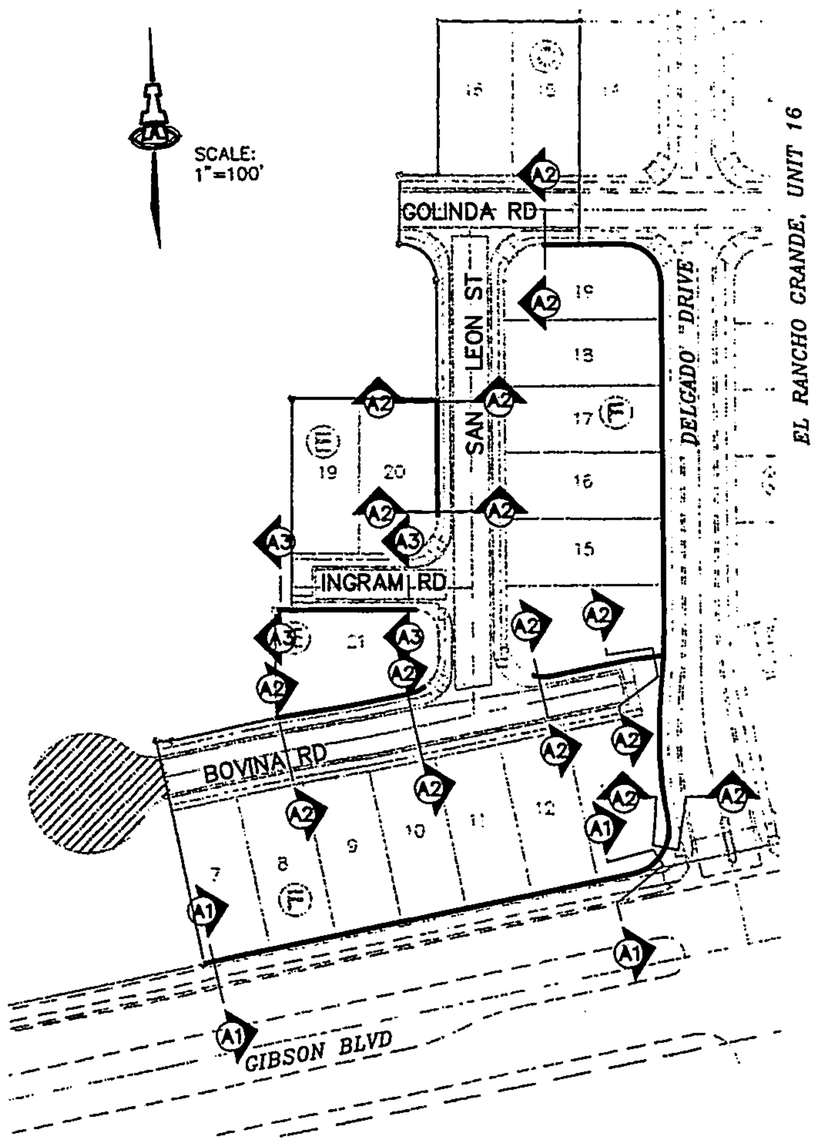
1) The easement is no longer needed because of permanent drainage improvements constructed with El Rancho Grande, Unit 17.
2) The public welfare is in no way served by retaining the easement.

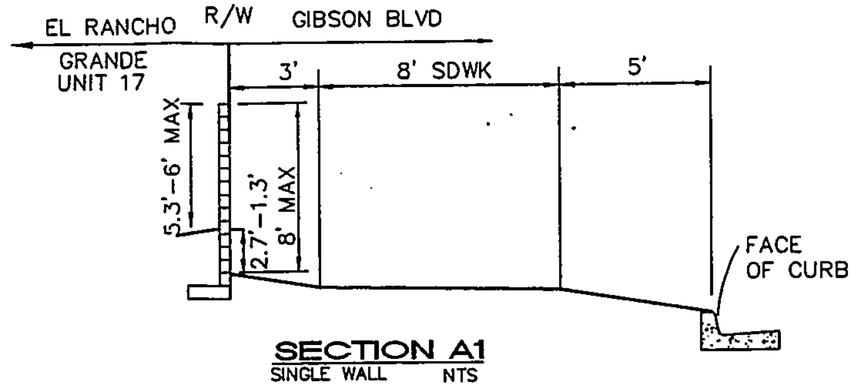
If you have questions regarding this submittal, please call me at 268-8828.

Sincerely,
ISAACSON & ARFMAN

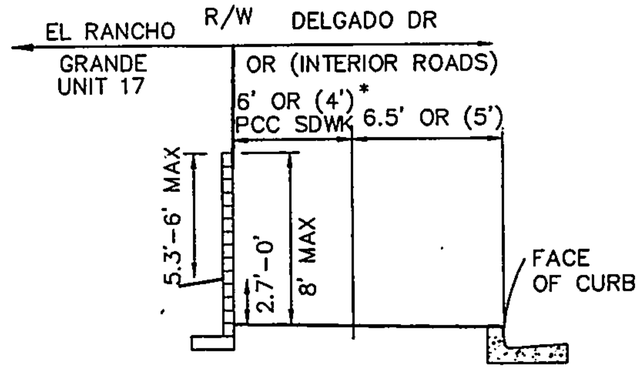
Fred C. Arfman, PE
FCA/ànw
Attachments

128 Monroe St. NE • Albuquerque, NM 87108 • (505) 268-8828 • FAX (505) 268-2632

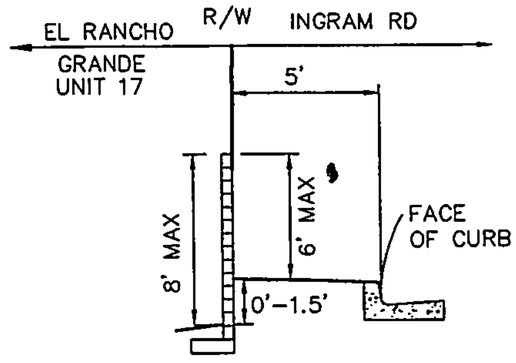




SECTION A1
SINGLE WALL NTS



SECTION A2
SINGLE WALL NTS
*NO SIDEWALK ON BOVINA RD STUB



SECTION A3
SINGLE WALL NTS

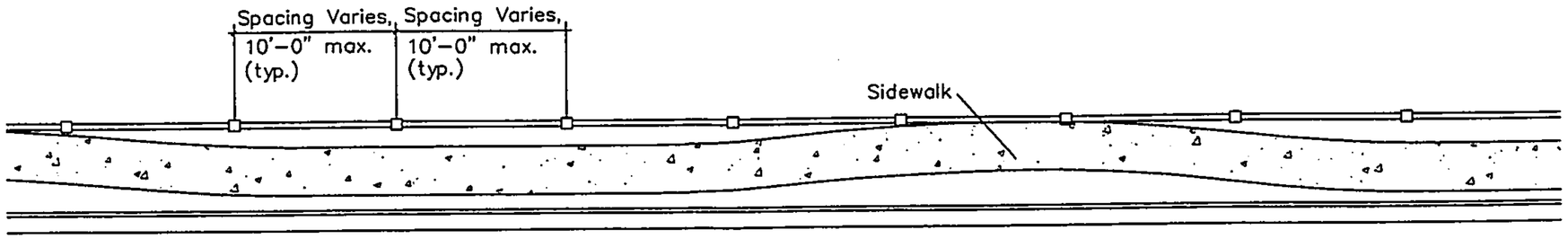
Perimeter Wall Approved
DRB Chair
7/01/05
Date

ZONE ATLAS #: N-8
NEAREST INTERSECTION:
GIBSON BLVD & DELGADO DR
DRB PROJECT #: 1004272

SHEET 1 OF 2

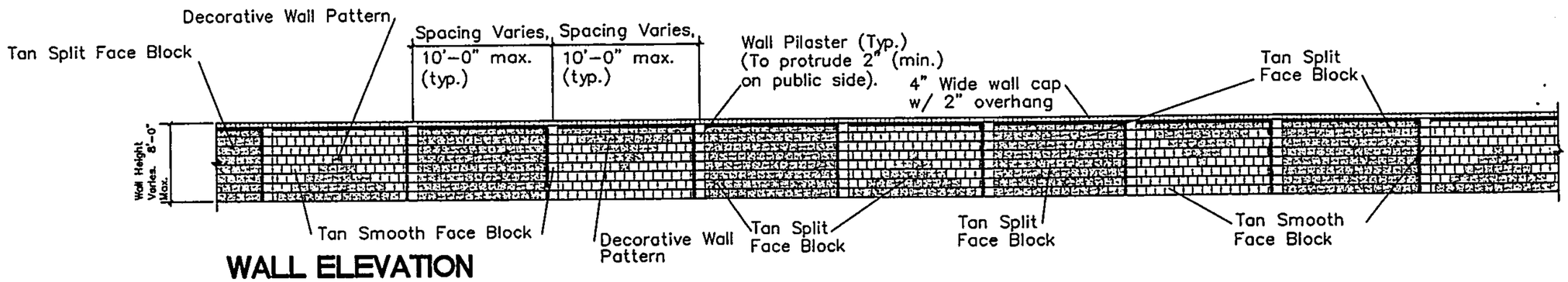
EL RANCHO GRANDE UNIT 17 PERIMETER WALL PLAN

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque *New Mexico*
1349PERIMWALL-17.DWGanw 6/29/05



WALL PLAN

SCALE: None



WALL ELEVATION

SCALE: None

SHEET 2 OF 2

EL RANCHO GRANDE UNIT 17
PERIMETER WALL PLAN

ZONE ATLAS #: N-8
NEAREST INTERSECTION:
GIBSON BLVD & DELGADO DR
DRB PROJECT #: 1004272

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque *New Mexico*
1349PERIMWALL-17.DWGanw 6/29/05

CPN # 1004272
West Mesa

EXHIBIT A

~~PRELIMINARY~~ FINAL
PRE-DEVELOPMENT FACILITIES FEE AGREEMENT

THIS AGREEMENT is made by and between the Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, New Mexico ("Albuquerque Public Schools" or "APS"), a public school district organized and existing pursuant to the laws of New Mexico, and Curb, Inc. ("Developer") effective as of this 25 day of April, 2007, and pertains to the subdivision commonly known as El Rancho Grande Unit 17, and more particularly described as Tract 16-D-1, El Rancho Grande Unit 16 (the "Subdivision".) The following individual lots comprise the subdivision:

Lot #	Address	Lot #	Address	Lot #	Address
15	11001 Golinda Rd SW	14	2220 San Leon St SW	7	11024 Bowie Rd SW
16	11005 Golinda Rd SW	15	2216 San Leon St SW	8	11020 Bowie Rd SW
		16	2212 San Leon St SW	9	11016 Bowie Rd SW
19	11015 Ingram Rd SW	17	2208 San Leon St SW	10	11012 Bowie Rd SW
20	11009 Ingram Rd SW	18	2204 San Leon St SW	11	11008 Bowie Rd SW
		19	2200 San Leon St SW	12	11004 Bowie Rd SW
		21	2219 San Leon St SW	13	11000 Bowie Rd SW

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

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

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

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

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

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

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

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

Maggie Toulouse Bern. Co. AGRE R 13.00
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6644921
Page: 1 of 3
04/27/2007 09:49A
Bk-A136 Pg-1854

CPN # 1004272
West Mesa

2. The amount of the fee shall be:

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

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

- If the permit is issued on or after January 1, 2010, the fee shall be $2975 per dwelling unit.

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

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

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

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

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

Charles A Haegelin
Signature

Charles A. Haegelin, President
Name (typed or printed) and title

Curb, Inc.
Developer

Maggie Toulouse Bern. Co. AGRE R 13.00
2007061974
6844921
Page: 2 of 3
04/27/2007 09:49A
Bk-A136 Pg-1854

CPN# 104272
WESTMESA

STATE OF NEW MEXICO

COUNTY OF BERNALILLO

This instrument was acknowledged before me on April 25, 2007, by Charles A. Haegelin as President of Curb, Inc., a New Mexico Corporation

(Seal) OFFICIAL SEAL
Ruth T. Lozano
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 4/22/2011

Ruth T. Lozano
Notary Public

My commission expires: 4/22/2011

ALBUQUERQUE PUBLIC SCHOOLS

By: _____
Signature

Kizito Wijenje, Director, Capital Master Plan

Name (typed or printed) and title

STATE OF NEW MEXICO

COUNTY OF BERNALILLO

This instrument was acknowledged before me on April 26, 2007, by Kizito Wijenje as Director, CMP of the Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, a school district organized and existing under the laws of the State of New Mexico.

(Seal)

Pauline C. Trujillo
Notary Public

My commission expires: Nov. 20, 2010

OFFICIAL SEAL
Pauline C. Trujillo
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 11-20-2010

Maggie Toulouse Bern. Co. AGRE R 13.00

2007061974
6844821
Page: 3 of 3
04/27/2007 09:49A
Bk-A136 Pg-1854

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

PAID RECEIPT

4/27/2007 10:40AM LOC: ANNX
RECEIPT# 00074730 WSH 008 TRANSH 0016
Account 441018 Fund 0110
Activity 4971000 TRSLJS
Trans Amt $1,260.00
J24 Misc $75.00
CK $1,260.00
CHANGE $0.00
City Of Albuquerque
Treasury Division
Thank You

APPLICANT NAME Curb Inc.

AGENT Isaacson & Arfman, P.A.

ADDRESS 128 Monroe St. P.A.

PROJECT & APP # 1004272/07DRB-00541,00548,00549

PROJECT NAME EL Rancho Grande, Unit 17.

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

$ 1165.00 441006/4983000 **DRB Actions**

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

$ 75.00 441018/4971000 **Public Notification**

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

$ 1260.00 **TOTAL AMOUNT DUE**

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

4/27/2007 10:40AM LOC: ANNX
RECEIPT# 00074730 WSH 008 TRANSH 0016
Account 441018 Fund 0110
Activity 4983000 TRSLJS
Trans Amt $1,260.00
J24 Misc $1,260.00
City Of Albuquerque
Treasury Division
Thank You

17656

ISAACSON AND ARFMAN P A
128 MONROE ST NE
ALBUQUERQUE, NM 87108-1247
268-8828

95-219/1070 176
1350743997

DATE 4/27/07

PAY TO THE ORDER OF City of Albuquerque $ 1,260.00

One Thousand, Two Hundred Sixty + 00/100 DOLLARS

4/27/2007 10:40AM LOC: ANNX
RECEIPT# 00074728 WSH 008 TRANSH 0016
Account 441032 Fund 0110
Activity 3424000 TRSLJS
Trans Amt $1,260.00
J24 Misc $20.00
City Of Albuquerque
Treasury Division
Thank You

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FOR DRB 1349.1 #1004272

⑈00017656⑈ ⑆107002192⑆ 1350743997⑈

ALBUQUERQUE
Making History

City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

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

April 24, 2007

Ruth Lozano
Isaacson and Arfman, P.A.
128 Monroe St. NE/87108
Phone: 268-8828/Fax: 268-2632

Dear Ruth:

Thank you for your inquiry of **April 24, 2007** requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **TRACT 16-D-1, EL RANCHO GRANDE, LOCATED ON GIBSON BOULEVARD SW AND DELGADO DRIVE SW** zone map **N-8.**

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

WESTGATE HEIGHTS N.A. (WGH) "R"
***Matthew Archuleta**
1628 Summerfield SW/87121 836-7251 (h)
Libby McIntosh
1316 Ladrones Ct. SW/87121 831-5189 (h)

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

Sincerely,

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

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

planningrnaform(07/11/06)

ISAACSON & ARFMAN, P.A.

Consulting Engineering Associates

Thomas O. Isaacson, PE & LS • Fred C. Arfman, PE
Scott M. McGee, PE

April 25, 2007 Certified Mail 7005 1160 0001 1329 6927

Mr. Matthew Archuleta
Westgate Heights Neighborhood Association
1628 Summerfield SW
Albuquerque, NM 87121

RE: El Rancho Grande Unit 17 Subdivision
(Present Legal: Tract 16-D-1, El Rancho Grande Unit 16)

Dear Mr. Archuleta:

As the consulting engineers for the above referenced site, we are writing this letter to inform the Westgate Heights Neighborhood Association that we are requesting Preliminary Plat approval for an 18-lot subdivision from the City of Albuquerque. We are also requesting vacation of a drainage easement for a retention pond and temporary standpipe inlet. The easement is no longer needed because a permanent storm drain inlet within public right-of-way has replaced the temporary standpipe inlet. Please call me at 268-8828 if you have questions.

Sincerely,
ISAACSON & ARFMAN, P.A.

Fred C. Arfman

Fred C. Arfman, P.E.
FCA/rtl
Attachment
7005 1160 0001 1329 6927

7005 1160 0001 1329 6927

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Certified Fee	$2.40
Return Receipt Fee (Endorsement Required)	$1.85
Restricted Delivery Fee (Endorsement Required)	$0.00
Total Postage & Fees	$ $4.64

0108 USPS ALBUQUERQUE NM HIGHLAND STA
Postmark Here APR 26 2007
04/26/2007

Sent To	Matthew Archuleta Westgate Heights N.A.
Street, Apt. No.; or PO Box No.	1628 Summerfield SW
City, State, ZIP+4	Albuquerque, NM 87121

PS Form 3800, June 2002 See Reverse for Instructions

128 Monroe St. NE • Albuquerque, NM 87108 • (505) 268-8828 • FAX (505) 268-2632

ISAACSON & ARFMAN, P.A.

Consulting Engineering Associates

Thomas O. Isaacson, PE & LS • Fred C. Arfman, PE
Scott M. McGee, PE

April 25, 2007 Certified Mail 7005 1160 0001 1329 6934

Ms. Libby McIntosh
Westgate Heights Neighborhood Association
1316 Ladrones Ct. SW
Albuquerque, NM 87121

RE: El Rancho Grande Unit 17 Subdivision
(Present Legal: Tract 16-D-1, El Rancho Grande Unit 16)

Dear Ms. McIntosh:

As the consulting engineers for the above referenced site, we are writing this letter to inform the Westgate Heights Neighborhood Association that we are requesting Preliminary Plat approval for an 18-lot subdivision from the City of Albuquerque. We are also requesting vacation of a drainage easement for a retention pond and temporary standpipe inlet. The easement is no longer needed because a permanent storm drain inlet within public right-of-way has replaced the temporary standpipe inlet. Please call me at 268-8828 if you have questions.

Sincerely,
ISAACSON & ARFMAN, P.A.

Fred C. Arfman

Fred C. Arfman, P.E.
FCA/rtl
Attachment

7005 1160 0001 1329 6934

7005 1160 0001 1329 6934

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Restricted Delivery Fee (Endorsement Required)	$0.00
Total Postage & Fees	$ $4.64

USPS HIGHLAND STA ALBUQUERQUE NM 87108 APR 26 2007 Postmark Here 04/26/2007

Sent To: Libby McIntosh, Westgate Heights N.A.
Street, Apt. No.; or PO Box No.: 1316 Ladrones Court SW
City, State, ZIP+4: Albuquerque, NM 87121

PS Form 3800, June 2002 See Reverse for Instructions

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

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

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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

4. TIME

Signs must be posted from May 8, 2007 To May 23, 2007

5. REMOVAL

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

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

[signature] 4/27/07
(Applicant or Agent) (Date)

I issued 3 signs for this application, 4/27/07 Ruth Lozano
(Date) Isaacson+Arfman (Staff Member)

DRB PROJECT NUMBER: 1004272

Rev. 1/11/05

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION S

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

SITE DEVELOPMENT PLAN P

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

Supplemental form

ZONING & PLANNING Z

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

APPEAL / PROTEST of... A

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

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

APPLICANT INFORMATION:

NAME: Curb, Inc. PHONE: 899-9656
ADDRESS: 5160 San Francisco NE FAX: 875-1723
CITY: ABQ STATE NM ZIP 87109 E-MAIL:
Proprietary interest in site: Owner List all owners:

AGENT (if any): Isaacson & Arfman, P.A. PHONE: 268-8828
ADDRESS: 128 Monroe Street NE FAX: 268-2632
CITY: ABQ STATE NM ZIP 87108 E-MAIL:

DESCRIPTION OF REQUEST: Vacation of Public Easement approval
Plat → (f/k/a El Rancho Grande Unit 17)

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

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

Lot or Tract No. A Portion of Tract 16-D of Bulk Land Tract for El Rancho Grande, Trs. 16-A, 16-B, 16-C, 16-D, 16-E, & 16-F Block: Unit:
Subdiv. / Addn. El Rancho Grande
Current Zoning: R-D Proposed zoning: Same
Zone Atlas page(s): N-8 No. of existing ~~lots~~ tracts: 1 No. of proposed lots: 18
Total area of site (acres): 2.9586 Density if applicable: dwellings per gross acre: ___ dwellings per net acre: ___
Within city limits? X Yes. No___, but site is within 5 miles of the city limits.) Within 1000FT of a landfill? No
UPC No. 100805433741210104 MRGCD Map No. NA
LOCATION OF PROPERTY BY STREETS: On or Near: W. Terminus of Gibson Blvd. SW
Between: Messina Dr. SW and Delgado Dr. 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.) 05DRB-01033; 05DRB-01038; 05DRB-01039; 05DRB-01084

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

SIGNATURE Fred C. Arfman DATE 09.15.05
(Print) Fred C. Arfman ___ Applicant X Agent

Form revised 9/01, 3/03, 7/03, 10/03, 3/04

FOR OFFICIAL USE ONLY

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

Application case numbers	Action	S.F.	Fees
05DRB - - 01447	VPE	V	$ 45.00
- -	ADV		$ 75.00
- -	CMF		$ 20.00
- -			$
- -			$
- -			Total $ 140.00

Hearing date 10/12/05

Kim Sims 9/15/05
Planner signature / date

Project # 1004272

FORM V: SUBDIVISION VARIANCES & VACATIONS

☐ **BULK LAND VARIANCE** **(PUBLIC HEARING CASE)**

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

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

☐ **VACATION OF PUBLIC RIGHT-OF-WAY**

☒ **VACATION OF PUBLIC EASEMENT**

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

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

☐ **SUBDIVISION DESIGN VARIANCE (VARIANCE FROM MINIMUM STANDARDS OF THE DEVELOPMENT PROCESS MANUAL)**

☐ **SIDEWALK DESIGN VARIANCE**

☐ **SIDEWALK WAIVER**

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

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

☐ **TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**

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

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

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

☐ **VACATION OF PRIVATE EASEMENT**

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

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

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

Fred C. Arfman
Applicant name (print)

Fred C. Arfman 09.15.05
Applicant signature / date

Form revised 4/03, 10/03 and JUNE 2005

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

Application case numbers
05DRB - - 01447
- -
- -

9/15/05
Planner signature / date

Project # 1004272

ISAACSON & ARFMAN, P.A.

Consulting Engineering Associates

Thomas O. Isaacson, PE & LS • Fred C. Arfman, PE
Scott M. McGee, PE

September 14, 2005

Ms. Sheran Matson
DRB Chair
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87102

RE: Vacation of Drainage Easement for El Rancho Grande, Unit 17 DRB #1004272

Dear Ms. Matson:

Isaacson & Arfman, P.A., as agents for Curb Inc., is submitting a request for approval of vacation of a drainage easement within Tract 16-D-1 of Plat for El Rancho Grande, Unit 16 (to be recorded), northwest of the Gibson Blvd and Delgado Drive intersection. The current legal description is a portion of Tract 16-D, of Bulk Land Tract for El Rancho Grande, Tracts 16-A, 16-B, 16-C, 16-D, 16-E, and 16-F, (filed 1-31-05, in Bk. 2005C, Pg. 41). This easement was created for a temporary pond with a standpipe inlet.

Tract 16-D-1 of El Rancho Grande, Unit 16, is now being developed as El Rancho Grande, Unit 17, and a permanent storm drain inlet in dedicated right-of-way will replace the standpipe inlet. This easement was filed in Book A-100, Page 2467, with an Agreement and Covenant filed in Book A-100, Page 2467, on July 18, 2005. The easement is shown on the attached vacation exhibit.

The justifications for vacating this easement are as follows:

1) The easement is no longer needed because of permanent drainage improvements constructed with El Rancho Grande, Unit 17.
2) The public welfare is in no way served by retaining the easement.

If you have questions regarding this submittal, please call me at 268-8828.

Sincerely,
ISAACSON & ARFMAN

Fred C. Arfman, PE
FCA/ânw
Attachments

128 Monroe St. NE • Albuquerque, NM 87108 • (505) 268-8828 • FAX (505) 268-2632

ALBUQUERQUE
Making History

City of Albuquerque

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

September 13, 2005

Ruth Lozano
Isaacson and Arfman, P.A.
128 Monroe St. NE/87108
Phone: 268-8828/Fax: 268-2632

Dear Ruth:

Thank you for your inquiry of **September 13, 2005** requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **A PORTION OF TRACT 16-D, EL RANCHO GRANDE, ON GIBSON BOULEVARD SW WEST OF MESSINA DRIVE** zone map **N-8.**

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

WESTGATE HEIGHTS N.A. (WGH) "R"
***Matthew Archuleta** *e-mail:* mattearchuleta1@hotmail.com
1628 Summerfield SW/87121 836-7251 (h)
Libby McIntosh *e-mail:* em_westgate@yahoo.com
1316 Ladrones Ct. SW/87121 831-5189 (h)

Council District: 1
County District: 2
Police Beat: 153-158/WS/Z-C
Zone Map: K-N-8-10

See reverse side for additional Neighborhood Association Information: YES { } NO {X}
Please note that according to O-92 you are required to notify each of these contact persons by **certified mail, return receipt requested, before** the Planning Department will accept your application filing. **IMPORTANT! Failure of adequate notification may result in your Application Hearing being deferred for 30 days.** If you have any questions about the information provided, please contact our office at (505) 924-3914 or by fax at 924-3913.

Sincerely,

Leo Padilla
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

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

ISAACSON & ARFMAN, P.A.

Consulting Engineering Associates

Thomas O. Isaacson, PE & LS • Fred C. Arfman, PE
Scott M. McGee, PE

September 14, 2005 Certified Mail 7004 2510 0006 7990 5393

Mr. Matthew Archuleta
Westgate Heights Neighborhood Association
1628 Summerfield SW
Albuquerque, NM 87121

RE: Vacation of Drainage Easement
(Legal: A Portion of Tract 16-D, Bulk Land Plat for El Rancho Grande, Tracts 16-A, 16-B, 16-C, 16-D, 16-E, and 16-F)

Dear Mr. Archuleta:

As the consulting engineers for the above referenced site, we are writing this letter to inform the Westgate Heights Neighborhood Association that we are requesting vacation of a drainage easement for a retention pond and temporary standpipe inlet. The easement is no longer needed because a permanent storm drain inlet within public right-of-way will replace the temporary standpipe inlet. Please call me at 268-8828 if you have questions.

Sincerely,

ISAACSON & ARFMAN, P.A.

Fred C. Arfman

Fred C. Arfman, P.E.
FCA/ânw
Attachment
7004 2510 0006 7990 5393

7004 2510 0006 7990 5393

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Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	$ 4.42	09/14/05

Sent To: Matthew Archuleta
Westgate Heights N.A.
Street, Apt. No.; or PO Box No.: 1628 Summerfield SW
City, State, ZIP+4: Albuquerque, NM 87121

PS Form 3800, June 2002 See Reverse for Instructions

128 Monroe St. NE • Albuquerque, NM 87108 • (505) 268-8828 • FAX (505) 268-2632

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
Thomas O. Isaacson, PE & LS • Fred C. Arfman, PE
Scott M. McGee, PE

September14, 2005 Certified Mail 7004 2510 0006 7990 5409

Ms. Libby McIntosh
Westgate Heights Neighborhood Association
1316 Ladrones Ct. SW
Albuquerque, NM 87121

RE: Vacation of Drainage Easement
(Legal: A Portion of Tract 16-D of Bulk Land Plat for El Rancho Grande, Tracts 16-A, 16-B, 16-C, 16-D, 16-E, and 16-F)

Dear Ms. McIntosh:

As the consulting engineers for the above referenced site, we are writing this letter to inform the Westgate Heights Neighborhood Association that we are requesting vacation of a drainage easement for a retention pond and temporary standpipe inlet. The easement is no longer needed because a permanent storm drain inlet within public right-of-way will replace the temporary standpipe inlet. Please call me at 268-8828 if you have questions.

Sincerely,
ISAACSON & ARFMAN, P.A.

Fred C. Arfman

Fred C. Arfman, P.E.
FCA/ânw
Attachment
7004 2510 0006 7990 5409

7004 2510 0006 7990 5409

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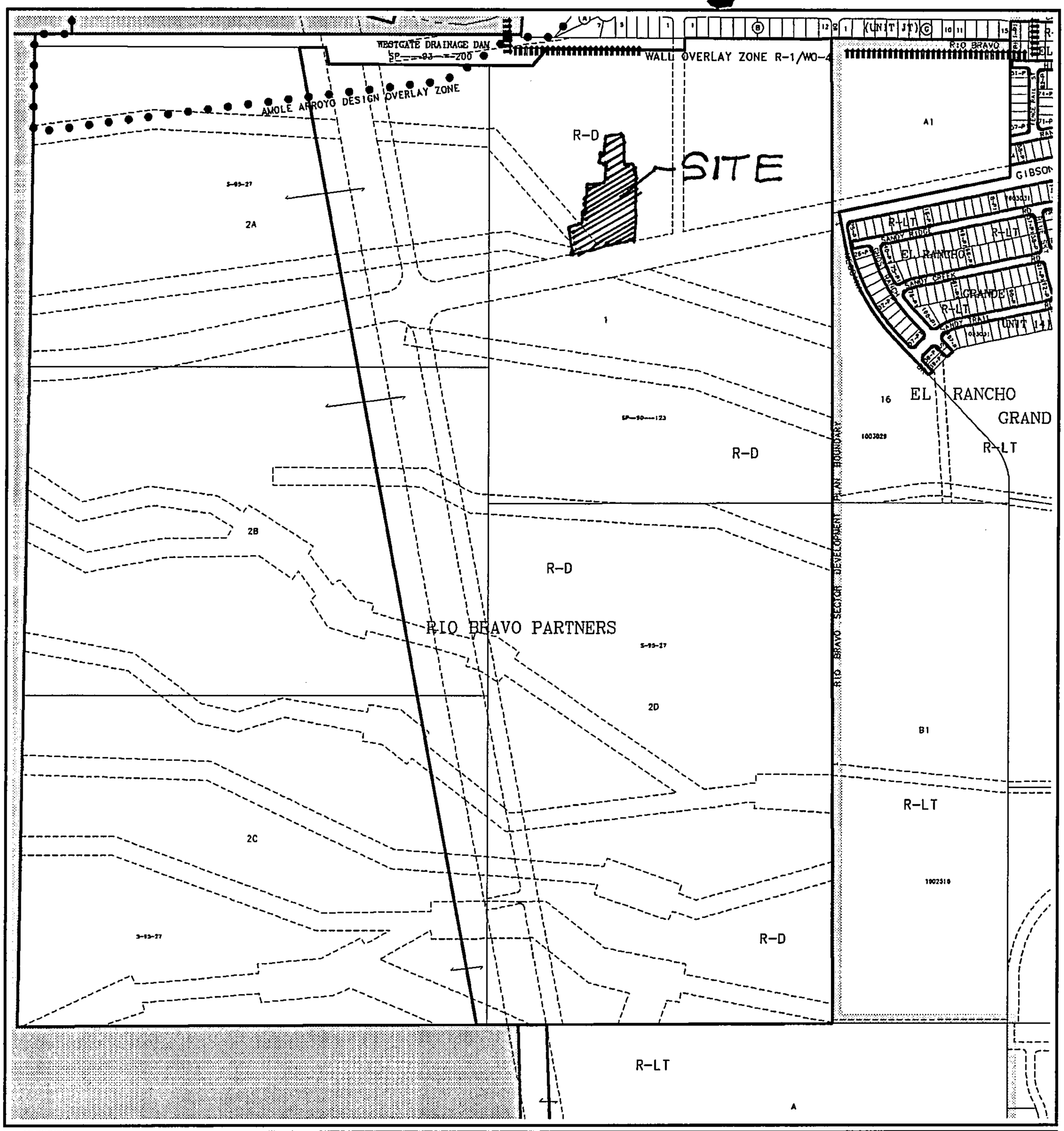
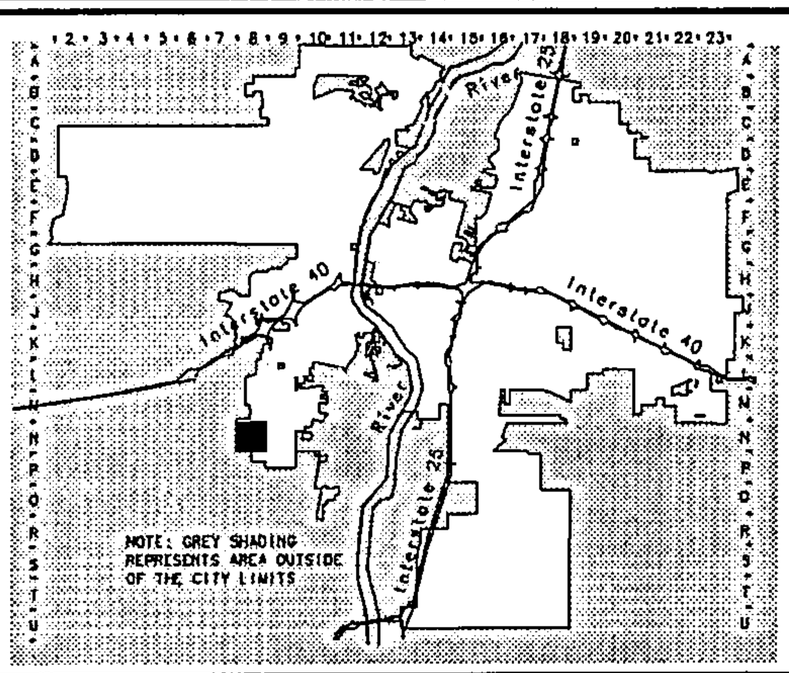
Return Receipt Fee (Endorsement Required)	1.75	
Restricted Delivery Fee (Endorsement Required)		Clerk: KKW96G
Total Postage & Fees	$ 4.42	09/14/05

Sent To: Libby McIntosh
Westgate Heights N.A.
Street, Apt. No.; or PO Box No.: 1316 Ladrones Ct. SW
City, State, ZIP+4: Albuquerque, NM 87121
PS Form 3800, June 2002 See Reverse for Instructions





CITY OF ALBUQUERQUE · NEW MEXICO · 1706

Albuquerque Geographic Information System
PLANNING DEPARTMENT

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GRAPHIC SCALE IN FEET

250 0 750 1000

Zone Atlas Page

N-8-Z

Map Amended through February 01, 2005

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

PAID RECEIPT

APPLICANT NAME Curb Inc

AGENT Isaacson & Arfman

ADDRESS 128 Monroe St.

PROJECT & APP # 1004272 / 01447

PROJECT NAME El Rancho Grande #17

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

$ 45.00 **441006/4983000 DRB Actions**

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

$ 75.00 **441018/4971000 Public Notification**

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

$ 140.00 **TOTAL AMOUNT DUE**

DUPLICATE
City Of Albuquerque
Treasury Division
9/15/2005 10:59AM LOC: ANNX
Account 441018 Fund 0110
Activity 4971000

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

J24 Misc
$75.00
CK
CHANGE

ISAACSON AND ARFMAN P A
128 MONROE ST NE
ALBUQUERQUE, NM 87108-1247
268-8828

16712
95-219/1070 176
1350743997

DATE 9/14/05

PAY TO THE ORDER OF City of Albuquerque $ 140.00

One Hundred Forty + 00/100 DOLLARS

Security Features Details on Back.

©HARLAND STYLE (XPX)

City Of Albuquerque
Treasury Division

WELLS FARGO
Wells Fargo Bank, N.A.
New Mexico
wellsfargo.com

City Of Albuquerque
Treasury Division

9/15/2005 10:59AM LOC: ANNX

FOR 1349.1 DRB Fee VPE18

Scott McGee

Account 441032 Fund 0110
Activity 3424000

⑈00016712⑈ ⑆107002192⑆ 1350743997⑈ TRSCXG

J24 Misc
$20.00
Thank You

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

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

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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

4. TIME

Signs must be posted from 9/27/05 To 10/12/05

5. REMOVAL

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

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

Ruth Lozano for Isaacson & Hoffman (Applicant or Agent) 9/14/05 (Date)

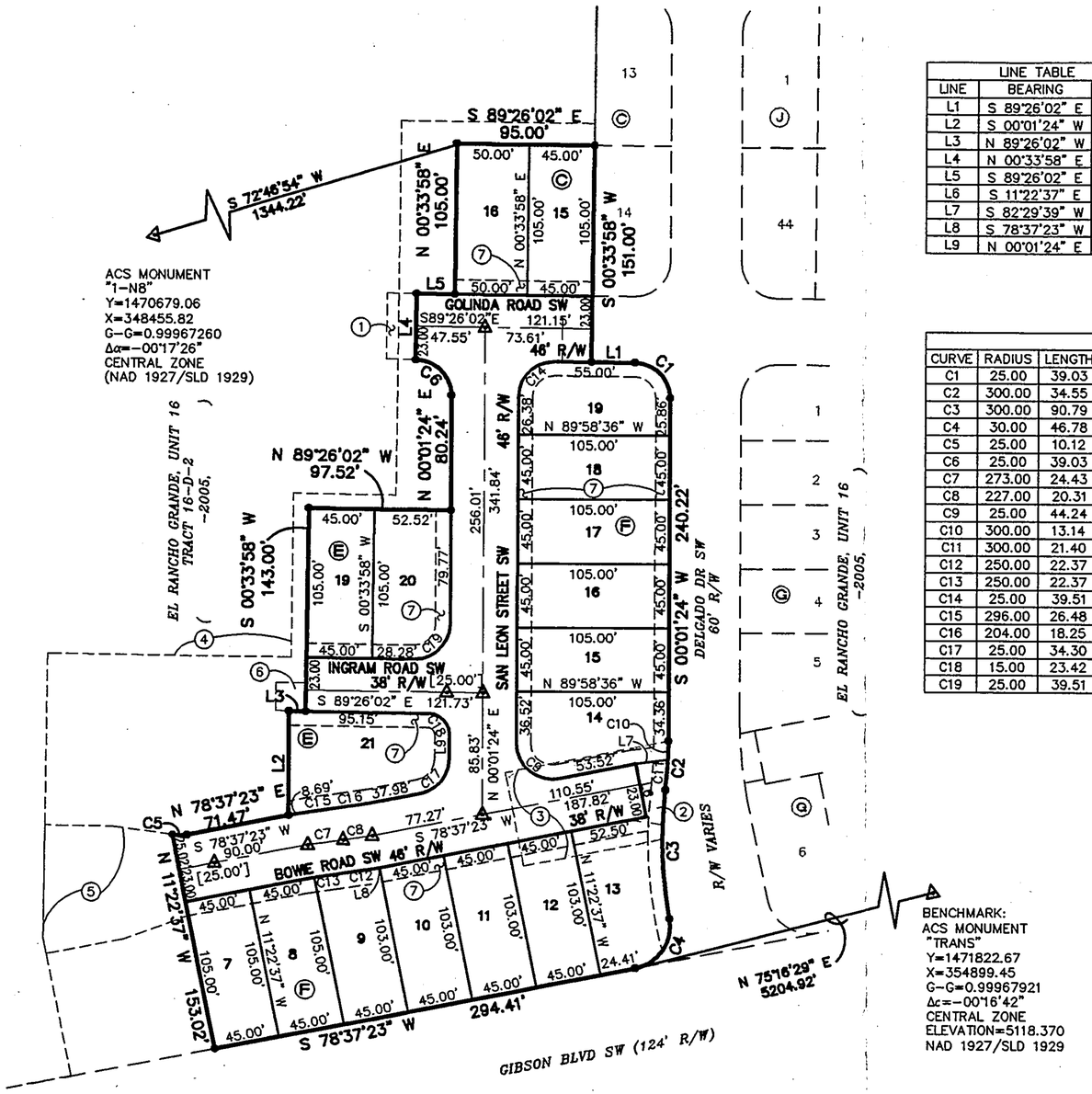
I issued 2 signs for this application, 10/12/05 (Date), [illegible] (Staff Member)

DRB PROJECT NUMBER: 1004272

Rev. 1/11/05

PLAT
FOR
EL RANCHO GRANDE UNIT 17

CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
SEPTEMBER 2005



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 89°26'02" E	29.85
L2	S 00°01'24" W	73.40
L3	N 89°26'02" W	11.13
L4	N 00°33'58" E	46.00
L5	S 89°26'02" E	26.15
L6	S 11°22'37" E	38.00
L7	S 82°29'39" W	22.50
L8	S 78°37'23" W	0.32
L9	N 00°01'24" E	16.90

LOT AREA TABLE			
LOT	AREA (SF)	LOT	AREA (SF)
C15	4725	F11	4635
C16	5250	F12	4635
E19	4725	F13	6310
E20	5430	F14	5736
E21	6826	F15	4725
F7	4725	F16	4725
F8	4725	F17	4725
F9	4680	F18	4725
F10	4635	F19	5099

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	25.00	39.03	24.76	35.19	N 44°42'19" W	89°27'26"
C2	300.00	34.55	17.29	34.53	N 03°19'20" E	6°35'52"
C3	300.00	90.79	45.75	90.45	S 02°02'56" E	17°20'25"
C4	30.00	46.78	29.66	42.18	N 33°57'07" E	89°20'31"
C5	25.00	10.12	5.13	10.05	S 89°46'58" E	23°11'18"
C6	25.00	39.03	24.76	35.19	N 44°42'19" W	89°27'26"
C7	273.00	24.43	12.22	24.42	S 81°11'10" W	5°07'35"
C8	227.00	20.31	10.16	20.30	N 81°11'10" E	5°07'35"
C9	25.00	44.24	30.54	38.69	S 50°40'37" E	101°24'01"
C10	300.00	13.14	6.57	13.14	N 01°16'42" E	2°30'37"
C11	300.00	21.40	10.71	21.40	N 04°34'38" E	4°05'16"
C12	250.00	22.37	11.19	22.36	N 81°11'10" E	5°07'35"
C13	250.00	22.37	11.19	22.36	S 81°11'10" W	5°07'35"
C14	25.00	39.51	25.24	35.52	S 45°17'41" W	90°32'34"
C15	296.00	26.48	13.25	26.48	S 81°11'10" W	5°07'35"
C16	204.00	18.25	9.13	18.25	N 81°11'10" E	5°07'35"
C17	25.00	34.30	20.46	31.67	N 39°19'23" E	78°35'59"
C18	15.00	23.42	14.86	21.11	N 44°42'19" W	89°27'26"
C19	25.00	39.51	25.24	35.52	N 45°17'41" E	90°32'34"

SCALE 1"=60'

0 30 60 120 180

SCALE 1"=60'

PROPERTY CORNERS

- SET 5/8" REBAR WITH CAP "LS 7719" (TYP)

NOTE:

DISTANCES IN BRACKETS REFER TO CENTERLINE MONUMENTS.

Xref C:\0-IA INFO\SUPPORT\BLOCKS\PUE.DWG

EASEMENT NOTES

① EXISTING PUBLIC 46'x20' SANITARY SEWER AND WATERLINE EASEMENT
(_____)

② EXISTING PUBLIC SANITARY SEWER, WATERLINE AND DRAINAGE EASEMENT
(07-01-05, A99-5029)

③ EXISTING TEMPORARY DRAINAGE EASEMENT
(07-18-05, A100-2467)
AGREEMENTS AND COVENANTS FILED 07-18-05, A100-2465.
VACATED BY APPLICATION #_____.

④ EXISTING TEMPORARY DRAINAGE EASEMENT
(7-18-05, A100-2468)
AGREEMENTS AND COVENANTS FILED 07-18-05, A100-2464.

⑤ EXISTING TEMPORARY PUBLIC ROADWAY AND SANITARY SEWER EASEMENT. THIS EASEMENT SHALL BE TERMINATED UPON DEDICATION OF PUBLIC RIGHT-OF-WAY BY FUTURE PLAT ACTION.
(_____)

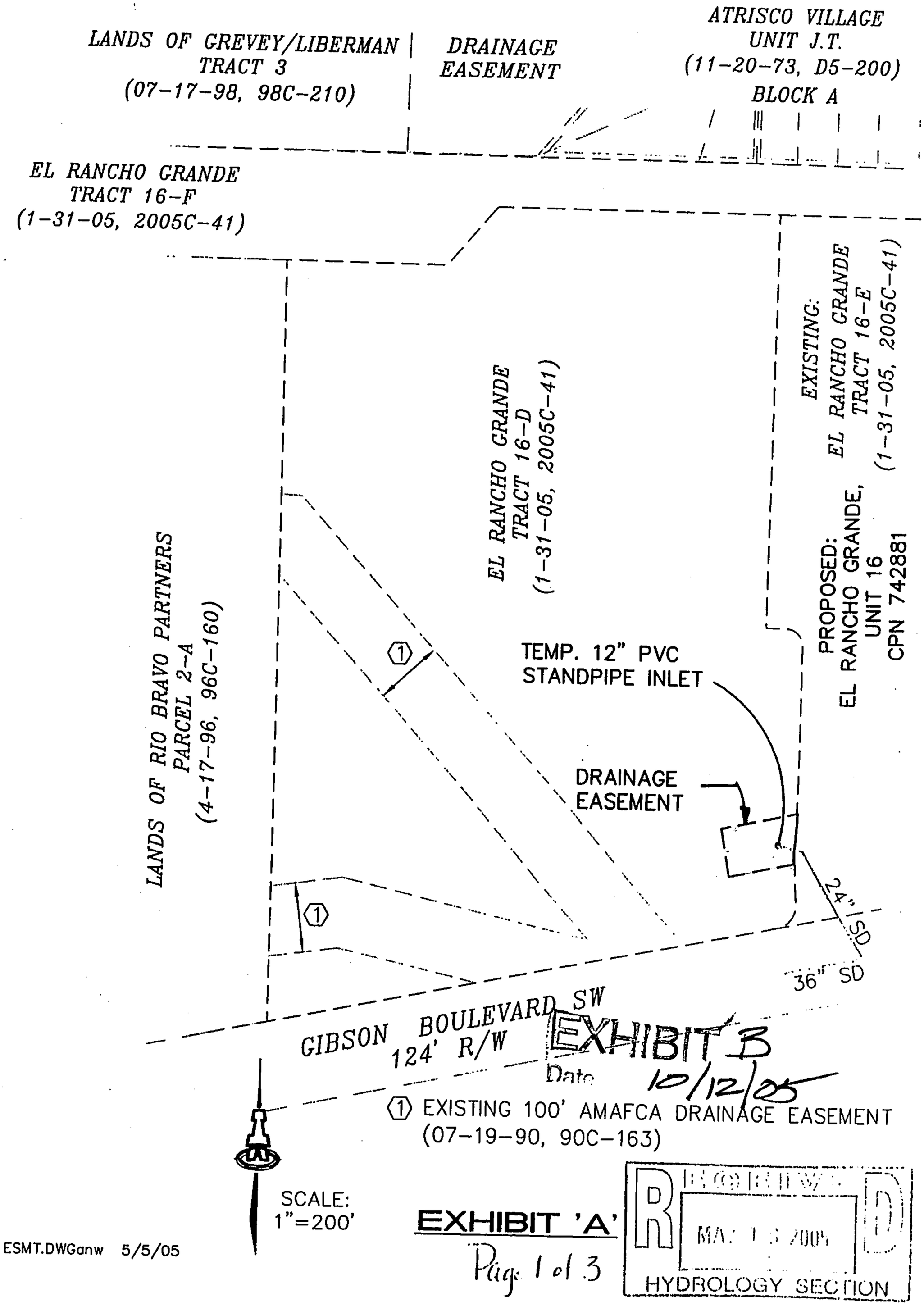
⑥ EXISTING 20'x20' PUBLIC SANITARY SEWER EASEMENT. THIS EASEMENT SHALL BE TERMINATED UPON DEDICATION OF PUBLIC RIGHT-OF-WAY BY FUTURE PLAT ACTION.
(_____)

⑦ PROPOSED 10' PUBLIC UTILITY EASEMENT GRANTED BY THIS PLAT.

1349PT1.DWGanw 9/8/05

M:\ACTIVE\LD4\1349\dwg\1349.1PT1.dwg, 9/14/2005 10:03:07 AM

Mary Herrera Bern. Co. EASE R 17.00
2005102780
6298829
Page: 3 of 5
07/18/2005 03:33P
Bk-A100 Pg-2467



Current DRC Project Number: ~~ORIGINAL~~

FIGURE 12

INFRASTRUCTURE LIST

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

Date Submitted: June 30, 2005
Date Site Plan Approved:
Date Preliminary Plat Approved: 07/13/05
Date Preliminary Plat Expires: 07/13/06
DRB Project No.: 1004272
DRB Application No.: 05DRB-01033

EL RANCHO GRANDE, UNIT 17
PROPOSED NAME OF SITE DEVELOPMENT PLAN

TRACT 16-D-1, EL RANCHO GRANDE UNIT 16
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Const Engineer
		28' F-F	Residential Paving	Golinda Rd	West Property Line	East Property Line	/	/	/
		28' F-F	Residential Paving	San Leon St	Golinda Rd	Bowie ~~Bovina~~ Rd	/	/	/
		28' F-F	Residential Paving	Bowie ~~Bovina~~ Rd	West Property Line	San Leon St	/	/	/
		24' F-F	Residential Paving	Bowie ~~Bovina~~ Rd	San Leon St	East end	/	/	/
		24' F-F	Residential Paving	Ingram Rd	West Property Line	San Leon St	/	/	/
		30' F-F	Arterial Paving	Gibson Blvd	West Property Line	Delgado	/	/	/
		40' Radius	Temporary Paving	Roadway Easement	~90' West of W. Prop. Line	West Property Line	/	/	/
		Std. or Mntbl	Curb and Gutter (6)	Golinda Rd	West Property Line	East Property Line	/	/	/
		Std. or Mntbl	Curb and Gutter (6)	San Leon St	Golinda Rd	Bowie ~~Bovina~~ Rd	/	/	/
		Std. or Mntbl	Curb and Gutter (6)	BOWIE ~~Bovina~~ Rd 1	West Property Line	East End	/	/	/
		Std. or Mntbl	Curb and Gutter (6)	Ingram Rd	West End	San Leon St	/	/	/
		Std.	Curb and Gutter (North side only)	Gibson Blvd	West Property Line	Delgado	/	/	/
		Median	Curb and Gutter (North side only)	Gibson Blvd	West Property Line	Delgado	/	/	/

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Const Engineer
		4'	PCC Sidewalk (1) (South side only)	Golinda Rd	West Property Line	San Leon St	/	/	/
		4'	PCC Sidewalk (1) (North side only)	Golinda Rd	West Property Line	East Property Line	/	/	/
		4'	PCC Sidewalk (South side only)	Golinda Rd	San Leon St	East Property Line	/	/	/
		4'	PCC Sidewalk (1) (West side only)	San Leon St	Golinda Rd	NE Corner of Lot 20	/	/	/
		4'	PCC Sidewalk (1) (West side only)	San Leon St	Ingram Rd	Bowie ~~Bovina~~ Rd	/	/	/
		4'	PCC Sidewalk (1) (East side only)	San Leon St	Golinda Rd	Bowie ~~Bovina~~ Rd	/	/	/
		4'	PCC Sidewalk (West side only)	San Leon St	NE Corner of Lot 20	Ingram Rd	/	/	/
		4'	PCC Sidewalk (1) (South side only)	Bowie ~~Bovina~~ Rd	West Property Line	East End	/	/	/
		4'	PCC Sidewalk (1) (North side only)	Bowie ~~Bovina~~ Rd	West Property Line	SW Corner of Lot 21	/	/	/
		4'	PCC Sidewalk (North side only)	Bowie ~~Bovina~~ Rd	SW Corner of Lot 21	San Leon St	/	/	/
		4'	PCC Sidewalk (1) (North Side Only)	Ingram Rd	West Property Line	San Leon St	/	/	/
		8'	Asphalt Trail (North side only)	Gibson Blvd	West Property Line	Delgado Dr	/	/	/
							/	/	/
							/	/	/

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Const Engineer
		18"	Waterline	Gibson blvd	West Property Line	Delgado Drive	/	/	/
		6"	Waterline Zone 2W	Golinda Rd	San Leon St	East Property Line	/	/	/
		6"	Waterline Zone 2W	San Leon St	Golinda Rd	Bowie ~~Bovina~~ Rd	/	/	/
		4"	Waterline Zone 2W	Bowie ~~Bovina~~ Rd	Lots 7/8, Bl. F	San Leon St	/	/	/
		6"	Waterline Zone 2W	Bowie ~~Bovina~~ Rd	San Leon St	East Property Line	/	/	/
		4"	Waterline Zone 2W	Ingram Rd	Lots 19/20, Bl. E	San Leon St	/	/	/
		6"	Waterline Zone 3WR	Golinda Rd	West Property Line	East Property Line	/	/	/
		6"	Waterline Zone 3WR	San Leon St	Golinda Rd	Ingram Rd	/	/	/
		6"	Waterline Zone 3WR	Ingram Rd	West Property Line	San Leon St	/	/	/
							/	/	/
		8"	SAS	Golinda Rd	West Property Line	East Property Line	/	/	/
		8"	SAS	San Leon St	Lot 19, Bl. F	Bowie ~~Bovina~~ Rd	/	/	/
		8"	SAS	Bowie ~~Bovina~~ Rd	West Property Line	East Property Line	/	/	/
		8"	SAS	Ingram Rd	West Property Line	San Leon St	/	/	/
		36"	RCP Storm Drain	Gibson Blvd	West Property Line	Delgado Dr	/	/	/
		4'	PCC Rundown	Ingram Rd	West Property Line	14' East	/	/	/
							/	/	/
							/	/	/
							/	/	/

ORIGINAL

NOTES:

1. Sidewalks to be deferred where noted.
2. Residential lighting per DPM.
3. Grading and Drainage Certification required per DPM (prior to release of financial guarantees) to include private retaining walls as defined on the approved grading plan.
4. All water to include fire hydrants, valves, and appurtenances per DPM.
5. All storm drains to include catch basins, manholes, connector pipes, and other appurtenances per DPM and final DRC approved plans. Storm drain sizes and location are approximate and subject to change per final DRC determination.
6. Curb & gutter on both sides, unless otherwise noted. Type to be determined at final DRC.
7. Perimeter walls per DRB approved perimeter wall design. [COMPLETED 02-06-07 FA]
8. Wall and landscaping certification from registered engineer and/or registered landscape architect required prior to release of financial guarantees.
9. UNIT 16 (ERG) SHALL BE F.G. PRIOR TO UNIT 17 S.I.A.
10. GIBSON BLVD. SHALL BE LANDSCAPE PER A SEPARATE PLAN ~~AND SHALL BE COVERED BY A LANDSCAPE AGREEMENT~~ △ FA 02-06-07

AGENT/OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS	
Fred C. Arfman, P.E. NAME (print)	S Matson 7/13/05 DRB CHAIR - date	Christina Sandoval 7/13/05 PARKS & GENERAL SERVICES - date
Isaacson & Arfman, P.A. FIRM	7-13-05 TRANSPORTATION DEVELOPMENT - date	AMAFCA - date
Fred C. Arfman 6/30/05 SIGNATURE - date	Roger A. Green 7/13/05 UTILITY DEVELOPMENT - date	- date
MAXIMUM TIME ALLOWED TO CONSTRUCT THE IMPROVEMENTS WITHOUT A DRB EXTENSION: _____	Bradley L. Bingham 7/13/05 CITY ENGINEER - date	- date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER
△	8-5-05	[illegible]	[illegible]	Asa Nelson Weber
△	2/5/07	[illegible]	Sherman Matson	F. Arfman

Claire

Current DRC Project Number: ~~ORIGINAL~~

FIGURE 12

INFRASTRUCTURE LIST

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

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ORIGINAL

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ORIGINAL

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							/	/	/
							/	/	/
							/	/	/

ORIGINAL

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AGENT/OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS
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Fred C. Arfman 6/30/05 — SIGNATURE - date	7-13-05 — TRANSPORTATION DEVELOPMENT - date
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	Bradley L. Bingham 7/13/05 — CITY ENGINEER - date
	_____ — AMAFCA - date
	_____ - date
	_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER
1	8-5-05			

Current DRC Project Number: ~~ORIGINAL~~

FIGURE 12

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TRACT 16-D-1, EL RANCHO GRANDE UNIT 16
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Const Engineer
		28' F-F	Residential Paving	Golinda Rd	West Property Line	East Property Line	/	/	/
		28' F-F	Residential Paving	San Leon St	Golinda Rd	Bowie ~~Bovina~~ Rd	/	/	/
		28' F-F	Residential Paving	Bowie ~~Bovina~~ Rd	West Property Line	San Leon St	/	/	/
		24' F-F	Residential Paving	Bowie ~~Bovina~~ Rd	San Leon St	East end	/	/	/
		24' F-F	Residential Paving	Ingram Rd	West Property Line	San Leon St	/	/	/
		30' F-F	Arterial Paving	Gibson Blvd	West Property Line	Delgado	/	/	/
		40' Radius	Temporary Paving	Roadway Easement	~90' West of W. Prop. Line	West Property Line	/	/	/
		Std. or Mntbl	Curb and Gutter (6)	Golinda Rd	West Property Line	East Property Line	/	/	/
		Std. or Mntbl	Curb and Gutter (6)	San Leon St	Golinda Rd	Bowie ~~Bovina~~ Rd	/	/	/
		Std. or Mntbl	Curb and Gutter (6)	Bovina Rd	West Property Line	East End	/	/	/
		Std. or Mntbl	Curb and Gutter (6)	Ingram Rd	West End	San Leon St	/	/	/
		Std.	Curb and Gutter (North side only)	Gibson Blvd	West Property Line	Delgado	/	/	/
		Median	Curb and Gutter (North side only)	Gibson Blvd	West Property Line	Delgado	/	/	/

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Const Engineer
		4'	PCC Sidewalk (1) (South side only)	Golinda Rd	West Property Line	San Leon St	/	/	/
		4'	PCC Sidewalk (1) (North side only)	Golinda Rd	West Property Line	East Property Line	/	/	/
		4'	PCC Sidewalk (South side only)	Golinda Rd	San Leon St	East Property Line	/	/	/
		4'	PCC Sidewalk (1) (West side only)	San Leon St	Golinda Rd	NE Corner of Lot 20	/	/	/
		4'	PCC Sidewalk (1) (West side only)	San Leon St	Ingram Rd	Bowie ~~Bovina~~ Rd	/	/	/
		4'	PCC Sidewalk (1) (East side only)	San Leon St	Golinda Rd	Bowie ~~Bovina~~ Rd	/	/	/
		4'	PCC Sidewalk (West side only)	San Leon St	NE Corner of Lot 20	Ingram Rd	/	/	/
		4'	PCC Sidewalk (1) (South side only)	Bowie ~~Bovina~~ Rd	West Property Line	East End	/	/	/
		4'	PCC Sidewalk (1) (North side only)	Bowie ~~Bovina~~ Rd	West Property Line	SW Corner of Lot 21	/	/	/
		4'	PCC Sidewalk (North side only)	Bowie ~~Bovina~~ Rd	SW Corner of Lot 21	San Leon St	/	/	/
		4'	PCC Sidewalk (1) (North Side Only)	Ingram Rd	West Property Line	San Leon St	/	/	/
		8'	Asphalt Trail (North side only)	Gibson Blvd	West Property Line	Delgado Dr	/	/	/
							/	/	/
							/	/	/

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Const Engineer
		18"	Waterline	Gibson blvd	West Property Line	Delgado Drive	/	/	/
		6"	Waterline Zone 2W	Golinda Rd	San Leon St	East Property Line	/	/	/
		6"	Waterline Zone 2W	San Leon St	Golinda Rd	Bowie ~~Bovina Rd~~	/	/	/
		4"	Waterline Zone 2W	Bowie ~~Bovina Rd~~	Lots 7/8, Bl. F	San Leon St	/	/	/
		6"	Waterline Zone 2W	Bowie ~~Bovina~~ Rd	San Leon St	East Property Line	/	/	/
		4"	Waterline Zone 2W	Ingram Rd	Lots 19/20, Bl. E	San Leon St	/	/	/
		6"	Waterline Zone 3WR	Golinda Rd	West Property Line	East Property Line	/	/	/
		6"	Waterline Zone 3WR	San Leon St	Golinda Rd	Ingram Rd	/	/	/
		6"	Waterline Zone 3WR	Ingram Rd	West Property Line	San Leon St	/	/	/
							/	/	/
		8"	SAS	Golinda Rd	West Property Line	East Property Line	/	/	/
		8"	SAS	San Leon St	Lot 19, Bl. F	Bowie ~~Bovina~~ Rd	/	/	/
		8"	SAS	Bowie ~~Bovina Rd~~	West Property Line	East Property Line	/	/	/
		8"	SAS	Ingram Rd	West Property Line	San Leon St	/	/	/
		36"	RCP Storm Drain	Gibson Blvd	West Property Line	Delgado Dr	/	/	/
		4'	PCC Rundown	Ingram Rd	West Property Line	14' East	/	/	/
							/	/	/
							/	/	/
							/	/	/

ORIGINAL

NOTES:

1. Sidewalks to be deferred where noted.
2. Residential lighting per DPM.
3. Grading and Drainage Certification required per DPM (prior to release of financial guarantees) to include private retaining walls as defined on the approved grading plan.
4. All water to include fire hydrants, valves, and appurtenances per DPM.
5. All storm drains to include catch basins, manholes, connector pipes, and other appurtenances per DPM and final DRC approved plans. Storm drain sizes and location are approximate and subject to change per final DRC determination.
6. Curb & gutter on both sides, unless otherwise noted. Type to be determined at final DRC.
7. Perimeter walls per DRB approved perimeter wall design.
8. Wall and landscaping certification from registered engineer and/or registered landscape architect required prior to release of financial guarantees.
9. UNIT 16 (ERG) SHALL BE F.G. PRIOR TO UNIT 17 S.I.A.
10. GIBSON BLVD. SHALL BE LANDSCAPE PER A SEPARATE PLAN AND SHALL BE COVERED BY A LANDSCAPE AGREEMENT

AGENT/OWNER

Fred C. Arfman, P.E.
NAME (print)

Isaacson & Arfman, P.A.
FIRM

Fred C. Arfman 6/30/05
SIGNATURE - date

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

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

S Matson 7/13/05
DRB CHAIR - date

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

7-13-05
TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

Roger L. Green 7/13/05
UTILITY DEVELOPMENT - date

- date

Bradley J. Bingham 7/13/05
CITY ENGINEER - date

- date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION S
- ✓ Major Subdivision action
- ✓ Minor Subdivision action
- ___ Vacation V
- ___ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN P
- ___ ...for Subdivision Purposes
- ___ ...for Building Permit
- ___ IP Master Development Plan
- ___ Cert. of Appropriateness (LUCC) L

Supplemental form

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

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

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

APPLICANT INFORMATION:

NAME: Curb, Inc. PHONE: 881-9190
ADDRESS: 5160 San Francisco NE FAX: 875-1723
CITY: ABQ STATE NM ZIP 87109 E-MAIL:
Proprietary interest in site: Owner List all owners:

AGENT (if any): Isaacson + Arfman, P.A. PHONE: 268-8828
ADDRESS: 128 Monroe Street NE FAX: 268-2632
CITY: ABQ STATE NM ZIP 87108 E-MAIL:

DESCRIPTION OF REQUEST: Major Subdivision Preliminary Plat Approval, Sidewalk Deferral + Waiver (plat Aka El Rancho Grande Unit 17)

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

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

Lot or Tract No. A Portion of Tract 16-D, Bulk Land Plat for El Rancho Grande Block: Unit:
Subdiv. / Addn. El Rancho Grande, Tracts 16-A, 16-B, 16-C, 16-D, 16-E, + 16-F
Current Zoning: R-D Proposed zoning: Same
Zone Atlas page(s): N-8 No. of existing ~~lots~~ tracts: 1 No. of proposed lots: 18
Total area of site (acres): 2.9585 Density if applicable: dwellings per gross acre: dwellings per net acre:
Within city limits? X Yes. No___, but site is within 5 miles of the city limits.) Within 1000FT of a landfill? No
UPC No. 100805433741210104 MRGCD Map No. NA
LOCATION OF PROPERTY BY STREETS: On or Near: W. Terminus of Gibson Blvd. SW
Between: Messina Dr. SW and Delgado Dr. 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:

SIGNATURE Fred C. Arfman DATE 06.16.05
(Print) Fred C. Arfman ___ Applicant X Agent

Form revised 9/01, 3/03, 7/03, 10/03, 3/04

FOR OFFICIAL USE ONLY

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

Application case numbers	Action	S.F.	Fees
05DRB - - 01033	PP		$ 1120.00
05DRB - - 01038	SW		$ 0
05DRB - - 01039	TDS		$ 0
- -	CMF		$ 20.00
- -	ADV		$ 75.00
		Total	$ 1215.00

Hearing date 7.13.05

Sandy Handley 06/15/05
Planner signature / date

Project # 1004272

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

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

☑ MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL

__ Proposed Preliminary Plat including the Grading Plan (folded to fit into an 8.5" by 14" pocket) **24** copies
✓ Proposed Infrastructure List
✓ Design elevations & cross sections of perimeter walls **3 copies**
✓ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
✓ Letter briefly describing, explaining, and justifying the request
✓ Property owner's and City Surveyor's signature on the proposed plat
✓ FORM DRWS Drainage Report, Water & Sewer availability statement filing information
✓ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
__ Sign Posting Agreement
NA **Signed** Pre-Annexation Agreement if Annexation required.
✓ TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
__ Fee (see schedule)
__ Any original and/or related file numbers are listed on the cover application
Preliminary plat approval expires after one year.
DRB Public hearings are approximately ONE MONTH after the filing deadline. **Your attendance is required.**

☐ **MAJOR SUBDIVISION AMENDMENT TO PRELIMINARY PLAT (with significant changes)**
☐ **MAJOR SUBDIVISION AMENDMENT TO INFRASTRUCTURE LIST (with significant changes)**
☐ **MAJOR SUBDIVISION AMENDMENT TO GRADING PLAN (with significant changes)**
PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.
__ Proposed Amended Preliminary Plat, and/or Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **24** copies
__ Original Preliminary Plat, and/or Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket)
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the request
__ Property owner's and City Surveyor's signature on the proposed amended plat, if the preliminary plat is being amended
__ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
__ Sign Posting Agreement
__ Any original and/or related file numbers are listed on the cover application
Amended preliminary plat approval expires after one year.
DRB Public hearings are approximately ONE MONTH after the filing deadline. **Your attendance is required.**

☐ **MAJOR SUBDIVISION EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT**
(Temporary sidewalk deferral uses FORM-V)
__ **1** copy of each of the following items
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the request
__ Plat or plan reduced to 8.5" x 11"
__ Official D.R.B. Notice of the original approval
__ Approved Infrastructure List. If not applicable, please initial. _____
__ Previous SIA extension notice, if one has been issued. If not applicable, please initial. _____
__ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
__ Sign Posting Agreement
__ Any original and/or related file numbers are listed on the cover application
__ Fee (see schedule)

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

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

Fred C. Artman
Applicant name (print)

Fred C. Artman 06.16.05
Applicant signature / date

Form revised 11/04

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

Application case numbers
05DRB-_____-01033
_____-_____-_____
_____-_____-_____

Sandy Vandley 06/16/05
Planner signature / date

Project # 1004272

FORM V: SUBDIVISION VARIANCES & VACATIONS

☐ **BULK LAND VARIANCE** **(Public Hearing Case)**

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

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

☐ **VACATION OF PUBLIC RIGHT-OF-WAY**

☐ **VACATION OF PUBLIC EASEMENT**

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

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

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

SUBDIVISION DESIGN VARIANCE (VARIANCE FROM MINIMUM STANDARDS OF THE DEVELOPMENT PROCESS MANUAL)

☐ **SIDEWALK DESIGN VARIANCE**

☒ **SIDEWALK WAIVER**

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

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

☒ **TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**

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

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

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

☐ **VACATION OF PRIVATE EASEMENT**

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

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

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

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

Fred C. Arfman
Applicant name (print)

Fred C. Arfman 06.16.05
Applicant signature / date

Form revised April 2003

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

Application case numbers

05DRB - ____ - ~~01033~~ 01038
05DRB - ____ - 01039
____ - ____ - ____

Sandy Handley 06/16/05
Planner signature / date

Project # 1004272

ISAACSON & ARFMAN, P.A.

Consulting Engineering Associates

Thomas O. Isaacson, PE & LS • Fred C. Arfman, PE
Scott M. McGee, PE

June 14, 2005

Ms. Sheran Matson
DRB Chair
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87102

RE: DRB Submittal for El Rancho Grande, Unit 17

Dear Ms. Matson:

Isaacson & Arfman, P.A., as agents for Curb Inc., is submitting a request for Preliminary Plat approval, sidewalk deferral and waiver, for El Rancho Grande, Unit 17, an 18-lot single-family residential subdivision.

This subdivision is a portion of Tract 16-D, Bulk Land Plat for El Rancho Grande, Tracts 16-A, 16-B, 16-C, 16-D, 16-E and 16-F, which is in the process of being platted as Tract 16-D-1, El Rancho Grande Unit 16 (DRB Project #1003874). The site is located northwest of the intersection of Gibson Blvd and Messina Drive, south of Westgate Heights and west of El Rancho Grande, Unit 16. The enclosed perimeter wall design matches the one approved for Unit 16.

We are also requesting deferral of the majority of the sidewalks within the subdivision where lots front the streets. The reason for deferral is to avoid damaging the sidewalk by heavy construction or delivery vehicles. Also, we are requesting that the sidewalks at the ends and at one side of two of the stub streets be waived. See attached Sidewalk Exhibit for locations of sidewalk deferral and waiver.

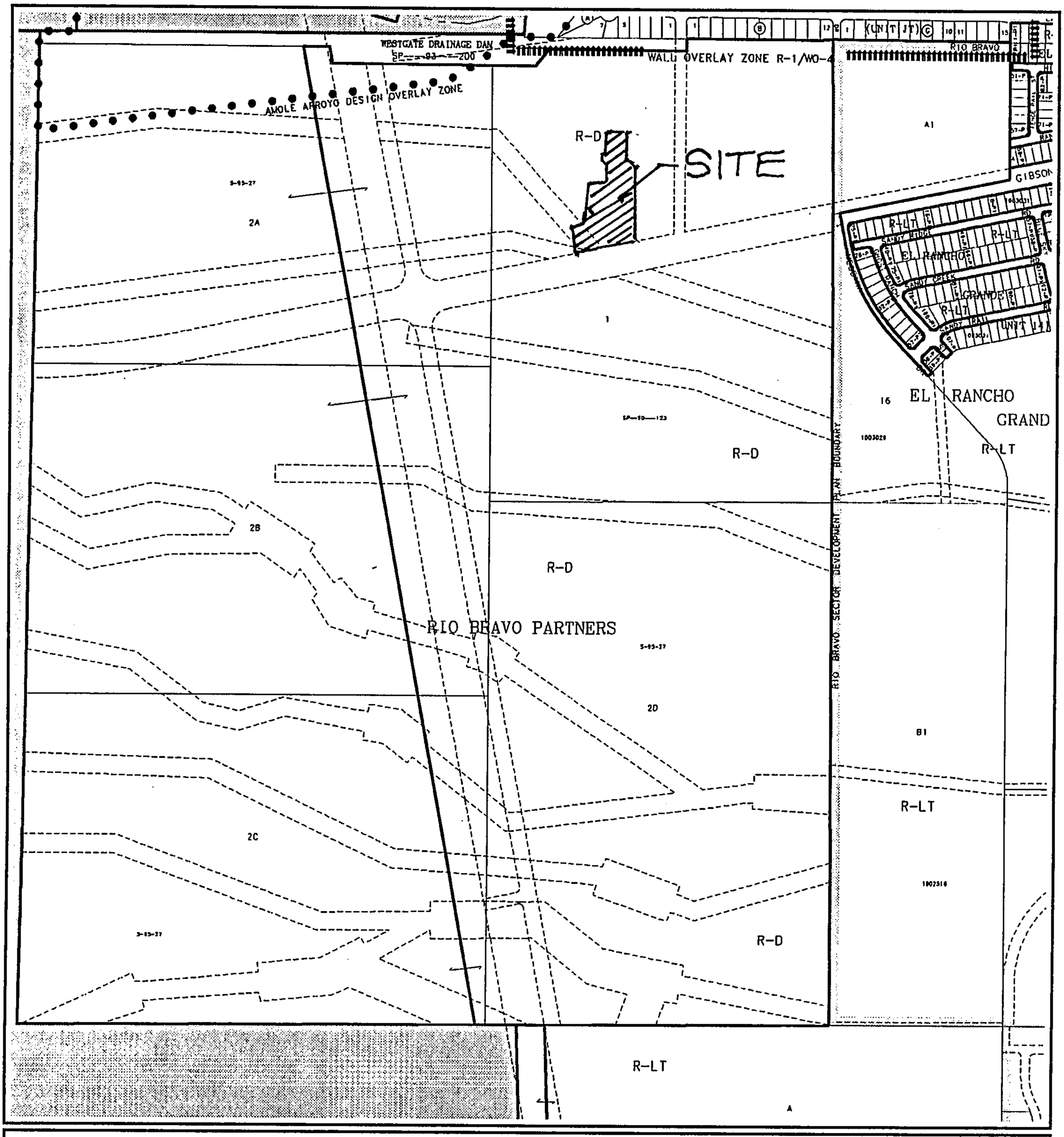
If you have questions regarding this submittal, please call me at 268-8828.

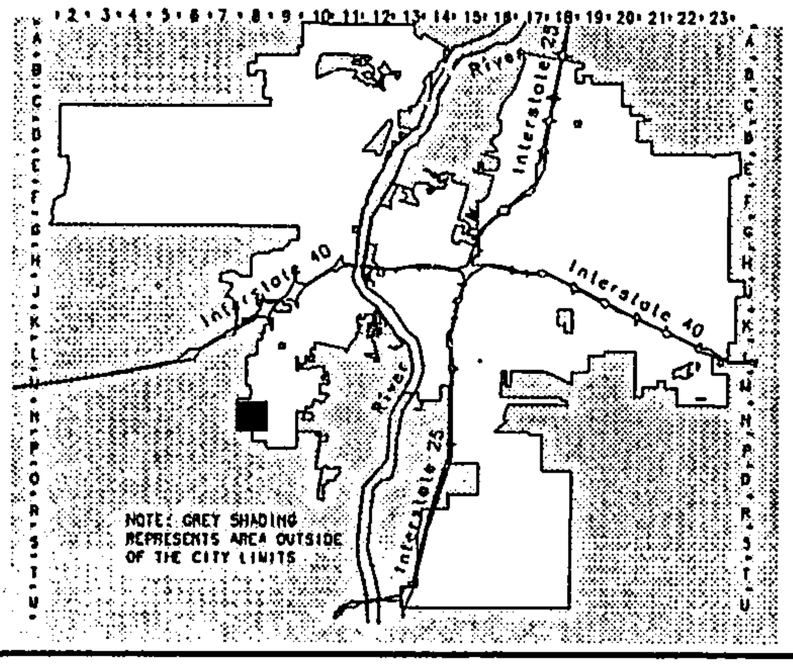
Sincerely,
ISAACSON & ARFMAN

Fred C. Arfman

Fred C. Arfman, PE
FCA/ànw
Attachments

128 Monroe St. NE • Albuquerque, NM 87108 • (505) 268-8828 • FAX (505) 268-2632





Albuquerque Geographic Information System
PLANNING DEPARTMENT

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GRAPHIC SCALE IN FEET

250 0 750 1000

Zone Atlas Page

N-8-Z

Map Amended through February 01, 2005

FORM DRWS: DRAINAGE REPORT / WATER & SEWER AVAILABILITY
THIS FORM IS REQUIRED WITH THE DEVELOPMENT REVIEW BOARD APPLICATION FOR MAJOR SUBDIVISIONS AND SITE DEVELOPMENT PLANS.

PROJECT NAME: El Rancho Grande Unit 17 Subdivision

AGIS MAP # N-8

LEGAL DESCRIPTION: A Portion of Tract 16-D, Bulk Land Plat for El Rancho Grande, Tracts 16-A, 16-B, 16-C, 16-D, 16-E, + 16-F)

___ DRAINAGE REPORT (PREVIOUSLY SUBMITTED AS PART OF UNIT 16)
A drainage report, as per the Drainage Ordinance, was submitted to the City of Albuquerque Public Works Department, Hydrology Division (2nd floor Plaza del Sol) on 4/12/05 date].

Applicant / Agent — 06-16-05 Date

Hydrology Division representative — Date

___ WATER AND SEWER AVAILABILITY STATEMENT
A Water and Sewer Availability Statement for this project was requested from the City of Albuquerque Utilities Development Division (2nd floor Plaza del Sol) on _____ [date].

Applicant / Agent — 06-16-05 Date

Utilities Division representative — Date

DRB-_____-_____

Revised 10/99

CITY OF ALBUQUERQUE

THREE HUNDRED YEARS 1706 • 2006
ALBUQUERQUE
Making History

May 24, 2005

Fred C. Arfman, P.E.
Isaacson & Arfman, P.A.
128 Monroe Street NE
Albuquerque, NM 87108

Re: El Rancho Grande, Unit 16, A portion of Parcel I, Lands of Rio Bravo Partners – Amended Drainage Report
Engineer's Stamp dated 4-21-05 (N8-D4)

Dear Mr. Arfman,

Based upon information provided in your submittal dated 4-12-05, the above referenced plan is approved as amended. This will be the plan that must be certified for Release of Financial Guaranty. Submit a mylar copy of the grading plan for my signature in order to obtain a Grading Permit.

If you have any questions, you can contact me at 924-3990.

Sincerely,

Phillip J. Lovato, E.I.
Associate Engineer, Planning Department
Development and Building Services

C: file

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

MAY 26 2005

City of Albuquerque
P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

May 24, 2004

Mr. Bo K. Johnson, P.E.
Curb, Inc.
5160 San Francisco DR. NE
Albuquerque, NM 87109

RE: Water and Sewer Availability Statement N-8
Tract 1A, 1B, 1C and 1D of the Lands of Rio Bravo Partners

Mr. Johnson:

Project Information: The project site consists of approximately 103 acres of undeveloped property both north and south of Gibson west of Messina in southwest Albuquerque. Current zoning is R-LT as governed by the Rio Bravo Sector Plan. Recent sketch plat submittals have suggested that this site will be subdivided into approximately 590 individual lots which will be developed as single family residences. Please be advised that this configuration will not be allowed due to the fact that some of these proposed lots would be located above serviceable elevations. Based on the existing topography, the dwellings within tracts 1B and 1C will have pad elevations between 5,160 and 5,255 feet and will be serviceable within the 2W pressure zone. Tracts 1A and 1D are located within the 3W pressure zone and are, therefore, not serviceable.

Existing Conditions: As of the date of this correspondence, there are no existing structures present on-site. Nearby construction projects include the El Rancho Grande subdivisions as well as a 20- / 18-inch bottom of zone water transmission line which will supply pressure zones 2W and 2WR. Please refer to project number 679581 for specifics regarding this line. The Snow Vista sanitary sewer interceptor, which will be the outfall for the region, is currently in the design phase and will be located east of the site.

Metered Water Service will be contingent on the completion and acceptance of the improvements associated with the adjacent El Rancho Grande developments and the 18-inch bottom of zone transmission line in Mesa Arenosco Drive. Service to tracts 1B and 1C will require the extension of a 20-inch Master Plan top of zone 2W line south from Cartagena to Gibson. At Gibson, the line will reduce to an 18-inch and proceed west across the northern frontage of tract 1B. A 12-inch must also be constructed south of tract 1C from the 18-inch Mesa Arenosco line west to the southwest corner of tract 1C. In addition to the perimeter lines described, looped water lines must be constructed at standard locations within each of the rights-of-way internal to the subdivision. Internal lines for tract 1B will connect to both the 20-inch top of zone line and the proposed 8-inch main in Messina. Internal lines for tract 1C will be connected to both the 18-inch top of zone line and the new 12-inch line to the south. These lines will be a combination of 8-inch and 6-inch mains to which routine service connections may be made.

Sanitary Sewer Service will be contingent on the completion and acceptance of the Snow Vista Interceptor and the improvements associated with the adjacent El Rancho Grande developments. Minimum 8-inch collectors along with manholes at regular intervals must be constructed within each of the rights-of-way internal to the subdivision. The sewer lines within tract 1B will outfall to the southern 8-inch line in Unit 11. Tract 1C will outfall to the 10-inch at the southwest corner

THE CITY OF ALBUQUERQUE IS AN EQUAL OPPORTUNITY/REASONABLE ACCOMMODATION EMPLOYER

of Unit 15. Upon completion and acceptance of each of these improvements, service for each parcel will be available via routine connection.

Fire Protection: Fire flow rates are determined by the Fire Marshal based on both the size and type of construction. In addition to fire hydrants located at each street intersection, additional hydrants will be required so as not to exceed a maximum distance of 500 feet from any given structure. This distance is measured as the fire equipment travels. The precise number and location of each fire hydrant must be coordinated with the Fire Marshal and approved prior to DRC approval.

Design and Construction of all required improvements will be at the developer / property owner's expense and must be coordinated through the City of Albuquerque via the DRC / City Work Order process. Both water and sewer stubs to each property must be included with the design of the new lines. Designs must be by a New Mexico registered professional engineer. Construction must be by a licensed, bonded public utility contractor.

Easements: City of Albuquerque public water and sewer easements are required for all public lines to be constructed outside of dedicated rights-of-way. Minimum easement widths shall be 20-feet where single service lines are to be constructed and 25-feet where both water and sewer lines are included. Acceptable easements must be documented prior to DRC approval.

Utility Expansion Charges: In addition to installation and construction costs, both sanitary sewer and metered water service to each property will be subject to Utility Expansion Charges (UEC). These charges are payable at the time service is requested and will be based on the ordinances in effect at the time of connection.

Pro Rata Charges: Any and all outstanding pro rata charges assessed towards this property will be due at the time of development. The costs of perimeter and off-site water and sanitary sewer lines may be prorated against adjacent benefiting properties. Such assessments must be requested at the time of development in order to be considered.

Closure: This statement of availability will remain in effect for a period of one (1) year from the date of issue and applies only to the development identified herein. Its validity is, in part, contingent upon the continuing accuracy of the information supplied by the developer. Changes in the proposed development may require reevaluation of availability and should be brought to the attention of the Utility Development Section of the City of Albuquerque as soon as possible. Any outstanding pro rata and standby assessments must be paid at the time service is taken. All charges and rates collected will be based on the ordinances and policies in effect at the time service is actually requested and authorized.

Please feel free to contact the undersigned at (505) 924-3987, or by fax at (505) 924-3864 if you have questions regarding the information presented herein or need additional information.

Sincerely,

Jeremy Hoover, E.I.T.
Engineering Associate
Utility Development Services
Public Works Department

Cc: Christian J. Sholtis, P.E. – Bohannan Huston
f/ availability N-8
f/ readers #40405
f/ DRB #1003429

ALBUQUERQUE
Making History

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

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

June 13, 2005

Ruth Lozano
Isaacson and Arfman, P.A.
128 Monroe St. NE/87108
Phone: 268-8828/Fax: 268-2632

Dear Ruth:

Thank you for your inquiry of **June 13, 2005** requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **TRACT 16-D-1, EL RANCHO GRANDE, UNIT 16, WEST TERMINUS OF GIBSON BOULEVARD SW BETWEEN MESSINA DRIVE SW AND DELGADO DRIVE SW** zone map **N-8.**

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

SEE "ATTACHMENT A" FOR NEIGHBORHOOD INFORMATION.

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

Sincerely,

Stephani Winklepleck

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

planningrnaform(10/08/04)

"Attachment A"

Date of Request: June 13, 2005
Name: Ruth Lozano, Isaacson and Arfman, PA
Address/Zip: 128 Monroe St. NE/87108
Phone: 268-8828/Fax: 268-2632
Zone Map: N-8

WESTGATE HEIGHTS N.A. (WGH) "R"
***Matthew Archuleta**
1628 Summerfield SW/87121 836-7251 (h)
Libby McIntosh
1316 Ladrones Ct. SW/87121 831-5189 (h)

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

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

ISAACSON & ARFMAN, P.A.

Consulting Engineering Associates

Thomas O. Isaacson, PE & LS • Fred C. Arfman, PE
Scott M. McGee, PE

June 14, 2005 Certified Mail 7004 2510 0006 7990 5324

Mr. Matthew Archuleta
Westgate Heights Neighborhood Association
1628 Summerfield SW
Albuquerque, NM 87121

RE: El Rancho Grande Unit 17 Subdivision
(Present Legal: A portion of Tract 16-D, Bulk Land Plat for El Rancho Grande, Tracts 16-A, 16-B, 16-C, 16-D, 16-E, and 16-F)

Dear Mr. Archuleta:

As the consulting engineers for the above referenced site, we are writing this letter to inform the Westgate Heights Neighborhood Association that we are requesting Preliminary Plat approval for an 18-lot subdivision from the City of Albuquerque. Please call me at 268-8828 if you have questions.

Sincerely,
ISAACSON & ARFMAN, P.A.

Fred C. Arfman

Fred C. Arfman, P.E.
FCA/ânw
Attachment
7004 2510 0006 7990 5324

7004 2510 0006 7990 5324

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)
For delivery information visit our website at www.usps.com®
OFFICIAL USE

Postage	0.37	UNIT ID: 0108
Certified Fee	2.30	Postmark Here
Return Receipt Fee (Endorsement Required)	1.75	
Restricted Delivery Fee (Endorsement Required)		Clerk: KZ4YYX
Total Postage & Fees	$ 4.42	06/14/05

ALBUQUERQUE, NM 87121
HIGHLAND STA. ALBUQUERQUE NM
JUN 14 2005
USPS

Sent To	Matthew Archuleta Westgate Heights N.A.
Street, Apt. No.; or PO Box No.	1628 Summerfield SW
City, State, ZIP+4	Albuquerque, NM 87121

PS Form 3800, June 2002 See Reverse for Instructions

128 Monroe St. NE • Albuquerque, NM 87108 • (505) 268-8828 • FAX (505) 268-2632

ISAACSON & ARFMAN, P.A.

Consulting Engineering Associates

Thomas O. Isaacson, PE & LS • Fred C. Arfman, PE
Scott M. McGee, PE

June 14, 2005 Certified Mail 7004 2510 0006 7990 5331

Ms. Libby McIntosh
Westgate Heights Neighborhood Association
1316 Ladrones Ct. SW
Albuquerque, NM 87121

RE: El Rancho Grande Unit 17 Subdivision
(Present Legal: A portion of Tract 16-D of Bulk Land Plat for El Rancho Grande, Tracts 16-A, 16-B, 16-C, 16-D, 16-E, and 16-F)

Dear Ms. McIntosh:

As the consulting engineers for the above referenced site, we are writing this letter to inform the Westgate Heights Neighborhood Association that we are requesting Preliminary Plat approval for an 18-lot subdivision from the City of Albuquerque. Please call me at 268-8828 if you have questions.

Sincerely,

ISAACSON & ARFMAN, P.A.

Fred C. Arfman

Fred C. Arfman, P.E.
FCA/ânw
Attachment

7004 2510 0006 7990 5331

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)
For delivery information visit our website at www.usps.com®
OFFICIAL USE
ALBUQUERQUE, NM 87121

Postage	$ 0.37	UNIT ID: 0108
Certified Fee	2.30	Postmark Here
Return Receipt Fee (Endorsement Required)	1.75	
Restricted Delivery Fee (Endorsement Required)		Clerk: KZ4YYX
Total Postage & Fees	$ 4.42	06/14/05

Sent To: Libby McIntosh, Westgate Heights N.A.
Street, Apt. No.; or PO Box No.: 1316 Ladrones Ct. SW
City, State, ZIP+4: Albuquerque, NM 87121

PS Form 3800, June 2002 See Reverse for Instructions

7004 2510 0006 7990 5331

128 Monroe St. NE • Albuquerque, NM 87108 • (505) 268-8828 • FAX (505) 268-2632

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) / ENVIRONMENTAL HEALTH INFORMATION FORM

TO BE COMPLETED BY APPLICANT

APPLICANT: Curb, Inc. **Date of request:** 6/17/05 **Zone atlas page(s):** N-8

'RRENT:
Zoning R-D

Parcel Size (acres / sq.ft.) 2.9585

Legal Description -
Lot or Tract # A Portion of Tract 16-D, Block #

Subdivision Name El Rancho Grande
Bulk Land Plat for El Rancho Grande, Tracts 16-A thru 16-F

REQUESTED CITY ACTION(S):

Annexation	[ ]	Sector Plan	[ ]	Site Development Plan:	Building Permit [ ]
Comp. Plan		Zone Change	[ ]	a) Subdivision [X]	Access Permit [ ]
Amendment	[ ]	Conditional Use	[ ]	b) Build'g Purposes [ ]	Other [ ]
				c) Amendment [ ]	

PROPOSED DEVELOPMENT:

No construction / development [ ]
New Construction [X]
Expansion of existing development [ ]

GENERAL DESCRIPTION OF ACTION: [1]

# of units - 18 Lots
Building Size - NA (sq. ft.)

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

Applicant or Representative [signature] Date 06-16-05
(To be signed upon completion of processing by Traffic Engineer and Environmental Health)

TRANSPORTATION DEVELOPMENT

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

Planning Dept., Dev. & Bldg. Services Div., Transportation Dev. Section - 2nd FL. 600 2nd St. NW Plaza del Sol Bldg. 924-3994

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

Notes:

IF A TIS IS REQUIRED: A scoping meeting (as outlined in the Development Process Manual) must be held to define the level of analysis needed and the parameters of the study. **Any subsequent changes to the development proposal identified above may require an update or new TIS.**

TRAFFIC ENGINEER DATE

ENVIRONMENTAL HEALTH

Per letter dated August 7, 2003 from the Director of the Environmental Health Department to the Director of the Planning Department, "all 5 CO monitors within Bernalillo County are yielding 8-hour average CO levels at less than 50% of the Federal CO standard ..." and "based on our review of the available scientific data, we do not foresee a circumstance where preparation of a detailed air quality study for a land use development will be warranted - regardless of the project size, location or traffic generated".

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

TIS - **SUBMITTED** ___/___/___
- **FINALIZED** ___/___/___

TRAFFIC ENGINEER DATE

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

PAID RECEIPT

6/16/05 1:57PM LOC: ANNX
RECEIPT# 00042443 WS# 006 TRANS# 0031
Account 441018 Fund 0110
Activity 4971000 TRSASR
Trans Amt $1,215.00
J24 Misc $75.00
CK $1,215.00
CHANGE $0.00
City Of Albuquerque
Treasury Division
Thank You

APPLICANT NAME CURB INC

AGENT ISAACSON & ARFMAN

ADDRESS 128 MONROE ST. NE

PROJECT & APP # 1004272-05DRB-01033

PROJECT NAME EL RANCHO GRANDE UNIT 17

$ 20.00 441032/3424000 Conflict Management Fee

$ 1120.00 441006/4983000 DRB Actions

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

$ 75.00 441018/4971000 Public Notification

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

$ 1215.00 TOTAL AMOUNT DUE

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

6/16/2005 1:57PM LOC: ANNX
RECEIPT# 00042443 WS# 006 TRANS# 0031
Account 441018 Fund 0110
Activity 4971000 TRSASR
Trans Amt $1,215.00
J24 Misc $75.00

ISAACSON AND ARFMAN P A
128 MONROE ST NE
ALBUQUERQUE, NM 87108-1247

16583
95-219/1070 176
1350743997

268-8828

DATE 6/16/05

PAY TO THE ORDER OF City of Albuquerque $ 1,215.00

One Thousand, Two Hundred Fifteen & 00/100 DOLLARS

Security Features Details on Back.

WELLS FARGO
Wells Fargo Bank, N.A.
New Mexico
wellsfargo.com

6/16/2005 1:56PM LOC: ANNX
441 WS# 006 TRANS# 0031
Account 441032 Fund 0110
Activity 3424000 TRSASR
Trans Amt $1,215.00
J24 Misc $20.00

FOR 1349.1 Unit 17 DRB fee

Scott Mthar McKee

⑈00016583⑈ ⑆107002192⑆ 1350743997⑈

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

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

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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

4. TIME

Signs must be posted from JUNE 28, 2005 To JULY 13, 2005

5. REMOVAL

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

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

Ruth Lopez for ISAACSON & ARFMAN
(Applicant or Agent)

06/16/05
(Date)

I issued 3 signs for this application, 06/16/05 (Date), Sandy Handley (Staff Member)

DRB PROJECT NUMBER: 1004272-05 DRB 01033

Rev. 1/11/05

Current DRC
Project Number:

ORIGINAL

FIGURE 12

INFRASTRUCTURE LIST

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

Date Submitted: June 30, 2005
Date Site Plan Approved:
Date Preliminary Plat Approved:
Date Preliminary Plat Expires:
DRB Project No.: 1004272
DRB Application No.: 05DRB01084

EL RANCHO GRANDE, UNIT 17
PROPOSED NAME OF SITE DEVELOPMENT PLAN

TRACT 16-D-1, EL RANCHO GRANDE UNIT 16
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Const Engineer
		28' F-F	Residential Paving	Golinda Rd	West Property Line	East Property Line	/	/	/
		28' F-F	Residential Paving	San Leon St	Golinda Rd	Bovina Rd	/	/	/
		28' F-F	Residential Paving	Bovina Rd	West Property Line	San Leon St	/	/	/
		24' F-F	Residential Paving	Bovina Rd	San Leon St	East end	/	/	/
		24' F-F	Residential Paving	Ingram Rd	West Property Line	San Leon St	/	/	/
		30' F-F	Arterial Paving	Gibson Blvd	West Property Line	Delgado	/	/	/
		40' Radius	Temporary Paving	Roadway Easement	~90' West of W. Prop. Line	West Property Line	/	/	/
		Std. or Mntbl	Curb and Gutter (6)	Golinda Rd	West Property Line	East Property Line	/	/	/
		Std. or Mntbl	Curb and Gutter (6)	San Leon St	Golinda Rd	Bovina Rd	/	/	/
		Std. or Mntbl	Curb and Gutter (6)	Bovina Rd	West Property Line	East End	/	/	/
		Std. or Mntbl	Curb and Gutter (6)	Ingram Rd	West End	San Leon St	/	/	/
		Std.	Curb and Gutter (North side only)	Gibson Blvd	West Property Line	Delgado	/	/	/
		Median	Curb and Gutter (North side only)	Gibson Blvd	West Property Line	Delgado	/	/	/

SITE PLAN

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Const Engineer
		4'	PCC Sidewalk (1) (South side only)	Golinda Rd	West Property Line	San Leon St	/	/	/
		4'	PCC Sidewalk (1) (North side only)	Golinda Rd	West Property Line	East Property Line	/	/	/
		4'	PCC Sidewalk (South side only)	Golinda Rd	San Leon St	East Property Line	/	/	/
		4'	PCC Sidewalk (1) (West side only)	San Leon St	Golinda Rd	NE Corner of Lot 20	/	/	/
		4'	PCC Sidewalk (1) (West side only)	San Leon St	Ingram Rd	Bovina Rd	/	/	/
		4'	PCC Sidewalk (1) (East side only)	San Leon St	Golinda Rd	Bovina Rd	/	/	/
		4'	PCC Sidewalk (West side only)	San Leon St	NE Corner of Lot 20	Ingram Rd	/	/	/
		4'	PCC Sidewalk (1) (South side only)	Bovina Rd	West Property Line	East End	/	/	/
		4'	PCC Sidewalk (1) (North side only)	Bovina Rd	West Property Line	SW Corner of Lot 21	/	/	/
		4'	PCC Sidewalk (North side only)	Bovina Rd	SW Corner of Lot 21	San Leon St	/	/	/
		4'	PCC Sidewalk (1) (North Side Only)	Ingram Rd	West Property Line	San Leon St	/	/	/
		8'	Asphalt Trail (North side only)	Gibson Blvd	West Property Line	Delgado Dr	/	/	/
							/	/	/
							/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Const Engineer
		18"	Waterline	Gibson blvd	West Property Line	Delgado Drive	/	/	/
		6"	Waterline Zone 2W	Golinda Rd	San Leon St	East Property Line	/	/	/
		6"	Waterline Zone 2W	San Leon St	Golinda Rd	Bovina Rd	/	/	/
		4"	Waterline Zone 2W	Bovina Rd	Lots 7/8, Bl. F	San Leon St	/	/	/
		6"	Waterline Zone 2W	Bovina Rd	San Leon St	East Property Line	/	/	/
		4"	Waterline Zone 2W	Ingram Rd	Lots 19/20, Bl. E	San Leon St	/	/	/
		6"	Waterline Zone 3WR	Golinda Rd	West Property Line	East Property Line	/	/	/
		6"	Waterline Zone 3WR	San Leon St	Golinda Rd	Ingram Rd	/	/	/
		6"	Waterline Zone 3WR	Ingram Rd	West Property Line	San Leon St	/	/	/
							/	/	/
		8"	SAS	Golinda Rd	West Property Line	East Property Line	/	/	/
		8"	SAS	San Leon St	Lot 19, Bl. F	Bovina Rd	/	/	/
		8"	SAS	Bovina Rd	West Property Line	East Property Line	/	/	/
		8"	SAS	Ingram Rd	West Property Line	San Leon St	/	/	/
		36"	RCP Storm Drain	Gibson Blvd	West Property Line	Delgado Dr	/	/	/
		4'	PCC Rundown	Ingram Rd	West Property Line	14' East	/	/	/
							/	/	/
							/	/	/
							/	/	/

NOTES:

1. Sidewalks to be deferred where noted.
2. Residential lighting per DPM.
3. Grading and Drainage Certification required per DPM (prior to release of financial guarantees) to include private retaining walls as defined on the approved grading plan.
4. All water to include fire hydrants, valves, and appurtenances per DPM.
5. All storm drains to include catch basins, manholes, connector pipes, and other appurtenances per DPM and final DRC approved plans. Storm drain sizes and location are approximate and subject to change per final DRC determination.
6. Curb & gutter on both sides, unless otherwise noted. Type to be determined at final DRC.
7. Perimeter walls per DRB approved perimeter wall design.
8. Wall and landscaping certification from registered engineer and/or registered landscape architect required prior to release of financial guarantees.

AGENT/OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS	
Fred C. Arfman, P.E. NAME (print)	DRB CHAIR - date	PARKS & GENERAL SERVICES - date
Isaacson & Arfman, P.A. FIRM	TRANSPORTATION DEVELOPMENT - date	AMAFCA - date
Fred C. Arfman 6/30/05 SIGNATURE - date	UTILITY DEVELOPMENT - date	- date
MAXIMUM TIME ALLOWED TO CONSTRUCT THE IMPROVEMENTS WITHOUT A DRB EXTENSION: _____	CITY ENGINEER - date	- date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

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

SITE DEVELOPMENT PLAN P
- X ...for Subdivision Purposes
- ____ ...for Building Permit
- ____ IP Master Development Plan
- ____ Cert. of Appropriateness (LUCC) L

Supplemental form

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

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

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

APPLICANT INFORMATION:

NAME: Curb, Inc. PHONE: 881-9190
ADDRESS: 5160 San Francisco NE FAX: 875-1723
CITY: ABQ STATE NM ZIP 87109 E-MAIL:
Proprietary interest in site: Owner List all owners:

AGENT (if any): Isaacson + Arfman, P.A. PHONE: 268-8828
ADDRESS: 128 Monroe Street NE FAX: 268-2632
CITY: ABQ STATE NM ZIP 87108 E-MAIL:

DESCRIPTION OF REQUEST: Site Development Plan for Subdivision (fbka El Rancho Grande Unit 17)

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

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

Lot or Tract No. A Portion of Tract 16-D, Bulk Land Plat for El Rancho Grande Block: Unit:
Subdiv. / Addn. Tracts 16-A, 16-B, 16-C, 16-D, 16-E, + 16-F
Current Zoning: R-D Proposed zoning: Same
Zone Atlas page(s): N-8 No. of existing ~~lots~~ tracts: 1 No. of proposed lots: 18
Total area of site (acres): 2.9585 Density if applicable: dwellings per gross ~~acre~~: dwellings per net acre:
Within city limits? X Yes. No___, but site is within 5 miles of the city limits.) Within 1000FT of a landfill? No
UPC No. 100805433741210104 MRGCD Map No. NA
LOCATION OF PROPERTY BY STREETS: On or Near: W. Terminus of Gibson Blvd. SW
Between: Messina Dr. SW and Delgado Dr. 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.): 05DRB-01033; 05DRB-01038; 05DRB-01039

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

SIGNATURE Fred C. Arfman DATE 06.30.05
(Print) Fred C. Arfman ___ Applicant X Agent

Form revised 9/01, 3/03, 7/03, 10/03, 3/04

FOR OFFICIAL USE ONLY

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

Application case numbers	Action	S.F.	Fees
05DRB - - 01084	SPS		$ 385.00
		CMF	$ 20.00
			$
			$
			$
			Total $ 405.00

Hearing date 7-13-05

Planner signature / date 6/30/05

Project # 1004272

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

☐ **SKETCH PLAN REVIEW AND COMMENT**

__ Scaled site sketch and related drawings showing proposed land use including structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etc. (folded to fit into an 8.5" by 14" pocket) **6** copies.
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the request
__ Any original and/or related file numbers are listed on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

☒ **SITE DEVELOPMENT PLAN FOR SUBDIVISION**

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

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar** to the meeting for sign-off. **Your attendance is required.**

☐ **SITE DEVELOPMENT PLAN FOR BUILDING PERMIT**

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

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar** to the meeting for sign-off. **Your attendance is required.**

☐ **AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION**

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

__ Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) **6** copies.
__ DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) Copies as needed above
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the request
__ Letter of authorization from the property owner if application is submitted by an agent
__ Infrastructure List, if relevant to the site plan
__ Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
__ Fee (see schedule)
__ Any original and/or related file numbers are listed on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar** to the meeting for sign-off. **Your attendance is required.**

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

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

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

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar** to the meeting for sign-off. **Your attendance is required.**

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

Fred C. Arfman
Applicant name (print)

Fred C. Arfman 06.30.05
Applicant signature / date

Form revised **JUNE 2005**

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

Application case numbers
05DRB - 01084
____ - ____ - ____
____ - ____ - ____

Olivia Gerow 6/30/05
Planner signature / date

Project # 1004272

ISAACSON & ARFMAN, P.A.

Consulting Engineering Associates

Thomas O. Isaacson, PE & LS • Fred C. Arfman, PE
Scott M. McGee, PE

June 30, 2005

Ms. Sheran Matson
DRB Chair
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87102

RE: Site Development Plan for Subdivision for El Rancho Grande, Unit 17 DRB #1004272

Dear Ms. Matson:

Isaacson & Arfman, P.A., as agents for Curb Inc., is submitting a request for approval of a Site Development Plan for Subdivision for El Rancho Grande, Unit 17, an 18-lot single-family residential subdivision. The application for approval of preliminary plat and sidewalk deferral/waiver is on the DRB agenda for Wednesday, July 13, 2005.

This subdivision is a portion of Tract 16-D, Bulk Land Plat for El Rancho Grande, Tracts 16-A, 16-B, 16-C, 16-D, 16-E and 16-F, which is in the process of being platted as Tract 16-D-1, El Rancho Grande Unit 16 (DRB Project #1003874). The site is located northwest of the intersection of Gibson Blvd and Messina Drive, south of Westgate Heights and west of El Rancho Grande, Unit 16.

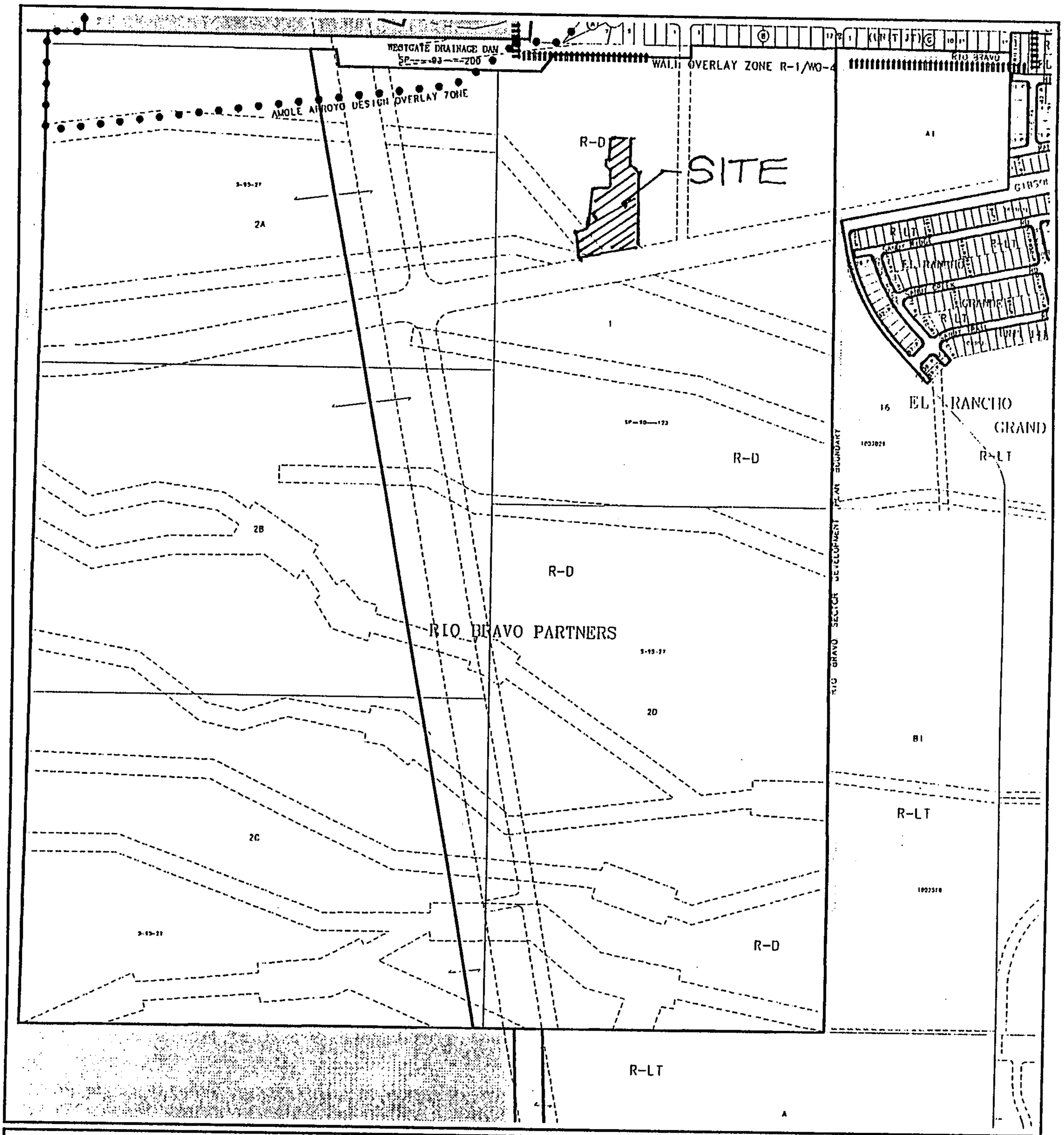
The site is zoned R-D, and the lots are 45-foot wide by 103-foot deep (minimum). The attached Site Development Plan for Subdivision shows a typical lot plan and right-of-way, paving and sidewalk widths for all streets. A Landscape Plan is also included, which shows typical lot front yard landscaping.

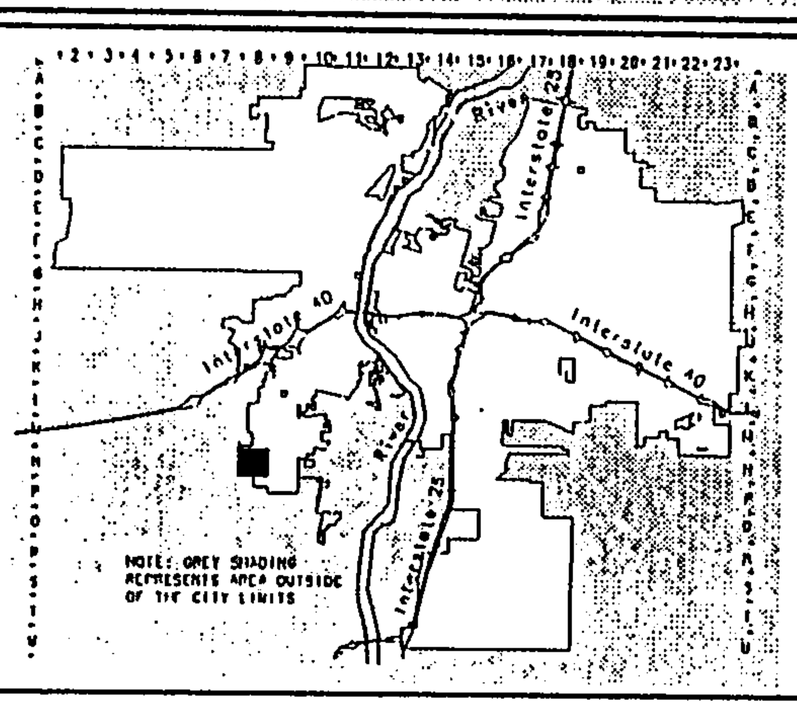
If you have questions regarding this submittal, please call me at 268-8828.

Sincerely,
ISAACSON & ARFMAN

Fred C. Arfman, PE
FCA/ànw
Attachments

128 Monroe St. NE • Albuquerque, NM 87108 • (505) 268-8828 • FAX (505) 268-2632





CITY OF ALBUQUERQUE · NEW MEXICO · 1706

Albuquerque Geographic Information System
PLANNING DEPARTMENT

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GRAPHIC SCALE IN FEET

250 0 750 1000

Zone Atlas Page

N-8-Z

Map Amended through February 01, 2005

June 27, 2005

Ms. Sheran Matson
DRB Chairperson
Land Development Coordination
Development & Building Services Division
Planning Department
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

RE: El Rancho Grande Unit 17
Project No. 1004272

Dear Ms. Matson:

Curb, Inc. is authorizing Isaacson & Arfman, P.A. to be its representative.

Sincerely,
CURB, INC.

Charles A. Haegelin

Charles A. Haegelin
President
5160 San Francisco NE
Albuquerque, NM 87109

usable open space shall be provided on-site in an amount equal to 200 square feet for each efficiency or one-bedroom apartment, and 300 square feet for each dwelling unit containing two or more bedrooms. Where apartments other than townhouses occupy the same structure as the permissive nonresidential uses, and no apartments are located on the ground level, the required usable open space may be reduced by 50%.

(E) *Lot Size.* No requirements.

(F) *Setback.* The following regulations apply, except as provided in § 14-16-3-3 of this Zoning Code:

(1) There shall be a front and a corner side-yard setback of not less than five feet and a setback of 11 feet from the junction of a driveway and a public sidewalk or planned public sidewalk location.

(2) Where the site faces or is contiguous to a different residential zone the setback requirements of that zone apply.

(3) The clear sight triangle shall not be infringed upon.

(G) *Off-Street Parking.* Off-street parking shall be as provided in § 14-16-3-1 of this Zoning Code.

(H) An air quality impact review and assessment may be required. See § 14-16-3-14 of this Zoning Code.

('74 Code, § 7-14-17) (Ord. 80-1975; Am. Ord. 40-1976; Am. Ord. 86-1976; Am. Ord. 26-1977; Am. Ord. 38-1978; Am. Ord. 22-1979; Am. Ord. 92-1980; Am. Ord. 74-1985; Am. Ord. 41-1987; Am. Ord. 12-1990; Am. Ord. 47-1990)

§ 14-16-2-14 R-D RESIDENTIAL AND RELATED USES ZONE, DEVELOPING AREA.

This zone permits a mixture of dwelling unit types and incidental related commercial activities.

(A) *Permissive Uses.*

(1) Permissive uses when pursuant to a Sector Development Plan adopted by the Planning Commission, and to a Site Development Plan and a Landscaping Plan approved by the Planning Director:

(a) Uses permissive in the R-3 zone.

(b) Permissive uses in the C-1 zone, except shopping centers. Such incidental commercial uses shall not exceed 15% of the R-D zone covered by a given Sector Development Plan.

(c) Mobile home development.

(B) Permissive uses when pursuant only to a Sector Development Plan, adopted by the Planning Commission: uses permissive in the R-T zone, subject to all controls of the R-T zone.

(C) Permissive uses, in areas not covered by an adopted Sector Development Plan, but pursuant to a Site Development Plan and Landscaping Plan approved by the Planning Director: uses permissive in the R-T zone, subject to all controls of the R-T zone.

(D) Permissive uses in areas not covered by an adopted Sector Development Plan or more detailed plan: uses permissive in the R-1 zone, subject to all controls of the R-1 zone.

(E) *Conditional Uses.*

(1) Uses conditional in the R-1 zone when the area is not covered by an adopted Sector Development Plan.

(2) Uses conditional in the R-3 zone when the area is covered by an adopted Sector Development Plan.

(3) Uses conditional in the C-1 zone on commercial locations approved by a Sector Development Plan.

(F) *Open Space.*

(1) Two thousand four hundred or more square feet of open space per dwelling shall be preserved. Of the total 2,400 square feet, the following minimum amounts shall be usable open space on the lot with the dwelling: 200 square feet for each efficiency or one-bedroom dwelling; 250 square feet for each two-bedroom dwelling, and 300 square feet for each dwelling containing three or more bedrooms. The remaining requirement may be met by the alternatives listed in § 14-16-3-8(A) of this Zoning Code.

(2) When an aggregate of two or more dwelling units is constructed on any given lot, the development shall include landscaping of the

ground-level usable open space planted and maintained according to a landscaping plan approved by the Zoning Enforcement Officer.

(G) *Procedure.* Procedure, in addition to that specified in § 14-16-4-3 of this Zoning Code, shall be as follows: An area may be zoned R-D with or without simultaneous approval of a Sector Development Plan. However, before the first building permit may be issued one of the following shall take place:

(1) A Sector Development Plan covering the area is adopted by the City as provided in § 14-16-4-3 of this Zoning Code.

(2) Ninety days after a person applies for the first building permit in a given R-D area not covered by an approved Sector Development Plan, a building permit shall be approved as to zoning even if there is still no approved Sector Development Plan, provided the building permit is consistent with divisions (C) or (D) of this section.

(3) Ninety days after a person applies for approval of a subdivision plat (other than a boundary plat for a large area) in an area not covered by an approved Sector Development Plan, the plat shall be approved if it is consistent with divisions (C) or (D) of this section and with Chapter 14, Article 14, Subdivision Regulations. Building permits on the lots created by the plat shall be approved as to zoning even if there still is no approved Sector Development Plan, provided the plat and the building permits are consistent with divisions (C) or (D) of this section.

(H) An air quality impact review and assessment may be required. See § 14-16-3-14 of this Zoning Code.

('74 Code, § 7-14-18) (Ord. 80-1975; Am. Ord. 38-1978; Am. Ord. 92-1980; Am. Ord. 42-1981; Am. Ord. 77-1984; Am. Ord. 12-1990)

§ 14-16-2-15 O-1 OFFICE AND INSTITUTION ZONE.

This zone provides sites suitable for office, service, institutional, and dwelling uses.

(A) *Permissive Uses.*

(1) Antenna, up to 65 feet in height.

(2) Beauty shop, barber shop.

(3) Church, or other place of worship, including the usual incidental facilities. Incidental uses allowed include but are not limited to an emergency shelter operated by the church on the church's principal premises which is used regularly for public worship, notwithstanding special limitations elsewhere in this Zoning Code.

(4) Club, provided there is no liquor license.

(5) Community residential program except not either Community residential corrections program or Community residential program for substance abusers: up to 18 client residents, provided that the standards of § 14-16-3-12 of this Zoning Code are met.

(6) Dwelling unit (house, townhouse, or apartment) constituting up to 25% of the gross floor area on the premises, provided usable open space is provided on-site in an amount equal to 400 square feet for each efficiency or one-bedroom dwelling unit, 500 square feet for each two-bedroom dwelling unit, and 600 square feet for each dwelling unit containing three or more bedrooms. If located in an area designated by the master plan as "Developing" or "Semi-Urban," the total open space requirement of the R-D or RA-1 zone, respectively, shall also be met.

(7) Incidental uses within a building, most of which is occupied by offices and/or dwelling units, such as news, cigar or candy stand, restaurant, personal-service shop, and the like, provided the incidental uses comply with the following:

(a) The use is intended primarily for the use of the occupants of the structure.

(b) At least 10,000 square feet of floor area are contained in the structure.

(c) The use is limited to a maximum of 10% of the total floor area.

(d) The use is so situated within the structure that it is not directly accessible from a public right-of-way.

(e) A sign or window display relating to the use is not discernible from a public right-of-way.

(8) Institution, including library, museum, nursing or rest home, school, day care center, except not hospital for human beings, sanatorium, or disciplinary or mental institutions.

SITE DEVELOPMENT PLAN FOR SUBDIVISION CHECKLIST

Revised 10/20/04

This checklist will be used by the Planning Department to verify the completeness of site plans submitted for review by the Environmental Planning Commission (EPC). Since development proposals vary in type and scale, there may be application requirements that are not included here and others that may not be necessary. Nonetheless, it is the applicant's responsibility to provide a complete submittal. The EPC will not consider incomplete submittals. Incomplete submittals run the risk of not being scheduled for hearing until they are made complete. Site development plans should ordinarily be composed of the following plan sheets:

1. **Site Plan** (required)
2. **Conceptual Utility Plan** (required)
3. **Design requirements for future site development plans for building permit** (optional, but STRONGLY recommended)

The following checklist describes the minimum information necessary for each sheet. Most of the site plan requirements for *Sheet #1* are taken from the definition for "SITE DEVELOPMENT PLAN" as outlined in the Zoning Code (§ 14-16-1-1 et. seq.). **The Applicant shall include and check off all items shown on the site plan or write in "n/a" if not applicable.**

Accompanying Material

✓ A. Fee payment
✓ B. Complete application
✓ C. Written Summary of Request
N/A D. 8-1/2" x 11" reductions

SHEET # 1 – SITE PLAN (Required)

✓ 1. Scale: at least 1" = 100'
✓ 2. Bar Scale
✓ 3. North Arrow
✓ 4. Scaled Vicinity Map
✓ 5. The Site (property lines)
✓ 6. Proposed Use(s) Note 3
✓ 7. Pedestrian Ingress and Egress (Access) Sidewalks noted
✓ 8. Vehicular Ingress and Egress (Access) R/W and Paving Widths listed
N/A 9. Any Internal Circulation Requirements
___ 10. For each lot:
✓ a. Maximum Building Height Building Note 2
✓ b. Minimum Building Setback – Typical Lot Plan
✓ c. Maximum Total Dwelling Units and / or Note 4.
N/A d. Nonresidential Uses' Maximum Floor Area Ratio (F.A.R.)

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

PAID RECEIPT

APPLICANT NAME Curb Inc

AGENT Isaacson & Arfman

ADDRESS

PROJECT & APP # 1004272 05DRB 01084

PROJECT NAME El Rancho Grande Unit 17

$ 20.00 441032/3424000 Conflict Management Fee

$ 385.00 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

$ 405.00 TOTAL AMOUNT DUE

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

ISAACSON AND ARFMAN P A
128 MONROE ST NE
ALBUQUERQUE, NM 87108-1247
268-8828

16591
95-219/1070 176
1350743997

DATE 6/30/05

PAY TO THE ORDER OF City of Albuquerque $ 405.00
Four hundred & no/100 DOLLARS

Security Features Details on Back.

WELLS FARGO
Wells Fargo Bank, N.A.
New Mexico
wellsfargo.com

FOR DRB/SDP review fee

Scott M McGee

⑈00016591⑈ ⑆107002192⑆ 1350743997⑈

J24 Misc
CK
CHANGE

Activity 4983000 441006 0110 TRSCCS $385.00
Activity 0/20/05 RECEIPT# 00042886 WS# 0008 TRANS# 0043 $405.00
Account 441006 $0.00
LOC: ANNX TRANS# 0043 0110 TRSCCS

Thank You

DUPLICATE
City Of Albuquerque
Treasury Division
6/30/2005 LOC: ANNX
RECEIPT# 00042885 WS# 0008 TRANS# 0043
Account 441032 Fund 0110
Trans Amt $405.00
J24 Misc $20.00
Thank You