

COMPLETED 03/03/06 DRB CASE ACTION LOG (PREL & FINAL)

REVISED 9/28/05

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

DRB Application No.: 06DRB-00100 (P&F)
Project Name: RICES DURANES ADD. UNIT 1
Agent: Mark Snapp

Project # 1004359
Phone No.: 350-3802

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 2-1-06 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: _____

UTILITIES: _____

CITY ENGINEER / AMAFCA: MGGD Approval

PARKS / CIP: _____

PLANNING (Last to sign): Record the Plat

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

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

Called agent to pickup & he said he would be here Monday 03/03/06 Stt

#12

Project Number 1004359

es 7.06



DRB CASE ACTION LOG (PREL & FINAL)

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Project # 1004359

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Agent: Mark Snapp

Phone No.: 350-3802

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OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: _____

UTILITIES: _____

CITY ENGINEER / AMAFCA: M. G. D. Approval

PARKS / CIP: _____

PLANNING (Last to sign): Record the Plat

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-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.

Key

Project Number

1004359

#12



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

March 1, 2006

9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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

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

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

- A. Call to Order: 9:00 A.M. Adjourned: 10:30 A.M.
- B. Changes and/or Additions to the Agenda
- C. New or Old Business

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

- 1. **Project # 1004540**
06DRB-00117 Major-Vacation of Pub
Right-of-Way
06DRB-00118 Major-Vacation of Public
Easements

WILSON & COMPANY agent(s) for KB HOME NEW MEXICO & LONGFORD HOMES request(s) the above action(s) for all or a portion of Lot(s) 1, 4, 5, 6 & 19, Block(s) 2, 5 & 6, VOLCANO CLIFFS, UNITS 14 & 25, AND Tract(s) D, VISTA VIEJA, UNIT 2 (to be known as **BOCA NEGRA DAM SUBDIVISION**) zoned R-1 residential zone, located on 81ST STREET NW, between COMPASS DR NW and UNSER BLVD NW containing approximately 25 acre(s). [REF: 05DRB01713] (D-9,D-10) **VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE WITH A CONDITION OF FINAL PLAT.**

2. **Project # 1003800**
05DRB-01906 Major-Vacation of Pub
Right-of-Way
05DRB-01908 Minor-Prelim&Final Plat
Approval
05DRB-01907 Minor-Temp Defer SDWK

RIO GRANDE ENGINEERING agent(s) for PETE DASKALOS, LLAVE HOMES request(s) the above action(s) for all or a portion of Lot(s) 1-4, Block(s) 2, NORTH ALBUQUERQUE ACRES, UNIT 3 (to be known as **LA CUEVITA OESTE**) zoned R-D residential and related uses zone, developing area, located on EAGLE ROCK AVE NE, between VENTURA BLVD NE and BARSTOW BLVD NE containing approximately 4 acre(s). [REF: 04DRB01820] [Deferred from 1/11/06 & 2/1/06 & 2/15/06 & 3/1/06] (C-20) **DEFERRED AT THE AGENT'S REQUEST TO 3/15/06.**

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

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

3. **Project # 1001932**
06DRB-00240 Minor-SiteDev Plan
BldPermit/EPC

JLS ARCHITECTS agent(s) for CARE GIVERS OF ALBUQUERQUE request(s) the above action(s) for all or a portion of Tract(s) B, **WEST RIDGE SUBDIVISION, UNIT 1**, zoned SU-1, C-1, IP USES, located on OURAY RD NW, between UNSER BLVD NW and TWIN OAKS DR NW containing approximately 2 acre(s). [REF: Z-80-87, AX-80-18, 05DRB00523, 05EPC01804] [Catalina Lehner, EPC Case Planner] (G-10) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR MINOR SITE REVISIONS AND TO PLANNING FOR 3 COPIES OF THE SITE PLAN.**

4. **Project # 1000184**
06DRB-00245 Minor-SiteDev Plan
BldPermit/EPC

DESIGN GROUP agent(s) for BELVEDERE LLC. request(s) the above action(s) for all or a portion of Lot(s) B1A, **BANNER SQUARE ADDITION**, zoned SU-2/SU-1 PUD, located on BROADWAY AVE NE, between TIJERAS AVE NE and DR. MARTIN LUTHER KING BLVD NE containing approximately 2 acre(s). [REF: DRB-94-161, LUCC-98-14, V-71-27, 06EPC-0001406, 06LUCC-00015] [David Stallworth, EPC Case Planner] (K-14) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3**

COPIES OF THE SITE PLAN, DAVID STALLWORTH'S INITIALS AND A CHANGE ON THE LANDSCAPE PLAN.

5. **Project # 1004474**
06DRB-00243 Minor-SiteDev Plan
Subdivision/EPC

COMMUNITY SCIENCE CORPORATION agent(s) for KB HOME NEW MEXICO request(s) the above action(s) for all or a portion of parcels of land situated within, Section 9, Township 10 North, Range 3 East, Tract(s) F-1, **LANDS OF MENAUL SCHOOLS** & an Easterly Portion of Tract(s) 1-A-1-B, all of Tract(s) 1-C and 1-A-1-A-2, and a portion of Tract(s) 1-B, zoned SU-1 FOR PRD, located on MENAUL BLVD NE, between BROADBENT PARKWAY NE and BROADBENT BLVD NE containing approximately 17 acre(s). [REF: 05EPC01568, 05EPC01569] *[Deferred from 3/1/06]* **[David Stallworth, EPC Case Planner]** (H-15) **DEFERRED AT THE BOARD'S REQUEST TO 3/8/06.**

06DRB-00214 Minor- Prelim&Final Plat
Approval

COMMUNITY SCIENCES CORPERATION agent(s) for KB HOME OF NEW MEXICO request(s) the above action(s) for Tract(s) F-1, 1-B, 1-A-1-A-2, 1-C, 3-A AND 1-A-1-B, **LANDS OF MENAUL SCHOOL, MRGCD MAP #36**, zoned SU-1 FOR PRD, located on MENAUL BLVD NW, between BROADBENT PARKWAY NW and BROADWAY BLVD NW containing approximately 45 acre(s). [REF: 05EPC-01568, 05EPC-01569] *[Deferred from 2/22/06 & 3/1/06]* (H-15) **DEFERRED AT THE BOARD'S REQUEST TO 3/8/06.**

6. **Project # 1004367**
06DRB-00216 Minor-SiteDev Plan
BldPermit/EPC

ADVANCED ENGINEERING & CONSULTING agent(s) for DAVID ELLEN request(s) the above action(s) for Tract(s) 48 & 49, Lot(s) 63-65, M.R.G.C.D. MAP 29, **CALAVERO ADDITION**, zoned SU-1 FOR IP, located on EDITH BLVD NE, between OSUNA RD NE and TYLER RD NE containing approximately 6 acre(s). [REF: Z-99-33, AX-99-7, 05EPC01266] **[Catalina Lehner, EPC Case Planner]** *[Deferred from 2/22/06]* (E-15) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 3/1/06 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND PLANNING FOR 3 COPIES OF THE SITE PLAN.**

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

7. **Project # 1003793**
06DRB-00244 Minor-Prelim&Final Plat Approval
- SUSAN L. HOMER request(s) the above action(s) for all or a portion of Lot(s) 18 & 19, Block(s) A, **GRANDE HEIGHTS ADDITION**, zoned R-1, located on SEQUOIA RD NW and SEQUOIA CT NW and containing approximately 1 acre(s). [REF: 06DRB00058] (G-11) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT TO OPEN 2 SEWER ACCOUNTS.**
8. **Project # 1004282**
06DRB-00237 Minor-Final Plat Approval
- GARCIA/KRAEMER & ASSOCIATES agent(s) for PAT MILLIGAN request(s) the above action(s) for all or a portion of Lot(s) A-1 & B-1, Block(s) A & B, **ALAMOSA ADDITION**, zoned R-T residential zone, located on TRUJILLO RD SW, between 62ND ST SW and BATAAN DR SW containing approximately 2 acre(s). [REF: 05DRB01061] (K-11) **FINAL PLAT APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD THE PLAT.**
9. **Project # 1004353**
06DRB-00238 Minor-Final Plat Approval
- SURV-TEK INC agent(s) for LONGFORD AT THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 6, **SANTA FE 2 @ THE TRAILS, UNIT 2**, zoned R-LT residential zone, located on OAKRIDGE ST NW, between WOODMONT AVE NW and TREELINE AVE NW containing approximately 17 acre(s). [REF: 05DRB01120, 05DRB01119, 05DRB01285] (C-9) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR ROADWAY EASEMENT FOR TREELINE, DEDICATION OF TREELINE AND CROSS-ACCESS EASEMENTS AND TO PLANNING TO RECORD.**

10. **Project # 1004658**
06DRB-00239 Minor-Temp Defer SDWK

SURV-TEK INC agent(s) for ESMAIL HAIDARI request(s) the above action(s) for all or a portion of Tract(s) A, **VINEYARD ESTATES, UNIT III A**, zoned R-D residential and related uses zone, developing area, located on VALLEJO PL NE, between HAMPTON AVE NE and CORONA AVE NE containing approximately 1 acre(s). [REF: 06DRB00086, 06DRB00087] (C-20) **THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

06DRB-00087 Minor-Final Plat Approval

SURV-TEK INC agent(s) for ESMAIL HAIDARI request(s) the above action(s) for all or a portion of Tract(s) A, **VINEYARD ESTATES, UNIT III A**, zoned R-D residential and related uses zone, developing area, located on VALLEJO PLACE NE, between HAMPTON AVE NE and CORONA AVE NE containing approximately 1 acre(s). [REF: 06DRB00086, 06DRB00087] *[Final Plat Indef Deferred for the SIA on 2/15/06]* (C-20) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR THE APPLICANT MUST PROVIDE VERIFICATION THAT A NEW 8-FOOT SAS IS IN THE CENTER OF THE 15-FOOT EASEMENT.**

11. **Project # 1004669**
06DRB-00241 Minor-Prelim&Final Plat Approval

BILLY W BACA request(s) the above action(s) for all or a portion of Lot(s) 2, Block(s) A, **JOHNSON SUBDIVISION**, zoned R-1 residential zone, located on 12TH ST NW, between AZTEC RD NW and GREIGOS RD NW containing approximately 1 acre(s). [REF: 06DRB00123,06DRB00241] (G-14) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE AND TO RECORD.**

12. **Project # 1004359**
06DRB-00100 Minor-Final Plat Approval

MARK SNAPP agent(s) for CALITERRA DEVELOPMENT request(s) the above action(s) for all or a portion of Lot(s) 17, **RICE'S DURANES ADDITION, UNIT 1**, zoned R-2 residential zone, located on RIO GRANDE BLVD NW, between INDIAN SCHOOL RD NW and RICE AVE NW containing approximately 1 acre(s). [REF: 05DRB-01244] *[Deferred from 2/1/06 & 2/8/06 & Indef deferred from 2/15/06 for the SIA]* (H-12) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

13. **Project # 1004341**
06DRB-00159 Major-Final Plat Approval

RIO GRANDE ENGINEERING agent(s) for ENCHANTMENT HOMES OF NEW MEXICO request(s) the above action(s) for all or a portion of Tract(s) 180, AIRPORT UNIT, LANDS OF ATRISCO GRANT (to be known as **MESA DEL RIO**) zoned R-2, located on 76TH ST NW, between FORTUNA RD NW and GLEN RIO RD NW containing approximately 6 acre(s). [REF: 05DRB-01203, 05DRB-01634, 05DRB-01635] *[Deferred from 2/15/06 & 2/22/06]* (L-9) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

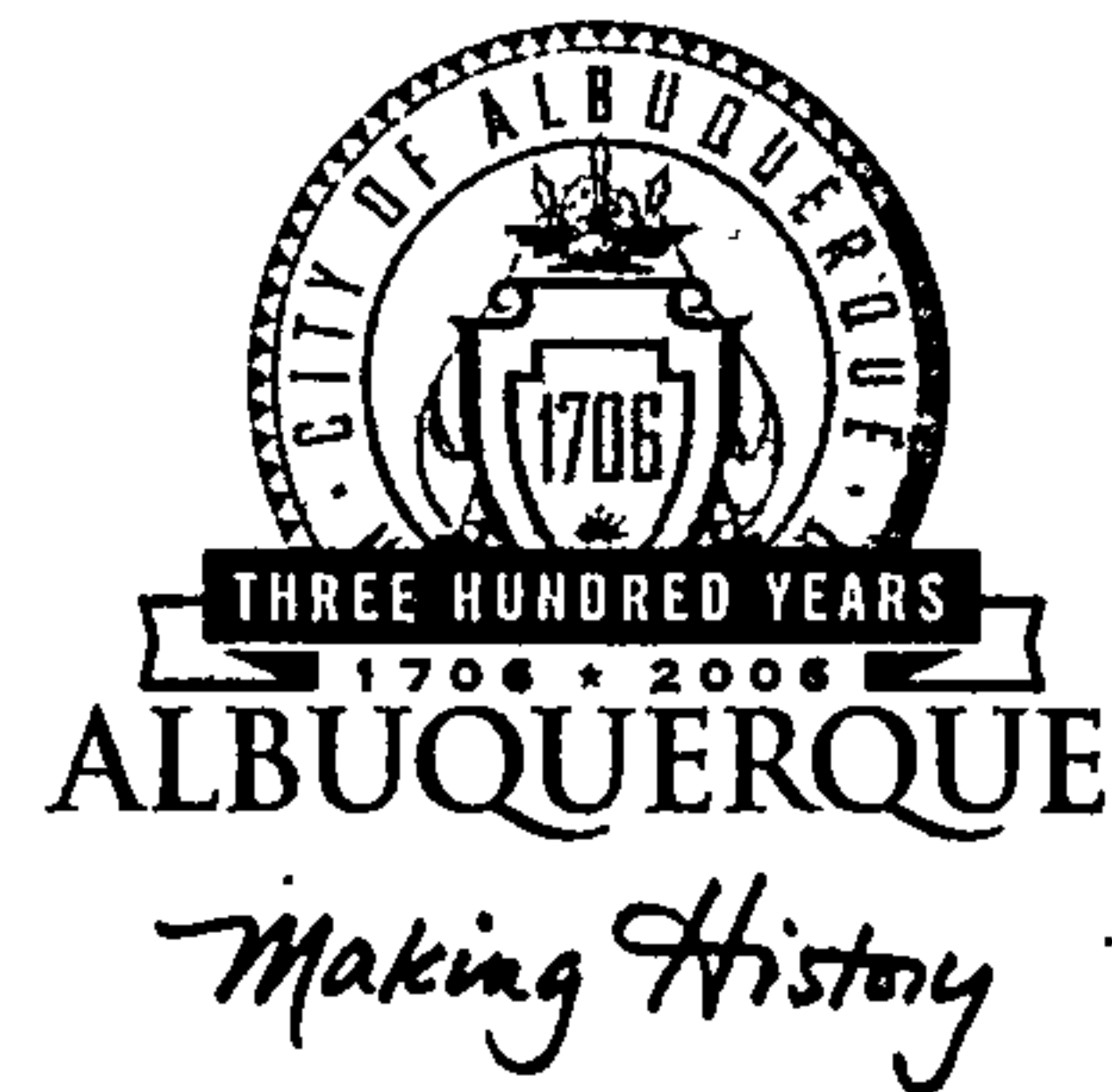
NO ACTION IS TAKEN ON THESE CASES:
APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING

THERE ARE NO SKETCH PLATS THIS WEEK. . .

14. Approval of the Development Review Board Minutes for February 22, 2006. **APPROVAL OF THE 2/22/06 DRB MINUTES WAS DEFERRED TO 3/8/06.**

ADJOURNED: 10:30 A.M.

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1004359

AGENDA ITEM NO: 12

SUBJECT:

Final Plat

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

An executed Subdivision Improvements Agreement with financial guarantees is on file for Final Plat sign-off.

RESOLUTION:

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: March 1, 2006

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

#13

4359

DXF Electronic Approval Form

DRB Project Case #: 1004359

Subdivision Name: RICE DURANES LOTS 17A, 17B & 17C

Surveyor: ANTHONY L HARRIS

Contact Person: ANTHONY L HARRIS

Contact Information: 889-8056

DXF Received: 8/14/2006

Hard Copy Received: 2/14/2006

Coordinate System: NMSP Grid (NAD 27)

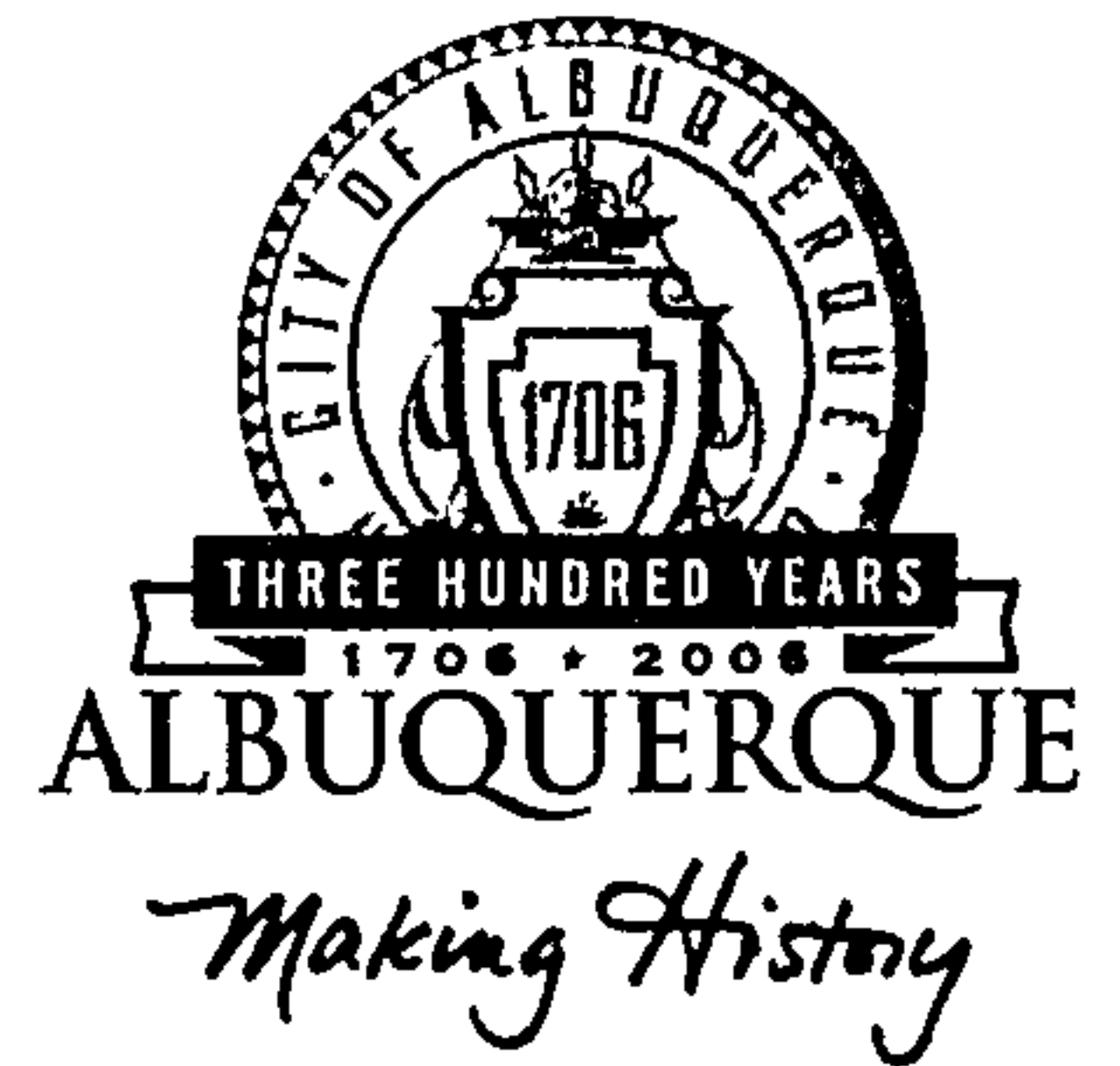

Approved

02.15.2006
Date

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

AGIS Use Only

Copied fc 4359 to agiscov on 2/15/2006 Contact person notified on 2/15/2006



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1004359

AGENDA ITEM NO: 13

SUBJECT:

Final Plat
Preliminary Plat

ACTION REQUESTED:

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

P.O. Box 1293

ENGINEERING COMMENTS:

An approved grading and drainage plan dated 10-24-05 is on file for Preliminary Plat approval.

Albuquerque

New Mexico 87103

RESOLUTION: *signed I.L.*

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

www.cabq.gov

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: February 14, 2006



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

February 15, 2006

9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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

Adjourned: 11:00 A.M.

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

- 1. **Project # 1001946**
06DRB-00083 Major-Vacation of Public Easements

BOHANNAN HUSTON INC agent(s) for NEWMORE LLC request(s) the above action(s) for all or a portion of Tract(s) A, B, C & D, **HISE LANDS**, zoned M-1 (SC), located on PASEO DEL NORTE NE, between I-25 and SAN PEDRO BLVD NE containing approximately 6 acre(s). [REF: 05DRB01347] (D-18) **VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

2. **Project # 1004658**
06DRB-00086 Major-Vacation of Public Easements
06DRB-00087 Minor-Prelim&Final Plat Approval

SURV-TEK INC agent(s) for ESMail HAIDARI request(s) the above action(s) for all or a portion of Tract(s) A, **VINEYARD ESTATES, UNIT III A**, zoned R-D residential and related uses zone, developing area, located on VALLEJO PLACE NE, between HAMPTON AVE NE and CORONA AVE NE containing approximately 1 acre(s). [REF: DRB-98-123 (C-20) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 2/15/06 THE PRELIMINARY PLAT WAS APPROVED. FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

3. **Project # 1002110**
06DRB-00085 Major-Vacation of Public Easements
06DRB-00088 Major-Preliminary Plat Approval
06DRB-00102 – Temp Deferral of Sidewalks

RIO GRANDE ENGINEERING agent(s) for BEAZER HOME SALES INC request(s) the above action(s) for all or a portion of Tract(s) B-1 & B-2 CACTUS/SHALIT PARCEL (to be known as **UNIVERSITY CROSSINGS**) zoned O-1, C-1, located on KATHRYN AVE SE, between YALE BLVD SE and CORNELL AVE SE containing approximately 3 acre(s). [REF: 05ZHE00852, 05ZHE00882] (L-15) **THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 2/15/06 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 2/6/06 THE PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITIONS OF FINAL PLAT: THE CURRENT ZONING SHALL BE PLACED ON THE FINAL PLAT. NEED TO EVALUATE RIGHT-OF-WAY DEDICATION ALONG YALE BLVD. NEED A SIGNAL ANALYSIS AT KATHRYN SE AND YALE SE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

4. **Project # 1003800**
05DRB-01906 Major-Vacation of Pub
Right-of-Way
05DRB-01908 Minor-Prelim&Final Plat
Approval
05DRB-01907 Minor-Temp Defer SDWK

RIO GRANDE ENGINEERING agent(s) for PETE DASKALOS, LLAVE HOMES request(s) the above action(s) for all or a portion of Lot(s) 1-4, Block(s) 2, NORTH ALBUQUERQUE ACRES, UNIT 3 (to be known as **LA CUEVITA OESTE**) zoned R-D residential and related uses zone, developing area, located on EAGLE ROCK AVE NE, between VENTURA BLVD NE and BARSTOW BLVD NE containing approximately 4 acre(s). [REF: 04DRB01820] *[Deferred from 1/11/06 & 2/1/06 & 2/15/06]* (C-20) **DEFERRED AT THE AGENT'S REQUEST TO 3/1/06.**

5. **Project # 1004404**
05DRB-01364 Major-Bulk Land Variance
05DRB-01365 Major-Vacation of Public
Easements
05DRB-01367 Minor-Prelim&Final Plat
Approval

SURV-TEK INC agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) H-2, THE TRAILS, UNIT 1, and unplatted lands (to be known as **THE TRAILS, UNIT 3**) zoned R-D residential and related uses zone, developing area, located on PASEO DEL NORTE NW west of RAINBOW ST NW and containing approximately 165 acre(s). *[Deferred from 9/21/05 & 10/5/05 & 10/26/05 & 12/7/05 & 1/18/06]* (C-8/C-9) **THE BULK LAND VARIANCE WAS APPROVED. THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL PLAT DELEGATED TO PLANNING FOR 15-DAY APPEAL PERIOD AND TO RECORD.**

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

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

6. **Project # 1001275**
06DRB-00076 Minor-SiteDev Plan
BldPermit/EPC

CONSENSUS PLANNING INC agent(s) for TEAM RETAIL COTTONWOOD LTD request(s) the above action(s) for all or a portion of Tract(s) 1, LOWE'S, (to be known as **COTTONWOOD COMMONS**) zoned SU-1 FOR C-1, located on OLD AIRPORT RD NW, between COTTONWOOD NW and COORS NW containing

approximately 9 acre(s). [REF: CZ-82-4, CSU-88-45, Z-97-106, SC-78-38, AX-97-17] [Stephanie Shumsky, EPC Case Planner] [Deferred from 1/25/06 & 2/1/06] (A-14) WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 2/15/06 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND 3 COPIES OF THE SITE PLAN AND UTILITIES DEVELOPMENT FOR A COPY OF APPROVED WATERLINE EASEMENT.

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

7. **Project # 1004680**
06DRB-00156 Minor-Prelim&Final Plat
Approval

WILKS CO agent(s) for JOHN C STARR request(s) the above action(s) for all or a portion of Tract(s) 20A, **WEST HIGHLANDS AT HIGH DESERT**, zoned R-1 residential zone, located on PINO ARROYO CT NE, between SIMMS PARK RD NE and SAND CHERRY PL NE containing approximately 1 acre(s). [REF: DRB-97-503, V-97-130, S-97-81] (E-23) **PRELIMINARY AND FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

8. **Project # 1000554**
06DRB-00161 Minor-Prelim&Final Plat
Approval

MARK GOODWIN & ASSOCIATES agent(s) for DEPONTE INVESTMENTS request(s) the above action(s) for all or a portion of Tract(s) A & B, **EMCORE DEVELOPMENT** (to be known as **SANDIA SCIENCE AND TECH PARK**) zoned IP industrial park zone, located on INNOVATION PKWY SE, between EUBANK SE and RESEARCH SE containing approximately 21 acre(s). [REF: CSU-91-29] [Deferred from 2/15/06] (M-21) **DEFERRED AT THE AGENT'S REQUEST TO 2/22/06.**

9. **Project # 1003790**
06DRB-00158 Minor-Prelim&Final Plat
Approval

CARTESIAN SURVEYS INC agent(s) for MCT INDUSTRIES INC request(s) the above action(s) for all or a portion of Tract(s) C, **NORTH GATEWAY**, zoned IP industrial park zone, located on SAN MATEO BLVD NE, between BALLOON FIESTA PARKWAY NE and 125 containing approximately 17 acre(s). [REF: AA-97-98, ZA-97-375, V-97-7, DRB-97-6, ZA-92-107, 00DRB01730] [*Indef deferred from 2/15/06*] (B-18) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

10. **Project # 1004341**
06DRB-00159 Major-Final Plat Approval

RIO GRANDE ENGINEERING agent(s) for ENCHANTMENT HOMES OF NEW MEXICO request(s) the above action(s) for all or a portion of Tract(s) 180, AIRPORT UNIT, LANDS OF ATRISCO GRANT (to be known as **MESA DEL RIO**) zoned R-2, located on 76TH ST NW, between FORTUNA RD NW and GLEN RIO RD NW containing approximately 6 acre(s). [REF: 05DRB-01203, 05DRB-01634, 05DRB-01635] [*Deferred from 2/15/06*](L-9) **DEFERRED AT THE AGENT'S REQUEST TO 2/22/06.**

11. **Project # 1000941**
06DRB-00111 Minor-Ext of SIA for Temp
Defer SDWK

PETER JOHNSON agent(s) for VINTAGE INC. request(s) the above action(s) for lots 27, 29, 32, 34, 62, 63, 64, & 84, **PARADISE BLUFF, UNIT 1**, zoned SU-1, located on PARADISE BLVD NW between JUSTIN DR NW and LILIENTHAL NW containing approximately 6 acre(s). [REF: 00DRB-01656, 01DRB-01150] [*Deferred from 2/8/06 & 2/15/06*] (B-11/B-12) **DEFERRED AT THE AGENT'S REQUEST TO 2/22/06.**

12. **Project # 1004661**
06DRB-00101 Minor-Prelim&Final Plat
Approval

GARY HUBBARD agent(s) for J & S DEVELOPMENT INC request(s) the above action(s) for all or a portion of Lot(s) 5A, 5B, 6A, 6B, 7A & 7B, **EMIL MANN ADDITION**, zoned R-2, located on TRUMBELL AVE NE and BELL AVE NE and containing approximately 1 acre(s). [*Indef Deferred 2/1/06*] (L-19) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR MAINTENANCE AND BENEFICIARY EASEMENTS A & B AND PLANNING FOR AGIS DXF FILE.**

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

MARK SNAPP agent(s) for CALITERRA DEVELOPMENT request(s) the above action(s) for all or a portion of Lot(s) 17, **RICE'S DURANES ADDITION, UNIT 1**, zoned R-2 residential zone, located on RIO GRANDE BLVD NW, between INDIAN SCHOOL RD NW and RICE AVE NW containing approximately 1 acre(s). [REF: 05DRB-01244] [*Deferred from 2/1/06 & 2/8/06 & Indef deferred from 2/15/06*] (H-12) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 2/15/06 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 10/24/05 THE PRELIMINARY PLAT WAS APPROVED. FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

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

14. **Project # 1004679**
06DRB-00149 Minor-Sketch Plat or Plan

SURVEYS SOUTHWEST LTD agent(s) for DAN & WANDA SHEEHAN C/O DAVE HARPER request(s) the above action(s) for all or a portion of Lot(s) 15-B, **ALVARADO GARDENS, UNIT 2**, zoned RA-2 residential and agricultural zone, located on CAMPBELL RD NW, between LA MANCHA CT NW and SHERIDAN ST NW containing approximately 2 acre(s). (G-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

15. **Project # 1004604**
06DRB-00153 Minor-Sketch Plat or Plan

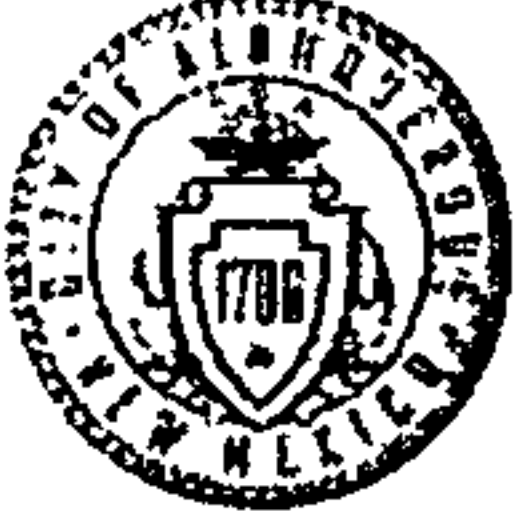
THOMAS GUTIERREZ, SILVERTON CUSTOM HOMES request(s) the above action(s) for all or a portion of Lot(s) 8-11, Block(s) 6, **BELMONT PLACE ADDITION**, zoned R-1 residential zone, located on 5TH ST NW, between FREEMAN AVE NW and SAN CLEMENTE AVE NW containing approximately 1 acre(s). [REF: 05DRB01896] (G-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

16. **Project # 1004681**
06DRB-00157 Minor-Sketch Plat or Plan

BOSQUE MOBILE HOMES agent(s) for LOUISE MAESTAS MONTOYA, JENNIFER MAESTAS request(s) the above action(s) for all or a portion of Tract(s) 231A1A2, Block(s) 0000. **M.R.G.C.D. MAP 41**, zoned SU-2 special neighborhood zone, located on JOHN STREET SE, between ANDERSON AVE SE and KATHRYN AVE SE containing approximately 1 acre(s). (L-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

17. Approval of the Development Review Board Minutes for February 8, 2006. **THE DRB MINUTES FOR FEBRUARY 8, 2006 WERE APPROVED BY THE BOARD.**

ADJOURNED: 11:00 A.M.



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

February 8, 2006

9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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

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

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

A. Call to Order: 9:00 A.M.

Adjourned: 10:45 A.M.

B. Changes and/or Additions to the Agenda

C. New or Old Business

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. Project # 1004644

06DRB-00062 Major-Bulk Land Variance

06DRB-00063 Minor-Prelim&Final Plat

Approval

SURV-TEK INC agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 9 & 10, **THE TRAILS, UNIT 2**, zoned R-D residential and related uses zone, developing area, located on WOODMONT AVE NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 25 acre(s). (C-9) **BULK LAND VARIANCE. PRELIMINARY AND FINAL PLAT APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE AND APPEAL PERIOD.**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

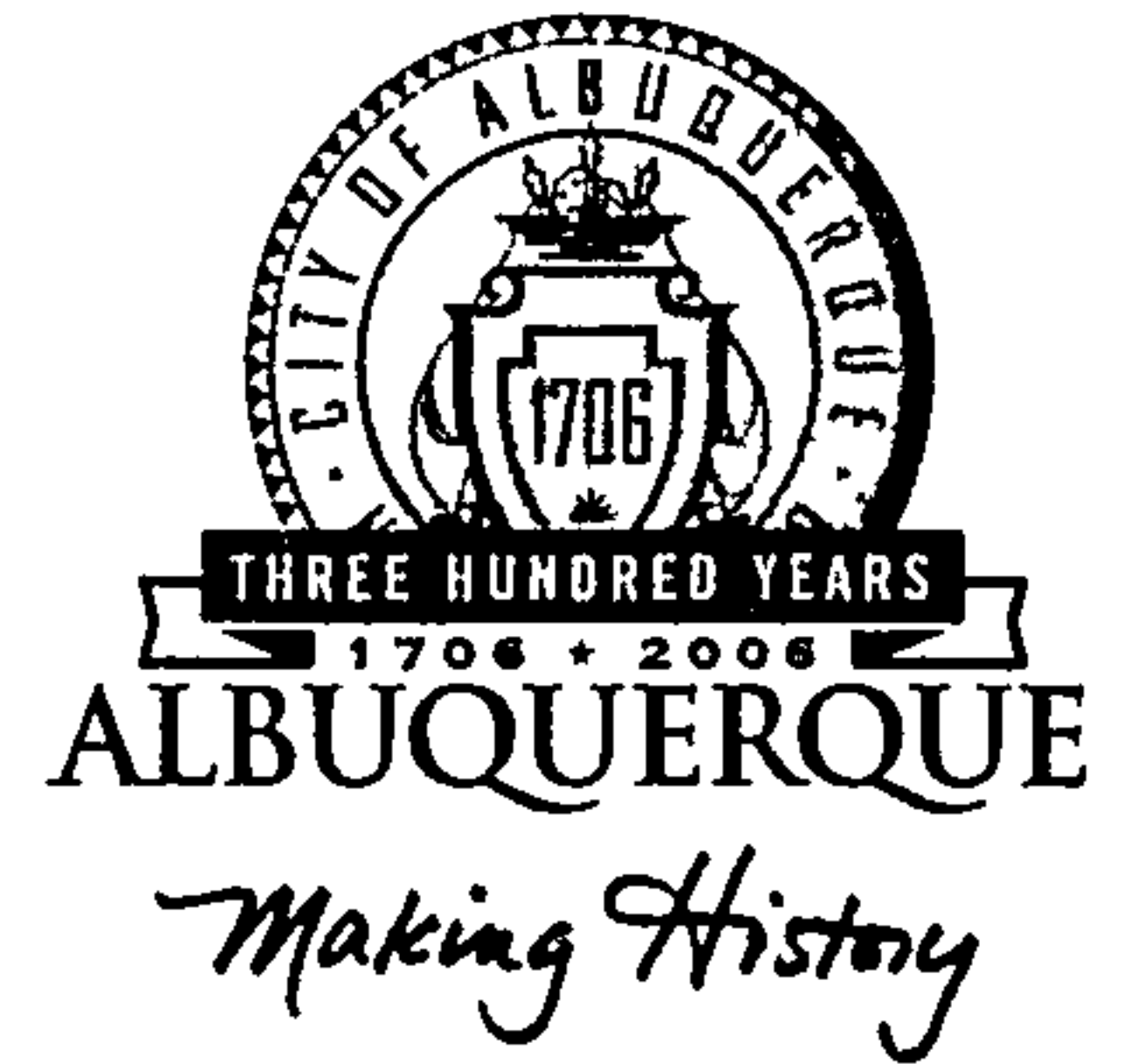
MARK SNAPP agent(s) for CALITERRA DEVELOPMENT request(s) the above action(s) for all or a portion of Lot(s) 17, **RICE’S DURANES ADDITION, UNIT 1**, zoned R-2 residential zone, located on RIO GRANDE BLVD NW, between INDIAN SCHOOL RD NW and RICE AVE NW containing approximately 1 acre(s). [REF: 05DRB-01244]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

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

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

ADJOURNED: 10:45 A.M.

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1004359

AGENDA ITEM NO: 14

SUBJECT:

Final Plat
Preliminary Plat

ACTION REQUESTED:

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

P.O. Box 1293

ENGINEERING COMMENTS:

Albuquerque

An approved drainage report dated 10-24-05 is on file for Preliminary Plat approval.
MRGCD must sign plat prior to City Engineer.

New Mexico 87103

RESOLUTION:

APPROVED ____; DENIED ____; DEFERRED ²⁻¹⁵⁻⁰⁶ X; COMMENTS PROVIDED ____; WITHDRAWN

www.cabq.gov

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

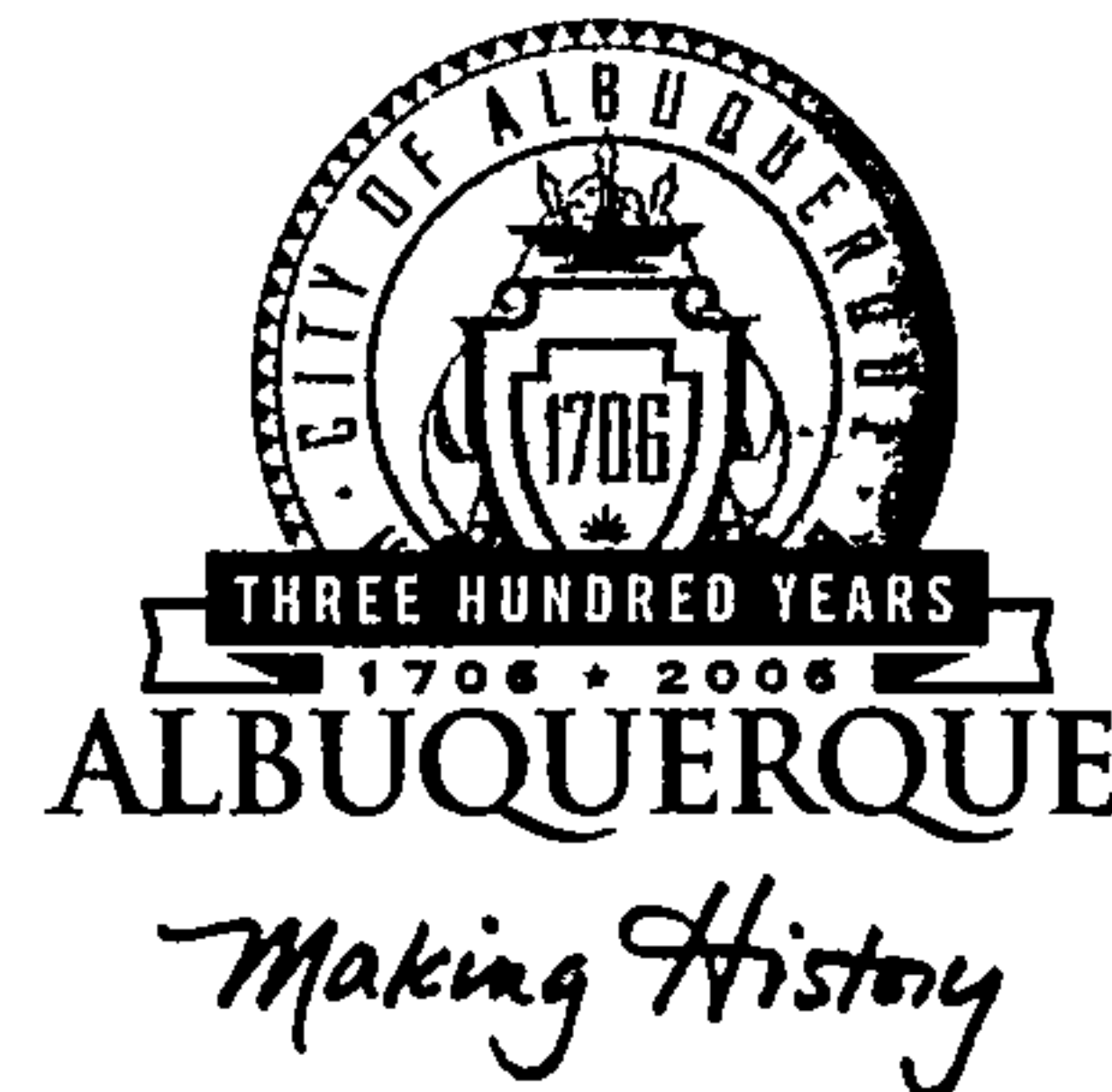
DELEGATED: (SEC-PLN) (SP-SUB) (SP-BP) (FP) TO: (UD) (CE) (TRANS) (PKS) (PLNG)

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: February 8, 2006

CITY OF ALBUQUERQUE



*Refer
to 2/15/06*

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

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DRB CASE NO/PROJECT NO: 1004359

AGENDA ITEM NO: 14

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Final Plat
Preliminary Plat

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P.O. Box 1293

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Albuquerque

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MRGCD must sign plat prior to City Engineer.

New Mexico 87103

RESOLUTION:

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

www.cabq.gov

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: February 8, 2006



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

February 1, 2006

9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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A. Call to Order: 9:00 A.M.

Adjourned: 10:55 A.M.

B. Changes and/or Additions to the Agenda:

C. New or Old Business:

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

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

BORDENAVE DESIGNS agent(s) for HARVEST HOMES LLC request(s) the above action(s) for all or a portion of Tract(s) I & J, **LA LUZ DEL OESTE, UNIT 4**, zoned SU-1 FOR PRD, located on COORS BLVD NW, between WESTERN TRAILS NW and DELLYNE NW containing approximately 4 acre(s). [REF: 03DRB-00989] [*Indefinitely deferred on a no show on 1/4/2006*] [*Deferred from 2/1/06*] (F-11) **DEFERRED AT THE BOARD'S REQUEST FOR INTERPRETATION OF R-2005-177 OF THE WESTSIDE STRATEGIC PLAN TO 2/8/06.**

2. **Project # 1003800**
05DRB-01906 Major-Vacation of Pub
Right-of-Way
05DRB-01908 Minor-Prelim&Final Plat
Approval
05DRB-01907 Minor-Temp Defer SDWK

RIO GRANDE ENGINEERING agent(s) for PETE DASKALOS, LLAVE HOMES request(s) the above action(s) for all or a portion of Lot(s) 1-4, Block(s) 2, NORTH ALBUQUERQUE ACRES, UNIT 3 (to be known as **LA CUEVITA OESTE**) zoned R-D residential and related uses zone, developing area, located on EAGLE ROCK AVE NE, between VENTURA BLVD NE and BARSTOW BLVD NE containing approximately 4 acre(s). [REF: 04DRB01820] *[Deferred from 1/11/06 & 2/1/06]* (C-20) **DEFERRED AT THE AGENT'S REQUEST TO 2/15/06.**

3. **Project # 1004282**
05DRB-01061 Major-Preliminary Plat
Approval

GARCIA/KRAEMER & ASSOCIATES agent(s) for PAT MILLIGAN request(s) the above action(s) for all or a portion of Lots(s) A-1, B-1, C-1, D-1, E-1, F-1, H-1, J-1, K-1, **ALAMOSA ADDITION**, zoned R-T residential zone, located on TRUJILLO RD SW, between 62nd ST SW and BATAAN DR SW containing approximately 2 acre(s). *[Deferred from 7/20/05 & 7/27/05 & 1/11/06 & 1/18/06 & 1/25/06]* (K-11) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 2/1/06 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 8/31/05 THE PRELIMINARY PLAT WAS APPROVED.**

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

WILSON & COMPANY, INC. agent(s) for VISTA VIEJA INVESTMENTS, LLC request(s) the above action(s) for all or a portion of Tract(s) 3 & 4, **VISTA VIEJA SUBDIVISION**, zoned RD, located on SCENIC NW, between 81ST ST NW and ALBERICOQUE PL NW containing approximately 78 acre(s). [REF: 04DRB-00825, 04DRB-01460, 05DRB-01235, 05DRB-01236] *[Deferred from 1/11/06 & 1/18/06 & 1/25/06 & 2/1/06]* (D-9) **DEFERRED AT THE BOARD'S REQUEST FOR INTERPRETATION OF R-2005-177 OF THE WESTSIDE STRATEGIC PLAN TO 2/8/06.**

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

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

5. **Project # 1001176**
06DRB-00103 Minor-SiteDev Plan Subd
06DRB-00107 Minor-Amnd SiteDev Plan Subd
- WILSON & COMPANY agent(s) for KEITH MCDANIEL request(s) the above action(s) for all or a portion of Lot(s) 19A & 17, Block(s) 14, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned SU-2 IP, located on CORONA NE, between SAN PEDRO NE and WILSHIRE NE containing approximately 3 acre(s). [REF: DRB-97-516] (C-18) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR LOT LINE ADJUSTMENT AND ADDITION OF PARKING BUMPER AND TO PLANNING FOR 3 COPIES OF THE SITE PLAN AND TO DECIDE IF THERE IS AN AMENDED SITE PLAN FOR SUBDIVISION OR NOT.**
- THE AMENDED SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR LOT LINE ADJUSTMENT AND ADDITION OF PARKING BUMPER AND TO PLANNING FOR 3 COPIES OF THE SITE PLAN AND TO DECIDE IF THERE IS AN AMENDED SITE PLAN FOR SUBDIVISION OR NOT.**
6. **Project # 1004660**
06DRB-00099 Minor-SiteDev Plan BldPermit
- CLAUDIO VIGIL ARCHITECTS agent(s) for PREMIER CONCRETE LLC request(s) the above action(s) for all or a portion of Lot(s) 14-A-2-H, **LOOP INDUSTRIAL DISTRICT, UNIT 5**, zoned SU-2 for M-1 Permissive, located on FIRESTONE DR NE, between JEFFERSON ST NE and WILSHIRE AVE NE containing approximately 2 acre(s). [REF: DRB-95-498] (C-17) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR SOLID WASTE APPROVAL, BUILD NOTE AND 3 COPIES OF THE SITE PLAN AND TO UTILITIES DEVELOPMENT FOR FIRE MARSHAL STAMP AND ADEQUATE COVERAGE FOR FIRE.**

7. **Project # 1003445**
06DRB-00075 Minor-SiteDev Plan
BldPermit

JLS ARCHITECTS agent(s) for TERRY CORLIS request(s) the above action(s) for all or a portion of Tract(s) E2 and F, **ALBUQUERQUE WEST, UNIT 1**, zoned SU-1 PDA to include C-3, located on EDUCATION PLACE NW, between PARADISE BLVD NW and PASEO DEL NORTE NW containing approximately 5 acre(s). [REF: 05EPC-00022] *[Deferred from 1/25/06]* (C-12) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR PUBLIC ACCESS EASEMENT TO BE RECORDED AND PLANNING FOR 3 COPIES OF THE SITE PLAN.**

8. **Project # 1001275**
06DRB-00076 Minor-SiteDev Plan
BldPermit/EPC

CONSENSUS PLANNING INC agent(s) for TEAM RETAIL COTTONWOOD LTD request(s) the above action(s) for all or a portion of Tract(s) 1, LOWE'S, (to be known as **COTTONWOOD COMMONS**) zoned SU-1 FOR C-1, located on OLD AIRPORT RD NW, between COTTONWOOD NW and COORS NW containing approximately 9 acre(s). [REF: CZ-82-4, CSU-88-45, Z-97-106, SC-78-38, AX-97-17] **[Stephanie Shumsky, EPC Case Planner]** *[Deferred from 1/25/06 & 2/1/06]* (A-14) **DEFERRED AT THE AGENT'S REQUEST TO 2/15/06.**

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

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

WILKS COMPANY agent(s) for TIM & TRACY JARMILLO request(s) the above action(s) for all or a portion of Lot(s) 1-P1, Block(s) 7, **CRYSTAL RIDGE SUBDIVISION, UNIT 3**, zoned R-1 residential zone, located on MAGIC SKY CT NW, between SEVEN BAR LOOP NW and BARRETT AVE NW containing approximately 1 acre(s). [REF: S-98-66, DRB-97-298,SV-97-55] (B-13) **DEFERRED AT THE BOARD'S REQUEST FOR INTERPRETATION OF R-2005-177 OF THE WESTSIDE STRATEGIC PLAN TO 2/8/06.**

10. **Project # 1001628**
06DRB-00097 Major-Final Plat Approval

BOHANNAN HUSTON INC agent(s) for JUDE BACA request(s) the above action(s) for EQUESTRIAN CENTER, **MESA RIDGE SUBDIVISION**, zoned SU-1 for PRD, located on MONTANO RD NW, between VISTA MONTANO ST NW and EQUESTRIAN DR NW containing approximately 8 acre(s). [REF: 05DRB-01166, 05DRB-01242, 05DRB-01251] (E-11) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR AMAFCA SIGNATURE AND PLANNING FOR INTERPRETATION OF R-2005-177 OF THE WESTSIDE STRATEGIC PLAN.**

11. **Project # 1004177**
06DRB-00098 Major-Final Plat Approval

BOHANNAN HUSTON agent(s) for D. R. HORTON HOMES INC, request(s) the above action(s) for all or a portion of Tract(s) 10, 11, 12 & 13, (to be known as **VENTANA HIGHLANDS UNIT 1 @ VENTANA RANCH WEST**) zoned R-LT, located on IRVING BLVD NW and VENTANA RIDGE RD NW and containing approximately 74 acre(s). (B-8) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR INTERPRETATION OF R-2005-177 OF THE WESTSIDE STRATEGIC PLAN.**

12. **Project # 1002254**
06DRB-00084 Minor-Prelim&Final Plat Approval

JEFF MORTENSEN & ASSOCIATES agent(s) for FREDERICK & ROSEMARY PALMER request(s) the above action(s) for all or a portion of Tract(s) 2A, BUENA VISTA ESTATES, UNIT 1 (to be known as **BEEHIVE VILLAGE**) zoned SU-2 IP, located on SAN PEDRO NE, between WILSHIRE AVE NE and CORONA AVE NE containing approximately 3 acre(s). [REF: 02DRB-01502, 02DRB-01503, 05AA-01702, 05DRB-01643, 05AA-01850] (C-18) **PRELIMINARY AND FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD.**

13. **Project # 1002176**
06DRB-00092 Major-Final Plat Approval
- SURVEYS SOUTHWEST LTD agent(s) for MOUNTAIN WEST DEVELOPMENT request(s) the above action(s) for all or a PORTION OF LAND IN SW 1/4 - NW 1/4 SEC 26 TION R4E TOGETHER W/ TRACT E-1, **NORTH FOUR HILLS**, zoned SU-1, located on FOUR HILLS RD SE, between LANIER DR SE and WATERFALL DR SE containing approximately 7 acre(s). (L-23) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**
14. **Project # 1004246**
06DRB-00091 Minor-Prelim&Final Plat Approval
- SURVEYS SOUTHWEST LTD agent(s) for JASON DASKALOS request(s) the above action(s) for all or a portion of Lot(s) 7-10 & 23-26, Block(s) 35, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned SU-2 - IP, located on HOLLY AVE NE and PASEO DEL NORTE NE and containing approximately 6 acre(s). [Deferred from 2/1/06] (C-18) **DEFERRED AT THE AGENT'S REQUEST TO 2/8/06.**
15. **Project # 1004505**
06DRB-00096 Minor-Prelim&Final Plat Approval
- SURVEYS SOUTHWEST LTD agent(s) for JONI MILLER ZYDECO request(s) the above action(s) for all or a portion of Lot(s) 1 THRU 8 and EAST 1/2 OF Lot(s) 9, Block(s) N, **ATLANTIC & PACIFIC ADDITION**, zoned SU-2 special neighborhood zone, located on COAL AVE SW, between 4TH ST SW and 5TH ST SW containing approximately 1 acre(s). [REF: 05DRB-01622] (K-14) **PRELIMINARY AND FINAL PLAT APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR APPROVAL OF DESIGN ELEVATIONS AND CROSS SECTIONS OF PERIMETER WALLS BY THE DRB CHAIR.**

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

RIO GRANDE ENGINEERING agent(s) for FULLER HOMES INC request(s) the above action(s) for all or a portion of Tract(s) A & B, LANDS OF HECTOR ROJO and Tract(s) 355 & 356, TOWN OF ATRSICO GRANT, (to be known as **AUTUMN VIEW SUBDIVISION**, zoned RD, R-1, located on TOWER RD SW, between COORS BLVD SW and STINSON RD SW containing approximately 15 acre(s). (L-10) **FINAL PLAT WAS DEFERRED AT THE BOARD'S REQUEST FOR INTERPRETATION OF R-2005-177 OF THE WESTSIDE STRATEGIC PLAN TO 2/8/06.**

17. **Project # 1003905**
06DRB-00105 Minor-Prelim&Final Plat Approval

ANTHONY DECK agent(s) for LOUIE CASIAS request(s) the above action(s) for all or a portion of Lot(s) 31 & 32, Block(s) B, **SANDALWOOD SUBDIVISION, UNIT 1**, zoned R-D residential and related uses zone, developing area, located on ALLWOOD DR NW, between HANOVER DR NW and INTERSTATE 40 – AMAFCA RIGHT-OF-WAY, containing approximately 1 acre(s). [REF: 05DRB-000134] (J-9) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR CORRECTION OF PROJECT NUMBER TO BE CHANGED TO APPLICATION NUMBER.**

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

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

19. **Project # 1004661**
06DRB-00101 Minor-Prelim&Final Plat
Approval

GARY HUBBARD agent(s) for J & S DEVELOPMENT INC request(s) the above action(s) for all or a portion of Lot(s) 5A, 5B, 6A, 6B, 7A & 7B, **EMIL MANN ADDITION**, zoned R-2, located on TRUMBELL AVE NE and BELL AVE NE and containing approximately 1 acre(s). (L-19) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

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

20. **Project # 1002730**
06DRB-00095 Minor-Sketch Plat or Plan

BINGHAM ENGINEERING agent(s) for BETTY BLEA, HOMES BY MARIE request(s) the above action(s) for all or a portion of Lot(s) 13A1, Block(s) 6, Tract(s) 3, **NORTH ALBUQUERQUE ACRES, UNIT 3**, zoned R-D residential and related uses zone, developing area, located on VENTURA ST NE, between CORONA AVE NE and WILSHIRE AVE NE containing approximately 4 acre(s). [REF: DRB-98-123/S-99-40] (C-20) **WITHDRAWN AT THE AGENT'S REQUEST.**

21. **Project # 1004655**
06DRB-00080 Minor-Sketch Plat or Plan

JESUS M. & MARIA D. VIZCAINO request(s) the above action(s) for all or a portion of Lot(s) 8 & 9, Block(s) 10, **LOWER BROADWAY**, zoned SU-2/M-R, located on ALAMO AVE SE, between MECHEM SE and HINKLE SE containing approximately 1 acre(s). (M-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

22. Approval of the Development Review Board Minutes for January 25, 2006. **THE DRB MINUTES FOR JANUARY 25, 2006 WERE APPROVED BY THE BOARD.**

ADJOURNED: 10:55 A.M.



CITY OF ALBUQUERQUE



PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1004359

AGENDA ITEM NO: 18

SUBJECT:

Final Plat
Preliminary Plat

ACTION REQUESTED:

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

P.O. Box 1293

ENGINEERING COMMENTS:

Albuquerque

An approved drainage report dated 10-24-05 is on file for Preliminary Plat approval.
An approved infrastructure list is required for Preliminary Plat approval.

MRGCD approval required prior to sign off

New Mexico 87103

RESOLUTION:

2-8-06

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

www.cabq.gov

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: February 1, 2006

PLANNING TRACKING LOG

Date	Project Name & #	Action Request	Action Taken
8/10/05	Rues Duranes Addition Proj. 100 4359	Sketch	Comments Given
2/1/06	Same	Draw & Seal	

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
August 10, 2005
DRB Comments

ITEM # 13

PROJECT # 1004359

APPLICATION # 05-01244

Re: Rice's Duranes Addition, Unit 1/sketch plat

The AGIS aerial shows two structures existing on this property...one actually exists on this lot & the one adjacent to it. Are these structures going to be demolished?

Request meets lot size requirements for the R-2 zone.

Any perimeter walls adjacent to either Rice or Duranes will require DRB Chair design approval following Section 14-16-3-19 of the Comprehensive Zone Code.

*Planning
take delegation
initiate
structures
gone.*



Sheran Matson, AICP

DRB Chair 924-3880

Fax 924-3864 smatson@cabq.gov



IMPACT FEES – # 1004359

Development Review Board 8/10/05 Agenda Item #13
Sketch Plat: Lot 17, Rice's Duranes Addition

Construction of each new single family residence will require payment of Impact Fees. Based on a house size between 1,500 square feet and 2,499 square feet, it is estimated that impact fees will total approximately \$1,296 if a building permit is obtained by December 30, 2005, \$2,554 if a permit is obtained prior to December 29, 2006, and \$3,812 thereafter.

JACK CLOUD
IMPACT FEE ADMINISTRATOR

Late Mesa 9/9/05



IMPACT FEES - # 1004359

**Development Review Board 9/7/05 Agenda Item #15
Sketch Plat: Lots 306 and 307, Rio Grande Heights Addition**

No Impact Fees payment will be required as this is an adjustment of a property line between two existing homes.

**JACK CLOUD
IMPACT FEE ADMINISTRATOR**

Current DRC

Project Number: _____

FIGURE 12

Date Submitted: 02/15/07

Date Site Plan Approved: _____

Date Preliminary Plat Approved: 02/15/07

Date Preliminary Plat Expires: 02/15/07

DRB Project No.: 1004359

DRB Application No.: 06DRB-00100

#13

ORIGINAL

INFRASTRUCTURE LIST

(Rev. 9-20-05)

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

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

TOWNHOUSES AT RICE AVE.

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

LOT 17 RICE'S DURANES ADDITION

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Crst Engineer
		# 66 SF ± 161.5 LF	4' SIDE WALK CONCRETE	ALONG SOUTH PL. SE CORNER TO WEST END			/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/

ORIGINAL

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

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Cnst Engineer
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
Approval of Creditable Items:							Approval of Creditable Items:		
Impact Fee Administrator Signature Date							City User Dept. Signature Date		

NOTES

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

- 1 _____

- 2 _____

- 3 _____

AGENT / OWNER

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

CALIFORNIA DEVELOPMENT
NAME (print)

Sharon Matson 2/15/06 DRB CHAIR - date
Christina Sandoval 2/15/06 PARKS & RECREATION - date

FIRM

TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

Mike Eaves
SIGNATURE - date
by: [Signature]

[Signature] 2-15-06

William J. Poch 2/15/06
UTILITY DEVELOPMENT - date

Bradley L. Bingham 2/15/06
CITY ENGINEER - date

_____ - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER

#13

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

PAID RECEIPT

APPLICANT NAME CALIFERRA DEVELOPMENT
AGENT MARK SNAPP
ADDRESS 1037 LAS
PROJECT & APP # 1004359 / 06DRB 00100
PROJECT NAME RICES DURANES ADDITION

\$ _____ 441032/3424000 Conflict Management Fee

\$ 50.00 441006/4983000 DRB Actions DEFERRAL

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

\$ _____ 441018/4971000 Public Notification

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

\$ 50.00 TOTAL AMOUNT DUE

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

City Of Albuquerque
Treasury Division

2/15/2006 9:14AM LOC: ANNX
RECEIPT# 00054801 WSH 006 TRANS# 0006
Account 441006 Fund 0110
Activity 4983000 TRSEJA
Trans Amt \$50.00
J24 Misc

\$50.00

CK \$50.00
CHANGE \$0.00

Thank You

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: CALTEERRA DEVELOPMENT PHONE: 505-259-5210
 ADDRESS: 601 MADRA NE FAX: _____
 CITY: ABQ STATE NM ZIP 87108 E-MAIL: _____
 Proprietary interest in site: OWNER List all owners: MIKE FAYES
 AGENT (if any): MARK SWAPP PHONE: 350-3802
 ADDRESS: 1037 LAS GRONDEAS FAX: _____
 CITY: ABQ NM STATE 87107 ZIP _____ E-MAIL: _____

DESCRIPTION OF REQUEST: MINOR SUBDIVISION FOR THREE TOWNHOUSES

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. LOT 17 Block: _____ Unit: 1
 Subdiv. / Addn. RICE'S DURANES ADDITION
 Current Zoning: R-2 Proposed zoning: R-2
 Zone Atlas page(s): H-12-Z No. of existing lots: 1 No. of proposed lots: 3
 Total area of site (acres): .2236 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. 10125950028510501 MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: RIO GRANDE & INDIAN SCHOOL
 Between: RICE NW and _____

CASE HISTORY:

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

05 DRB-01244

Check-off if project was previously reviewed by Sketch Plat/Plan?, or Pre-application Review Team?. Date of review: 8.2.05

SIGNATURE W. Mark Swapp DATE 1.24.06

(Print) W. Mark Swapp Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 4/04

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>06DRB-00100</u>	<u>P&E</u>	<u>5(3)</u>	<u>\$ 355.00</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	<u>CMF</u>	_____	<u>\$ 20.00</u>
<input type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> E.H.D.P. fee rebate	_____	_____	_____	\$ _____
	Hearing date <u>02/01/06</u>			Total <u>\$ 375.00</u>

Sandy Handley 01/24/06

Project # 1004359

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

SKETCH PLAT REVIEW AND COMMENT

YOUR ATTENDANCE IS REQUIRED.

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

MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT

Your attendance is required.

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

Extensions are not reviewed through internal routing.

Extension of preliminary plat approval expires after one year.

MAJOR SUBDIVISION FINAL PLAT APPROVAL

Your attendance is required.

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

DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.

MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL

Your attendance is required.

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

Infrastructure list if required (verify with DRB Engineer) NO INTERNAL ROUTING

DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.

AMENDMENT TO PRELIMINARY PLAT (with minor changes)

Your attendance is required.

AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)

AMENDMENT TO GRADING PLAN (with minor changes)

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

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

Amended preliminary plat approval expires after one year

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

W. MARK SWAPP
Applicant name (print)
[Signature]
Applicant signature / date

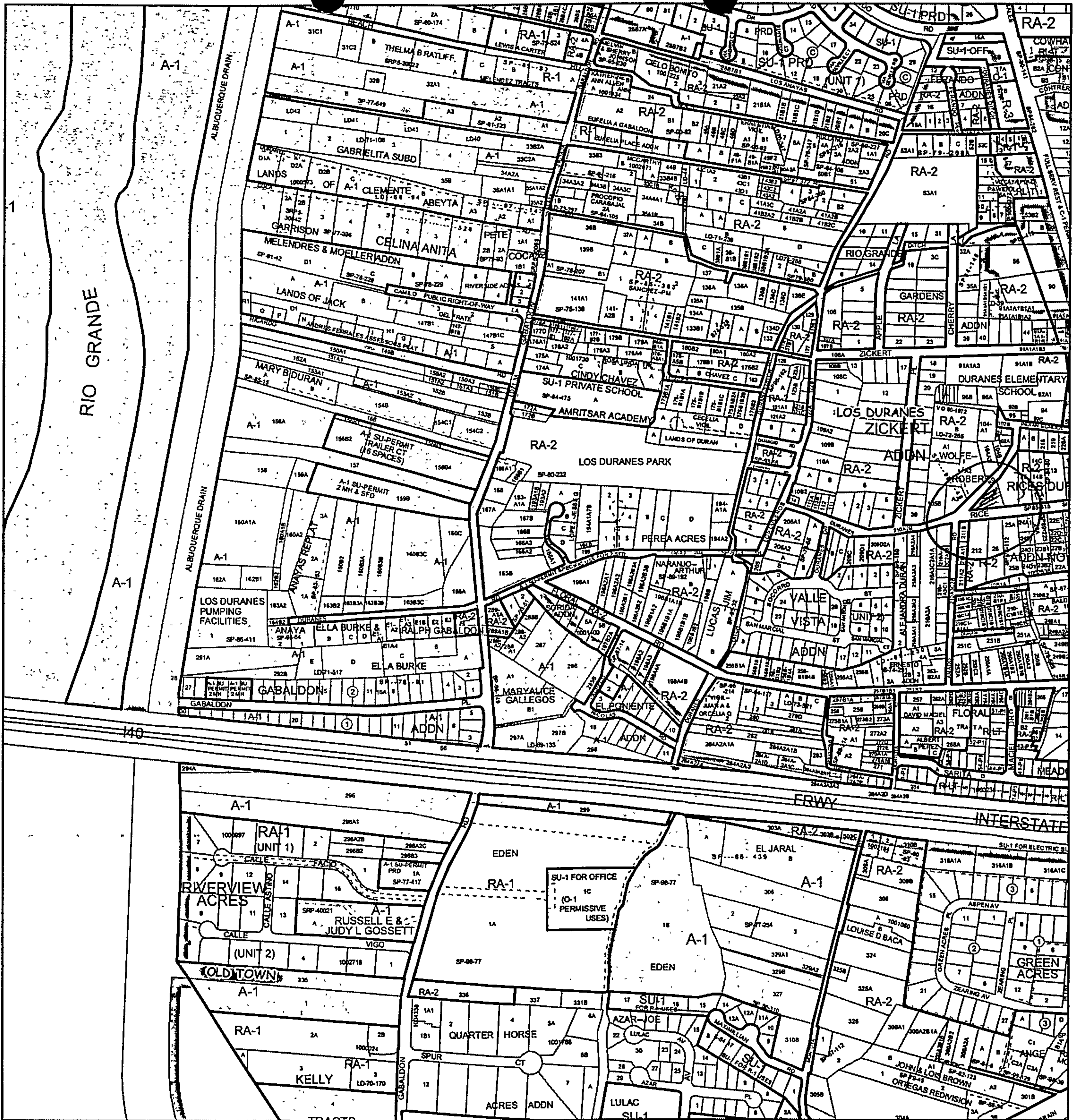


Form revised 8/04, 1/05 & 10/05

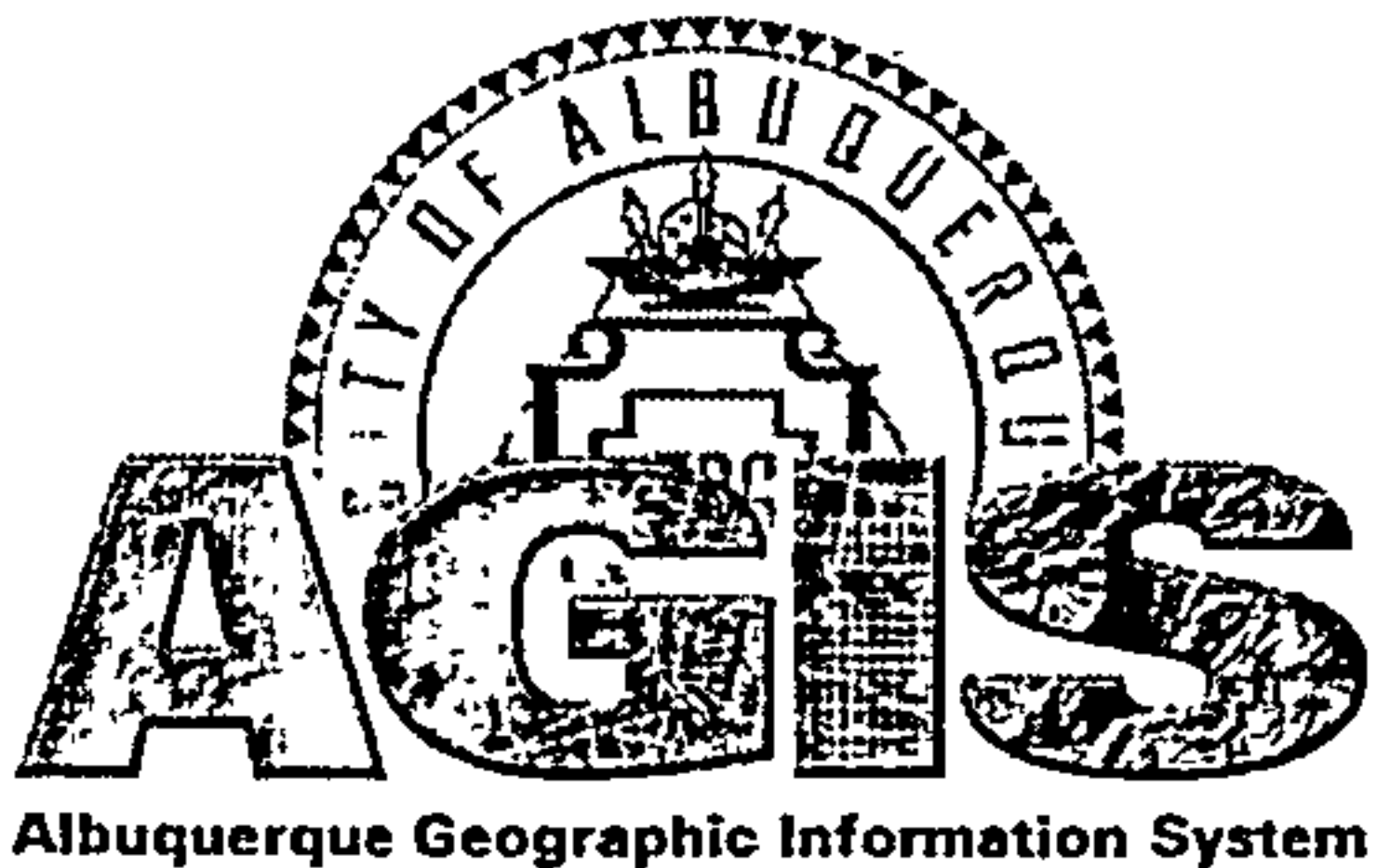
- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers
06DRB- - 00100
- - -
- - -

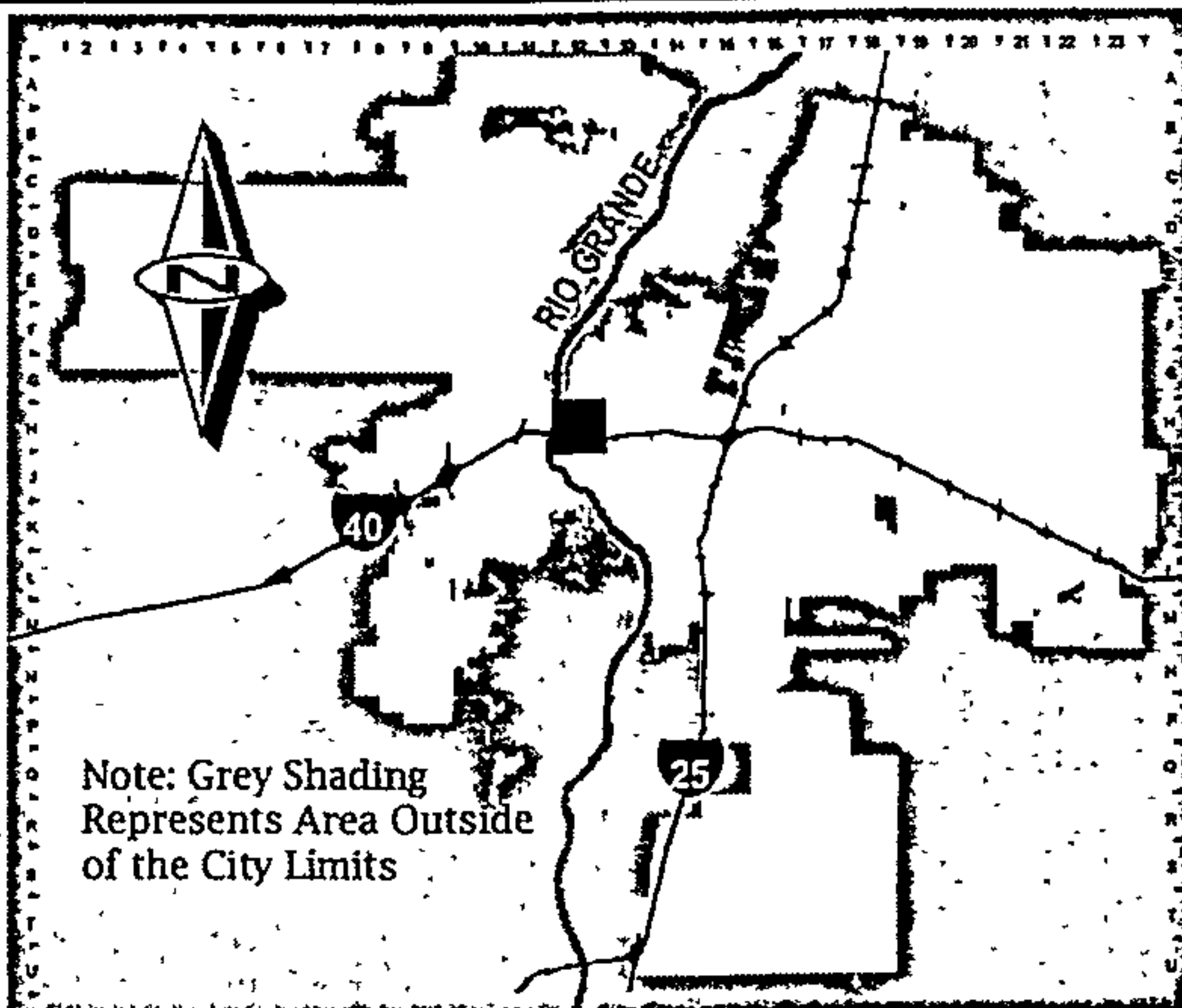
Sandy Handley 01/24/06
Planner signature / date
Project # 1004359



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



Map amended through: 11/2/2005

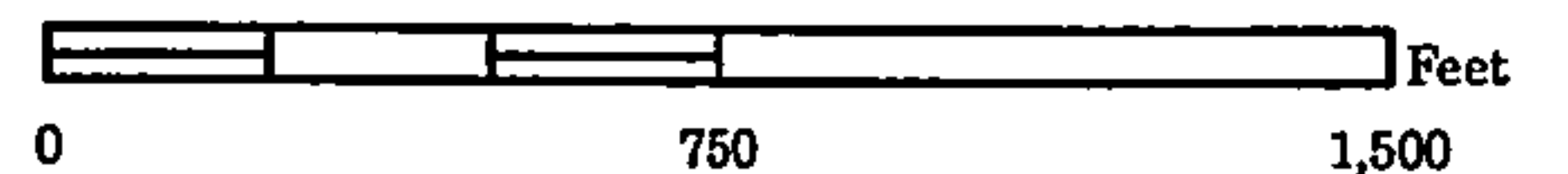


Note: Grey Shading Represents Area Outside of the City Limits

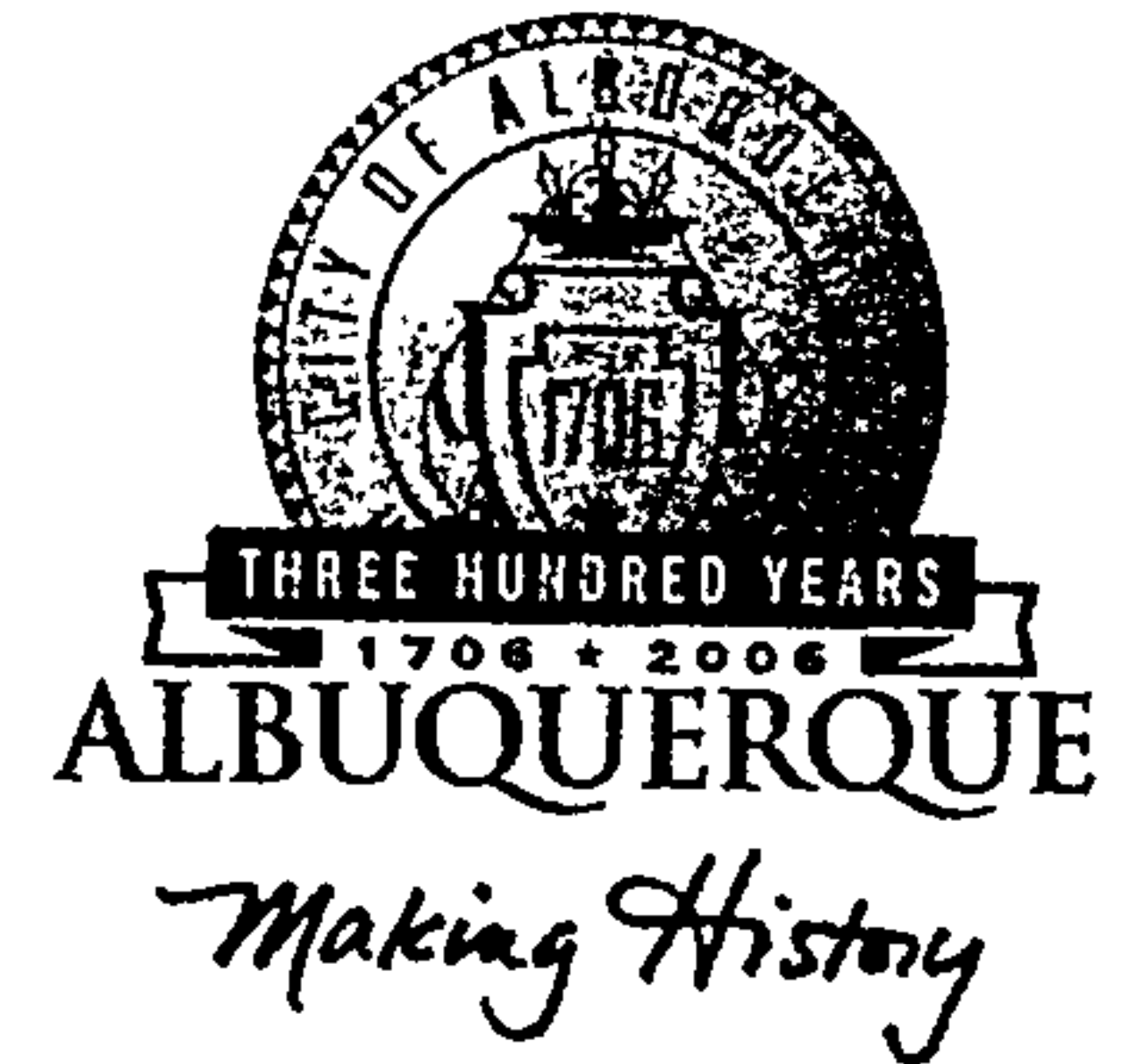
Zone Atlas Page:
H-12-Z

Selected Symbols

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



CITY OF ALBUQUERQUE



November 2, 2005

Richard Burton, P.E.
Burton Engineers
2900 Vista Grande NW
Albuquerque, NM 87120

**Re: Lot 17 Rice's Duranes Addition, Westerly Portion Lot 17
Grading and Drainage Plan
Engineer's Stamp dated 10-24-05 (H12-D15)**

Dear Mr. Burton,

P.O. Box 1293

Based upon the information provided in your submittal dated 10-24-05, the above referenced plan is approved for Preliminary Plat.

If you have any questions, you can contact me at 924-3695.

Albuquerque

New Mexico 87103

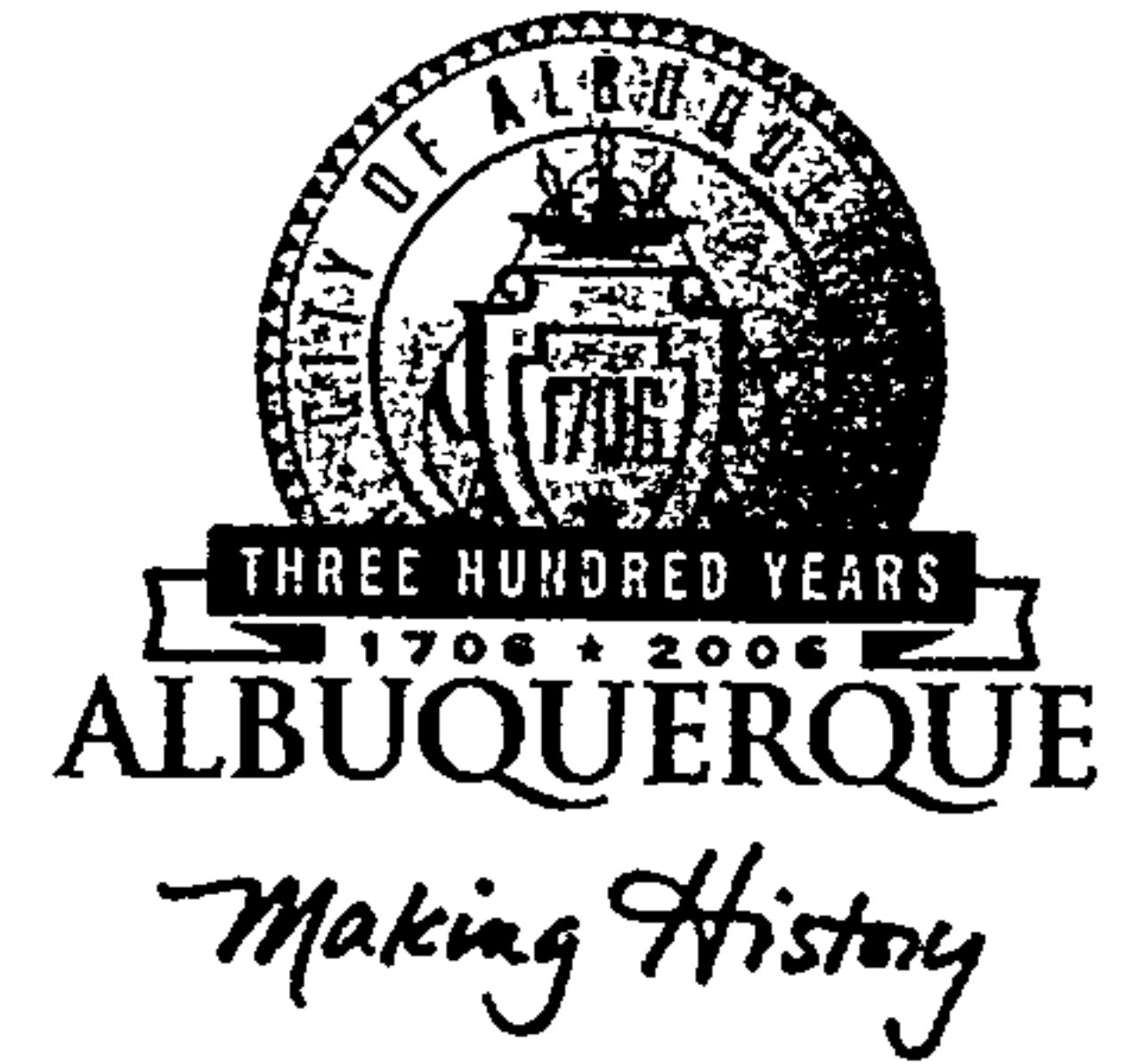
www.cabq.gov

Sincerely,

Rudy E. Rael Associate Engineer
Planning Department.
Development and Building Services

C: File

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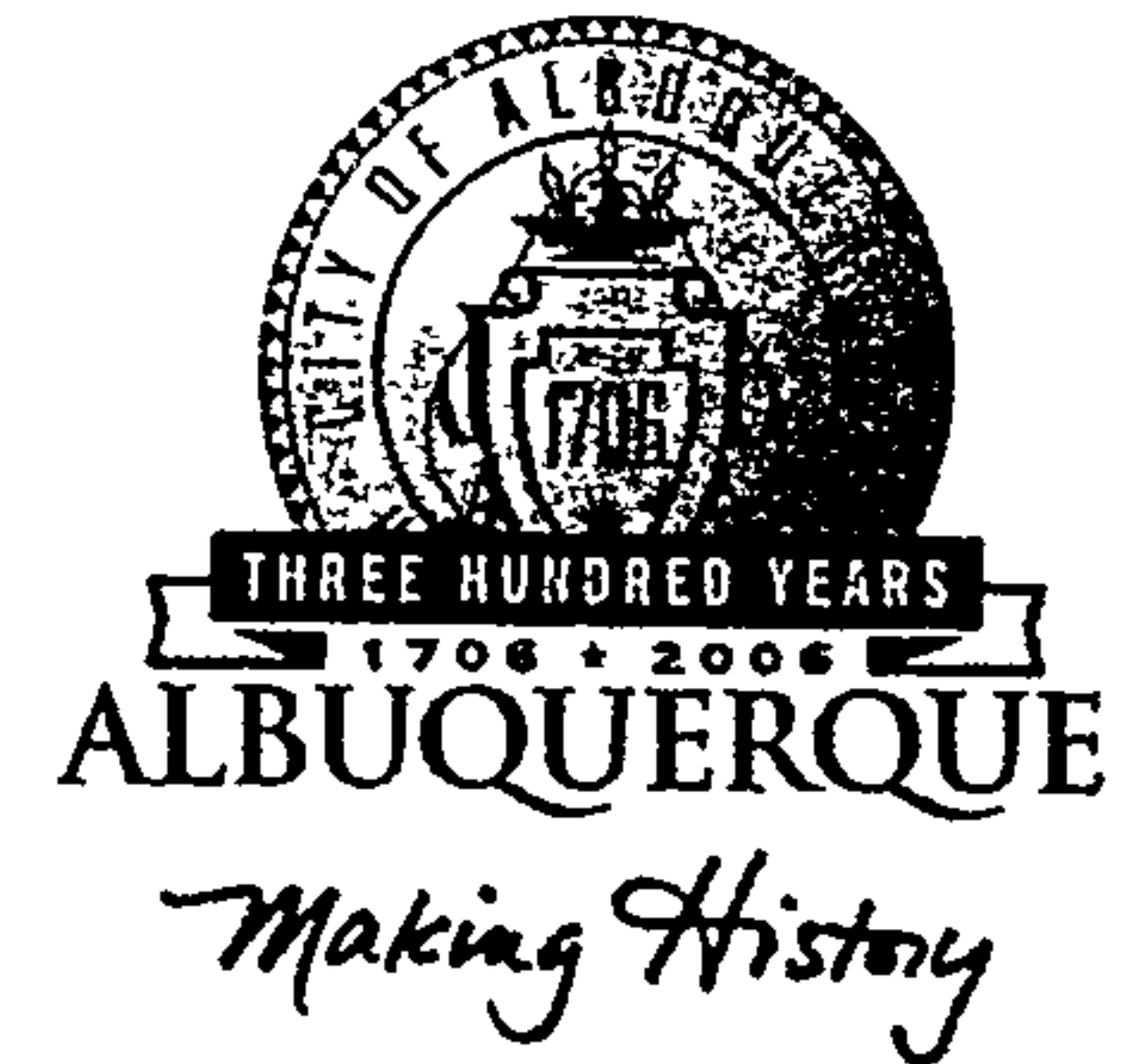
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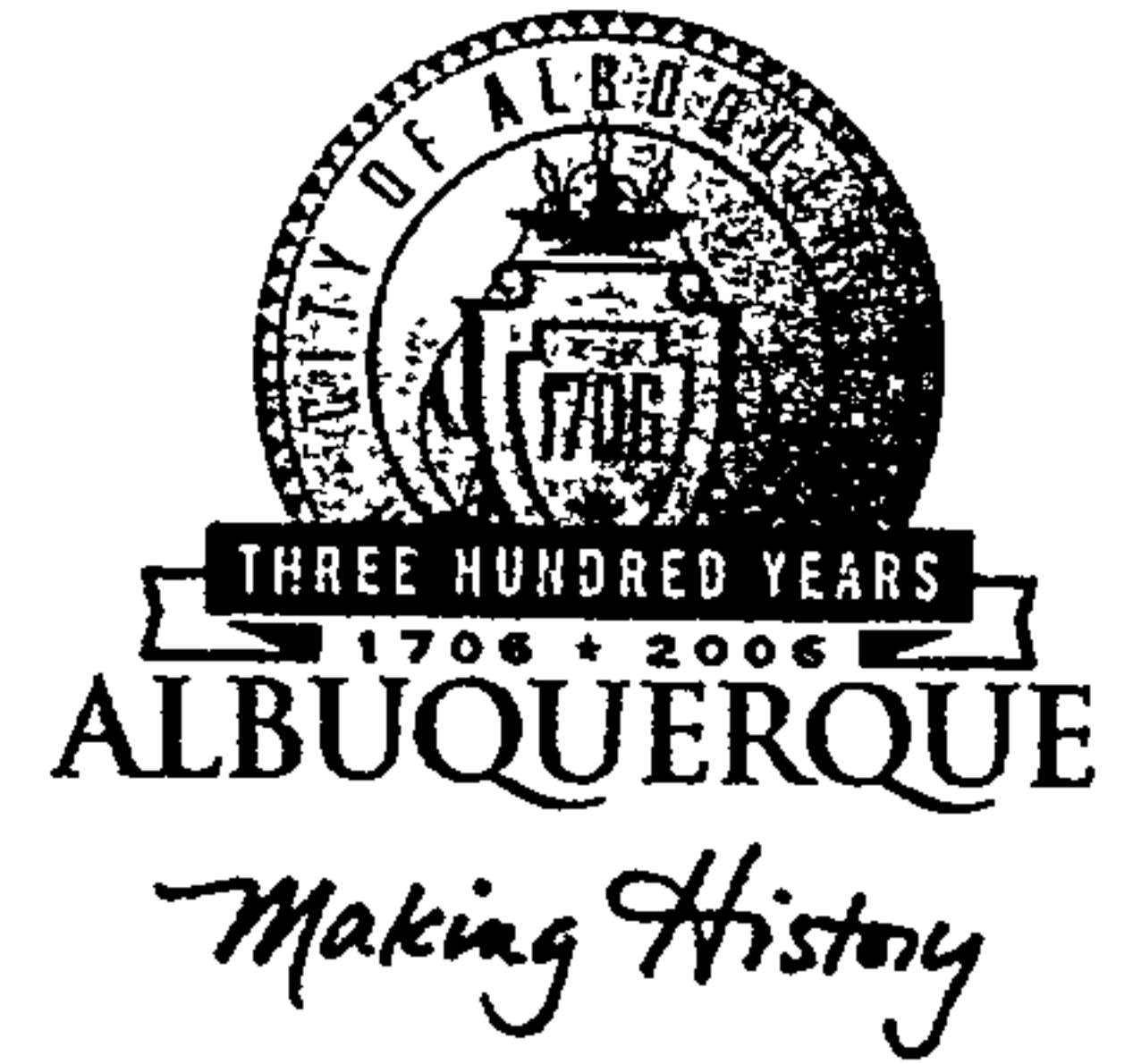
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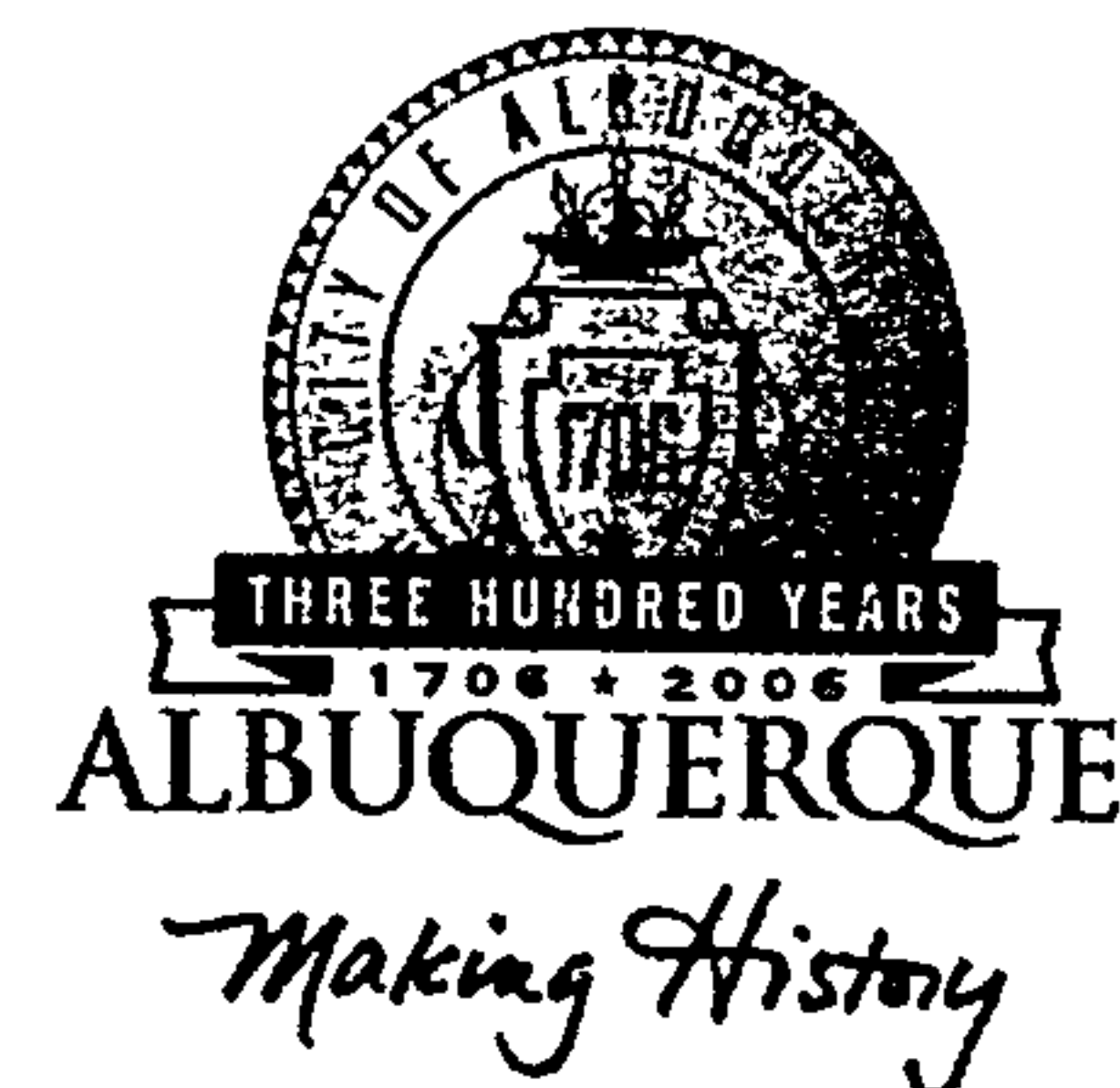
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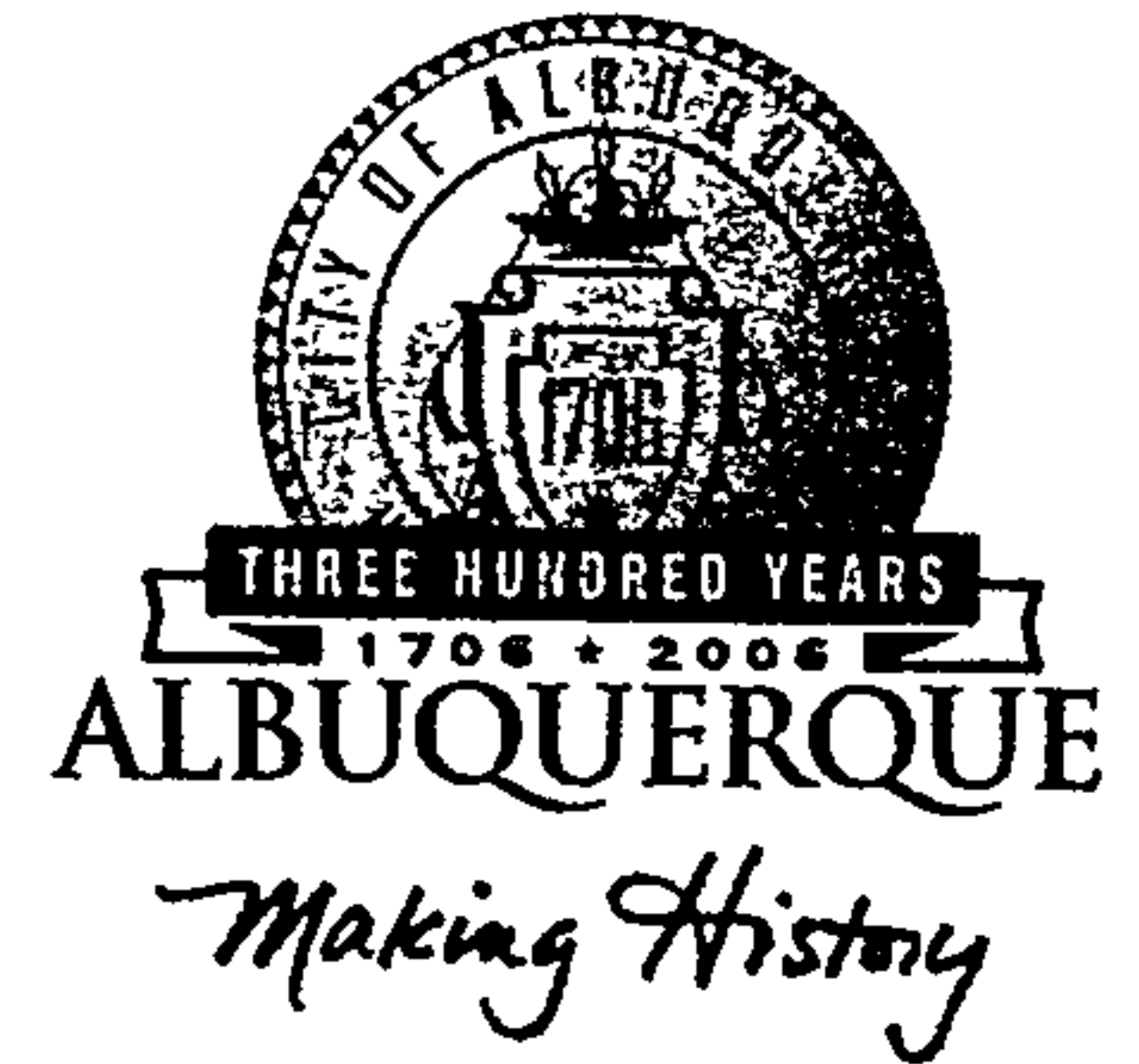
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Development and Building Services

New Mexico 87103

www.cabq.gov

C: File

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

PAID RECEIPT

APPLICANT NAME CALTEERRA DEVELOPMENT
 AGENT MARK SNAPP
 ADDRESS 1037 LAS GOLONANAS
 PROJECT & APP # 1004359 / 06DRB 00100
 PROJECT NAME LT. IT RICE'S DURANES ADDITION

\$ 70.00 441032/3424000 Conflict Management Fee

\$ 355.00 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

\$ 375.00 TOTAL AMOUNT DUE

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

1/24/2006
 RECEIPT# 1047
 ACCOUNT# 441032
 ACTIVITY# 3424000
 TRANS# 00100
 J24 MIC

MARK W SNAPP 309-05
 1037 LAS GOLONDRINAS CT NW
 ALBUQUERQUE, NM 87107

Date 1-24-06 95-78/1070 866

Pay to the Order of CITY OF ALBUQUERQUE \$ 375.00

THREE HUNDRED SEVENTY FIVE Dollars

Compass Bank
 Albuquerque, New Mexico

For RICE DURANES

1070007831 25061203331 1047

1/24/2006
 RECEIPT# 00051445 WSH 008 TRANS# 0021
 Account# 441032 Fund 0110
 ACTIVITY# 3424000 TRSCCS
 Trans Amt \$375.00
 J24 Mic

*****DUPLICATE*****
 City of Albuquerque
 Treasury Division

11:10AM LOC: ANNX
 RECEIPT# 00051445 WSH 008 TRANS# 0021
 Fund 0110 TRSCCS
 \$375.00

\$20.00
 Thank You

Marylyn Maldonado

PM 1004359

1902

No. of Lots: 3
Nearest Major Streets: RICE AVE &
DURANES

FIGURE 12

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

**AGREEMENT TO CONSTRUCT
PUBLIC AND/OR PRIVATE SUBDIVISION IMPROVEMENTS**

THIS AGREEMENT is made this 21st day of February, 2006, by and between the City of Albuquerque, New Mexico ("City"), a municipal corporation, whose address is P. O. Box 1293 (One Civic Plaza), Albuquerque, New Mexico 87103, and CALITERRA DEV. LLC ("Subdivider"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:] LLC, whose address is 601 MADRERA NE. ALB. NM. 87108 and whose telephone number is 505-259-5210, is made in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

1. Recital. The Subdivider is developing certain lands within the City of Albuquerque, Bernalillo County, New Mexico, known as [existing legal description:] LOT 17 RICES DURANES ADDITION, recorded on MAY 12 1969 in the records of the Bernalillo County Clerk at Book D 4, pages 77 through 77 (the "Subdivision"). The Subdivider certifies that the Subdivision is owned by [state the name of the present real property owner exactly as shown on the real estate document conveying title in the Subdivision to the present owner:] CALITERRA DEV LLC ("Owner").

The Subdivider has submitted and the City has approved a preliminary plat or Site Development Plan identified as TOWNHOUSES AT RICE AVE describing Subdivider's Property.

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

2. Improvements and Construction Deadline. The Subdivider agrees to install and complete the public and/or private improvements described in Exhibit A, the required infrastructure listing ("Improvements"), to the satisfaction of the City, on or before the 2 day of FEB, 2008 ("Construction Completion Deadline"), at no cost to the City. The Improvements are shown in greater detail on the Subdivider's proposed and approved plans, which have been filed with the City Engineer and are identified as Project No. 770681.

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

* LOT 17 WAS DIVIDED BY SPECIAL WARRANTY DEED
FILED: SEPTEMBER 24, 1969 IN BOOK D 866, PAGE 666



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

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

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

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

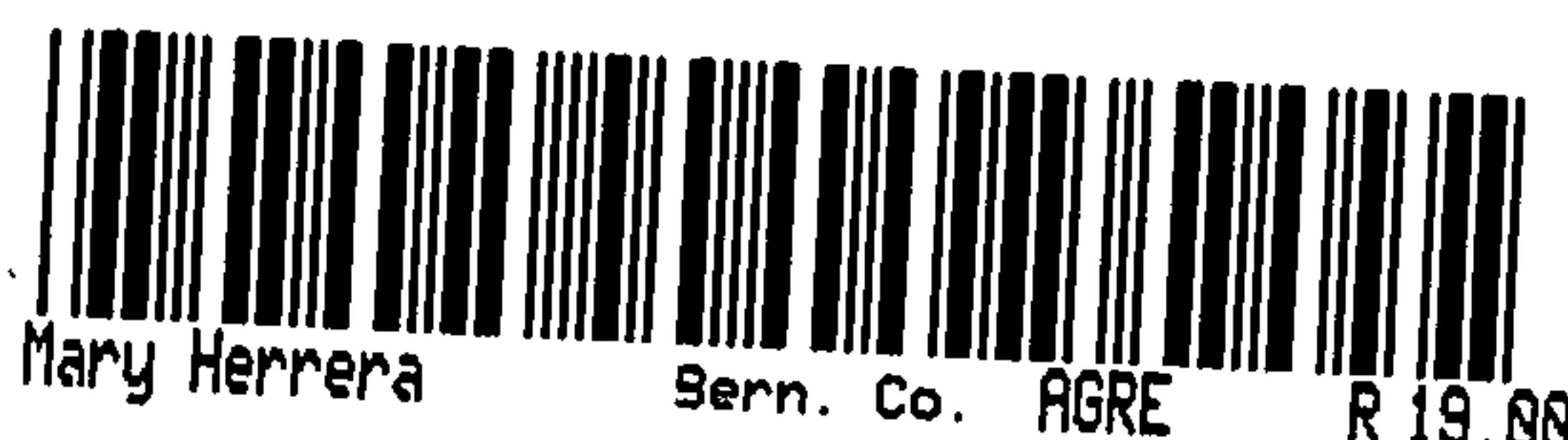
<u>Type of Fee</u>	<u>Amount</u>
<u>Engineering Fee</u>	<u>3.25% of Actual Construction Cost</u>
<u>Excavation And Sidewalk Ordinance, Street Restoration Fees</u>	<u>As per required City - approved estimate. (Figure 7)</u>

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

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

A. Construction Surveying. Construction surveying for the construction of the public Improvements shall be performed by HERMIT, and construction surveying of the private Improvements shall be performed by N/A. If the construction surveying is performed by an entity other than the City, the City may monitor the construction surveying and the Subdivider shall ensure that the construction surveying entity provides all construction surveying field notes, plats, reports and related data to the City which the City requires for review. Record drawings shall be provided by the entity performing the survey. The Subdivider shall pay the City a reasonable fee for any construction surveying performed by the City.

B. Construction Inspection Methods. Inspection of the construction of the public Improvements shall be performed by HERMIT, and inspection of the private Improvements shall be performed by N/A, both New Mexico Registered Professional Engineers. If the inspection is performed by an entity other than the City, the City may monitor the inspection and the Subdivider



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

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

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

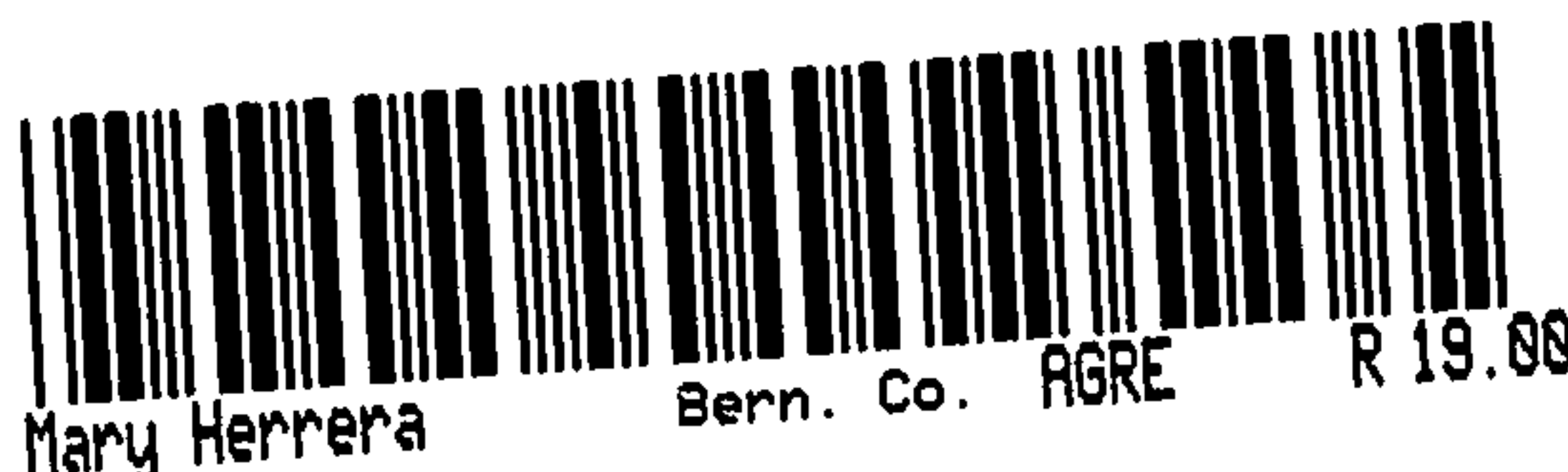
5. Financial Guaranty. If final plat approval is not requested prior to construction of the Subdivision, a financial guaranty is not required. If final plat approval is requested, the Subdivider must provide the City with a financial guaranty in an amount of not less than 125% of the estimated cost of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

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

✓ Type of Financial Guaranty: CASHIER'S CHECK # 000400861
Amount: \$ 2595.17 Name of Financial Institution or Surety
providing Guaranty: U.S. N. MEX. FEDERAL CREDIT UNION
Date City first able to call Guaranty: 2 FEB 2008
[Construction Completion Deadline]: 2 FEB 2008
If Guaranty other than a Bond, last day City able to call Guaranty is:
2 APRIL 2008
Additional information: N/A

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

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



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

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

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

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

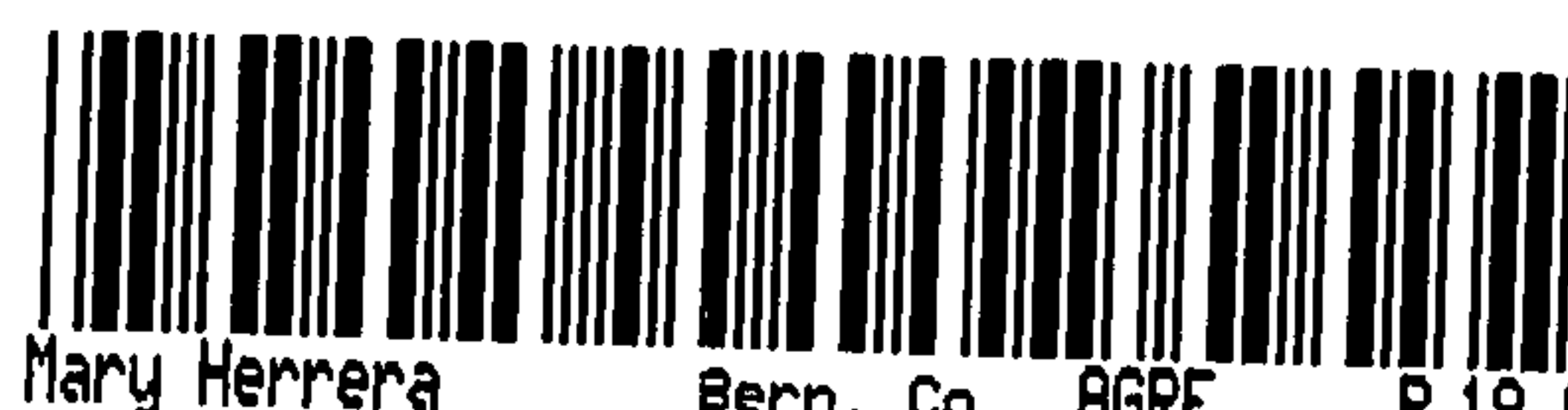
(1) A revised Financial Guaranty in an amount of not less than 125% of the cost of completing the remaining Improvements, as estimated by the City;

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

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

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

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



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

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

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

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

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

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

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

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

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

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

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



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

SUBDIVIDER:

By [Signature]: [Signature]
Name: CALITERRA DEV. LLC
Title: MANAGING PARTNER
Dated: 2-15-06

CITY OF ALBUQUERQUE

[Signature]
City Engineer
Dated: 2-21-06
[Signature] 2/21/06

[Signature]
2-16-06

SUBDIVIDER'S NOTARY

STATE OF New Mexico
COUNTY OF Bernalillo) ss.

This instrument was acknowledged before me on 15 day of February, 20 06 by [name of person:] MICHAEL A. EAVES, [title or capacity, for instance, "President" or "Owner":] MANAGING PARTNER, CALITERRA DEV. LLC of [Subdivider:]

[Signature]
Notary Public

My Commission Expires:
March 19, 2008

CITY'S NOTARY

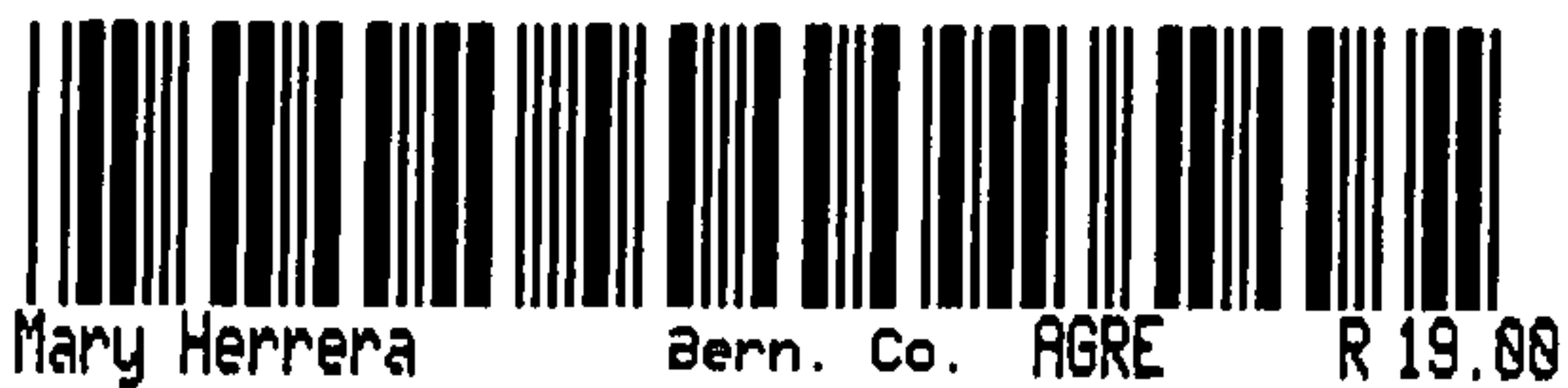
STATE OF NEW MEXICO)
COUNTY OF BERNALILLO)) ss.

This instrument was acknowledged before me on 21st day of February, 20 06 by Richard Xourte, City Engineer of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

[Signature]
Notary Public

My Commission Expires:
11-25-2007

EXHIBIT A AND POWER OF ATTORNEY ATTACHED



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Page: 6 of 6
02/21/2006 04:11P
Bk-A112 Pg-4453

POWER OF ATTORNEY

NOTE: Must be signed and notarized

ORIGINAL

INFRASTRUCTURE LIST

(Rev. 9-20-05)

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

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

TOWNHOUSES AT RICE AVE.

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

LOT 17 RICE'S DURANES ADDITION

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

Financially Guaranteed	Constructed Under	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Cnst Engineer
DRC # <u>77565/</u>	DRC # <u>building permit</u>	<u>161.5 LF</u>	<u>4' SIDEWALK CONCRETE</u>	<u>ALONG SOUTH PL SE CORNER TO WEST END,</u>			/	/	/
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The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing. The items listed below are subject to the standard SIA requirements.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Cnst Engineer
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
Approval of Creditable Items:							Approval of Creditable Items:		
Impact Fee Administrator Signature * Date							City User Dept. Signature Date		

NOTES

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

- 1 _____
- 2 _____
- 3 _____

AGENT / OWNER DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

~~CALIFORNIA DEVELOPMENT~~
NAME (print)

[Signature] 2/15/06 DRB CHAIR - date
[Signature] 2/15/06 PARKS & RECREATION - date

FIRM
Mike Eaves
SIGNATURE - date

[Signature] 2-15-06 TRANSPORTATION DEVELOPMENT - date
William J. Polch 2/15/06 UTILITY DEVELOPMENT - date
Bradley L. Bingham 2/15/06 CITY ENGINEER - date

AMAFCA - date
_____- date
_____- date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER

FINANCIAL GUARANTY AMOUNT

02/15/2006

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

Project Description:

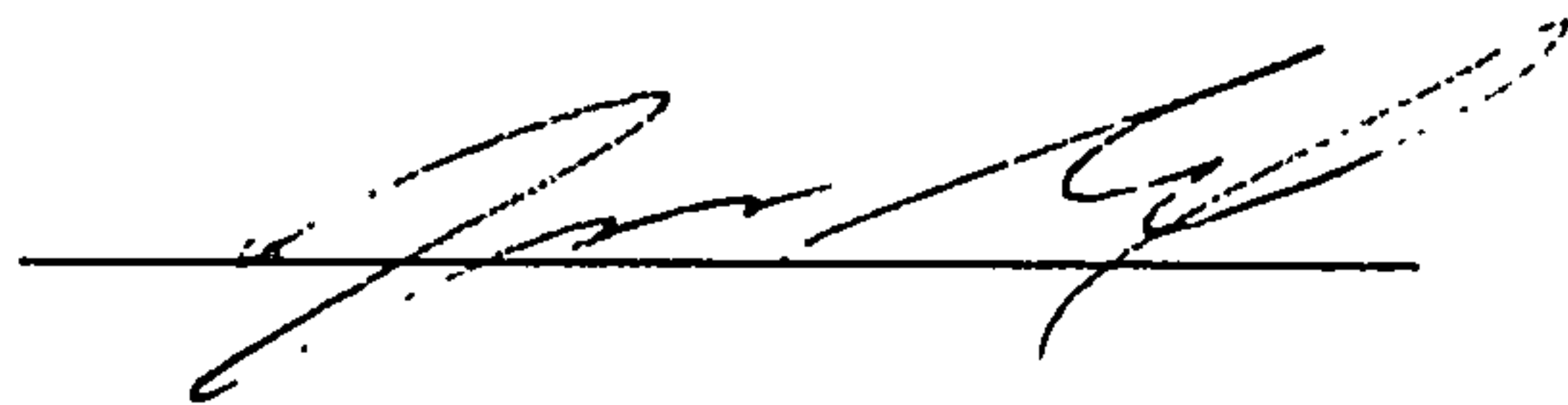
Project ID #: 778681, Rice Duranes Addition Sidewalks, Phase/Unit #: 1

Requested By: **Michael Eaves w/ Caliterra Dev LLC**

Approved estimate amount:		\$1,790.86
Contingency Amount:	0.00%	\$.00
Subtotal:		\$1,790.86
NMGRT	6.75%	\$120.88
Subtotal:		\$1,911.74
Engineering Fee	6.60%	\$126.17
Testing Fee	2.00%	\$38.23
Subtotal:		\$2,076.14
FINANCIAL GUARANTY RATE		1.25
Retainage Amount:		\$.00
TOTAL FINANCIAL GUARANTY REQUIRED		<u>\$2,595.17</u>

APPROVAL:

DATE:



2-15-2006

Notes: sidewalks to be built w/ buiding permit

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE

- Storm Drainage Cost Allocation Plan

Supplemental form

S Z ZONING & PLANNING

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

L A APPEAL / PROTEST of...

- 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.

APPLICANT INFORMATION:

NAME: CALITERRA DEVELOPMENT PHONE: 505.259.5210
 ADDRESS: 601 MADIRA NE FAX: _____
 CITY: ALBUQUERQUE STATE NM ZIP 87108 E-MAIL: _____
 Proprietary interest in site: OWNER List all owners: _____
 AGENT (if any): MICHAEL EAVES PHONE: 505.259.5210
 ADDRESS: 601 MADIRA NE FAX: _____
 CITY: ALBUQUERQUE STATE NM ZIP 87108 E-MAIL: _____

DESCRIPTION OF REQUEST: MINOR SUBDIVISION FOR THREE TOWNHOUSE LOTS OF LOT 17.

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. LOT 17 Block: _____ Unit: 1
 Subdiv. / Addn. RICE'S DURANES ADDITION
 Current Zoning: R-2 Proposed zoning: R-2
 Zone Atlas page(s): H-12-Z No. of existing lots: 1 No. of proposed lots: 3
 Total area of site (acres): .2236 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. 10125950028510501 MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: RIO GRANDE BLVD & INDIAN SCHOOL

Between: _____ and _____

CASE HISTORY:

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

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: 7-26-05

SIGNATURE [Signature] DATE 8-2-05
 (Print) MICHAEL EAVES _____ Applicant _____ Agent

FOR OFFICIAL USE ONLY

Form revised 4/04

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>05DRB - 01244</u>	<u>SK</u>	_____	\$ <u>0</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
	Hearing date <u>August 10, 2005</u>			Total \$ <u>0</u>

[Signature] 8/2/05
 Planner signature / date

Project # 1004359

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

SKETCH PLAT REVIEW AND COMMENT

YOUR ATTENDANCE IS REQUIRED.

- ~~NA~~ 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
- ~~NA~~ Any original and/or related file numbers are listed on the cover application

MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT

Your attendance is required.

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

Extensions are not reviewed through internal routing.

Extension of preliminary plat approval expires after one year.

MAJOR SUBDIVISION FINAL PLAT APPROVAL

Your attendance is required.

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

MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL

Your attendance is required.

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

AMENDMENT TO PRELIMINARY PLAT (with minor changes)

Your attendance is required.

AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)

AMENDMENT TO GRADING PLAN (with minor changes)

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

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

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

MICHAEL ELVES
Applicant name (print)

M. Elves 8.5.05
Applicant signature / date



Form revised 8/04 & 1/05

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

Application case numbers
OSDRB - 01244

Auchen Spau 8/2/05
 Planner signature / date
Project # 1004359

August 2, 2005

City of Albuquerque
Planning Department

Re: Sketch Plat Review

Summary:

Caliterra Development is requesting a minor subdivision of Lot 17, Rice's Duranes Addition 1 into three lots for the purpose of constructing three two story townhouses.

The current zoning is R-2 with no zone change required. The townhouses will conform to RT zoning regulations.

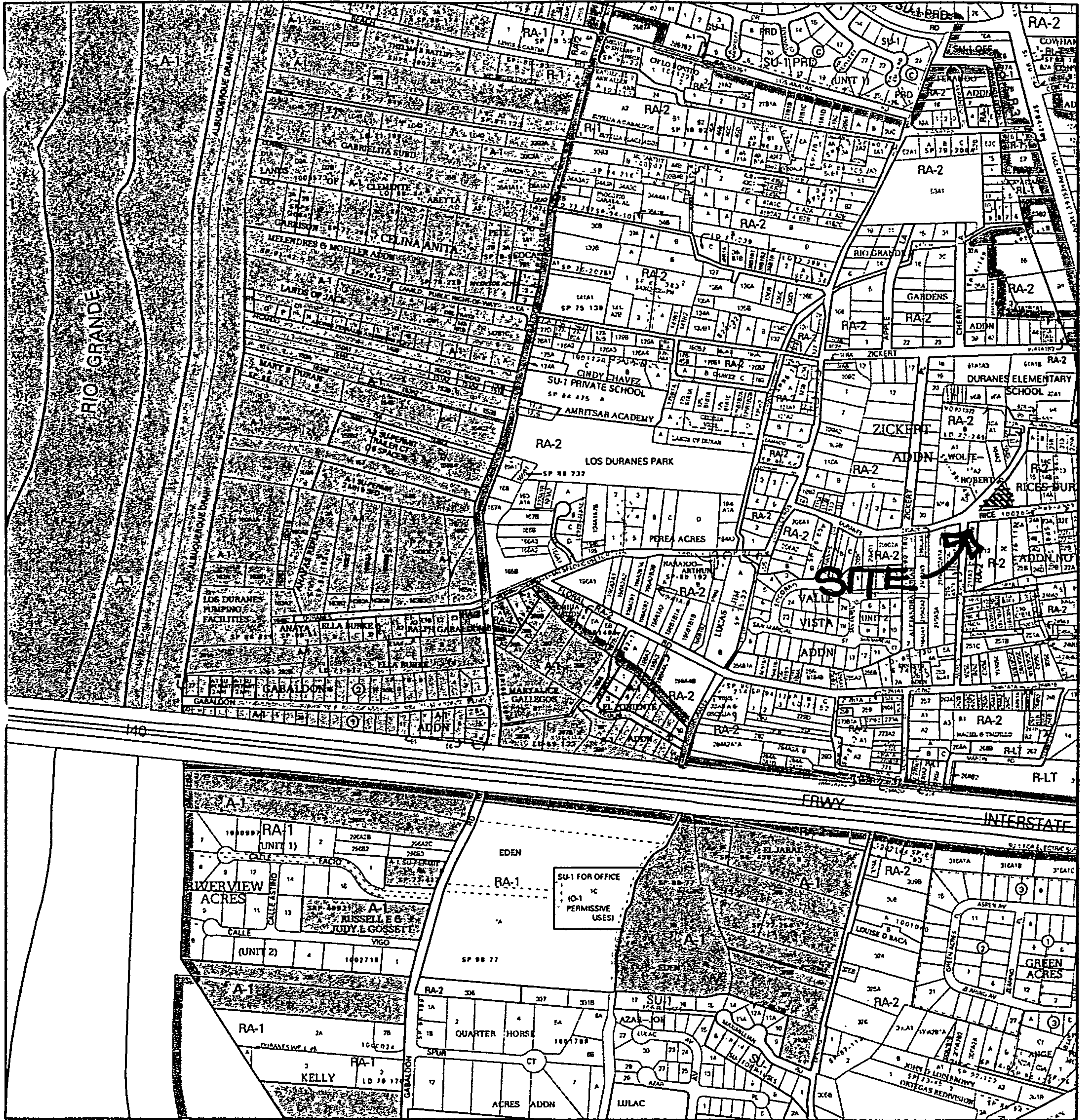
Two curb cuts are proposed on Rice Ave.

Utilities will enter the proposed lots from Rice Ave.

The rear yards of each townhouse will be enclosed with a six foot high fence.

Each town house will be approximately 1,600 – 1,800 SF total living area each .

Both Rice Ave. and Duranes Rd. are paved.



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

AGIS
Albuquerque Geographic Information System

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
H-12-Z

Selected Symbols

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

0 750 1,500 Feet

Map amended through: Apr 07, 2005

