20

Complete ag 7/17/07

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.: **07DRB-70097 (P&F)** Project # **1004361**

Project Name: **TULANE TOWNHOMES**

Agent: CHESH ENT INC Phone No.: 991-3213

Your request for (**SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN),** was approved on 7/11/07 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- ☐ TRANSPORTATION: _____
- ☐ _____
- ☐ _____
- ☐ _____
- ☐ _____

- ☐ UTILITIES: _____
- ☐ _____
- ☐ _____
- ☐ _____
- ☐ _____

- ☐ CITY ENGINEER / AMAFCA: _____
- ☐ _____
- ☐ _____
- ☐ _____
- ☐ _____

- ☐ PARKS / CIP: _____
- ☐ _____
- ☐ _____
- ☐ _____
- ☐ _____

- ☑ PLANNING (Last to sign): record real property signs the plat. — Legal - Rm 4015 11th Floor City | County Bldg - Scott Howell - Linda Adamski (SP)
- ☐ _____
- ☐ _____
- ☐ _____

- ☒ **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~~ Assessor - verified UPC (~~1004361~~) # (5)
  - -Recording fee (checks payable to the County Clerk). RECORDED DATE: _____
  - -Tax printout from the County ~~Assessor~~ Treasurer (*Not allowed - don't have most current info per directive given early 7/07)
  - ☑ **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.** ~~Not required~~
  - ☐ **Property Management's signature must be obtained prior to Planning Department's signature.** → (same as Real Properties - Legal Dept.
  - ☐ **AGIS DXF File approval required.** OK
  - ☑ **Copy of recorded plat for Planning.**

Project Number 1004361

20

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.: **07DRB-70097 (P&F)** Project # **1004361**

Project Name: **TULANE TOWNHOMES**

Agent: CHESH ENT INC Phone No.: 991-3213

Your request for (**SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN),** was approved on 7/11/07 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- ☐ TRANSPORTATION: _____
- ☐ _____
- ☐ _____
- ☐ _____
- ☐ _____

- ☐ UTILITIES: _____
- ☐ _____
- ☐ _____
- ☐ _____

- ☐ CITY ENGINEER / AMAFCA: _____
- ☐ _____
- ☐ _____
- ☐ _____

- ☐ PARKS / CIP: _____
- ☐ _____
- ☐ _____
- ☐ _____

- ☑ PLANNING (Last to sign): record
- ☐ _____ real property signs 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.**

Project Number 1004361

DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

July 11, 2007 9:00 A.M.

MEMBERS:

Sheran Matson, AICP, DRB Chair
Sandra Handley, Administrative Assistant

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, ABCWUA
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: 12:10 P.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# 1002529**
07DRB-70049 MAJOR - 2YR SUBD IMP AGMT (2YR SIA)

BORDENAVE DESIGNS agent(s) for CAS, LLC / ROBRO, INC request(s) the above action(s) for all or a portion of Lot(s) 1-4, **CAS ADDITION,** zoned SU-1 FOR C-1 & SU-1 FOR O-1, located on COORS BLVD NW BETWEEN WESTSIDE DR NW AND CALABACILLAS ARROYO containing approximately 6 acre(s). [REF: 04EPC-01840] (B-13 / B-14) **TWO-YEAR SIA EXTENSION WAS WITHDRAWN AT THE AGENT'S REQUEST.**

2.	**Project# 1006539** 07DRB-70047 BULK LAND VARIANCE 07DRB-70043 VACATION OF PUBLIC EASEMENT 07DRB-70045 VACATION OF PUBLIC RIGHT-OF-WAY 07DRB-70048 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL 07DRB-70046 VACATION OF PRIVATE EASE.	BOHANNAN HUSTON INC agent(s) for MESA DEL SOL, LLC request(s) the above action(s) for all or a portion of Tract(s) 4-A-1 & 4-B, **MESA DEL SOL (to be known as INNOVATION PARK)** zoned SU-2 PLANNED COMMUNITY, located on I-25 and UNIVERSITY BLVD SE containing approximately 2,270.5622 acre(s). (Q-16, R-15-17, S-14, S-16-17, T-16) **BULK LAND VARIANCE WAS APPROVED. THE VACATION OF PUBLIC EASEMENT, VACATION OF PUBLIC RIGHT-OF-WAY AND VACATION OF THE PRIVATE EASEMENT WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 7/11/07 AND THE APPROVAL OF THE GRADING PLAN ENGINEERING STAMP DATED 6-8-07, THE PRELIMINARY WAS APPROVED. THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF WAS DELEGATED TO PLANNING FOR A 15 DAY APPEAL PERIOD, FOR AGIS DXF FILE AND TO RECORD.**
3.	**Project # 1004075** 06DRB-01537 Major-Vacation of Pub Right-of-Way 06DRB-01539 Major-Vacation of Public Easement	BOHANNAN HUSTON INC agent(s) for MESA DEL SOL LLC request(s) the above action(s) for all or a portion of Tract(s) 4A, 4B, 4C and 1 through 15, **MESA DEL SOL,** zoned PLANNED COMMUNITY, located on INTERSTATE 25 SW, between BROADWAY BLVD SW and LOS PICAROS RD SW containing approximately 2,294 acre(s). [REF: 06DRB-00744] *[Deferred from 11/15/06, 12/13/06 & 07/11/07]* (R-16, Q-16, R-15, R-17, S-14, S-16, S-17, T-16. **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

4. **Project# 1000976**
07DRB-70042 MAJOR - PRELIMINARY PLAT APPROVAL
07DRB-70044 MINOR - TEMP DEFR SWDK CONST

ABQ ENGINEERING INC. agent(s) for RIVERSIDE WEST LLC request(s) the above action(s) for all or a portion of Tract(s) 1 & 2, **LANDS OF WESTLAND DEVELOPMENT CO.,INC.,** zoned SU-1 FOR PRD, located on ERVIEN LN SW between COORS BLVD SW and UNSER BLVD SW containing approximately 40.85 acre(s).*[Deferred from 07/11/07]* (M-10 & N-10) **DEFERRED AT THE AGENT'S REQUEST TO 07/18/07.**

07DRB-70107 MINOR - SDP FOR SUBDIVISION

CONSENSUS PLANNING agent(s) for RIVERSIDE WEST LLC request(s) the above action(s) for all or a portion of Tract(s) 1 & 2, **LANDS OF WESTLAND DEVELOPMENT, RIVERSIDE WEST SUBDIVISION** zoned SU-1/PRD, located on ERUIEN LANE SW BETWEEN COORS BLVD SW AND AMOLE ARROYO containing approximately 40.85 acre(s). *[Deferred from 07/11/07]* (M-10) **DEFERRED AT THE AGENT'S REQUEST TO 07/18/07.**

5. **Project# 1005334**
07DRB-70062 VACATION OF PUBLIC RIGHT-OF-WAY
07DRB-70063 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

SURVEYS SOUTHWEST LTD agent(s) for THOMAS SCHROEDER request(s) the above action(s) for all or a portion of Lot(s) 1, Block(s) 13, **MESA GRANDE ADDITION,** zoned O-R, located on MESA GRANDE PL SE between GRACELAND ST SE and VALVERDE SE containing approximately .1062 acre(s). (K-17) **THE VACATION OF PUBLIC RIGHT-OF-WAY WAS APPROVED AS SHOWN ON EXHIBIT B. THE PRELIMINARY AND FINAL PLAT WAS APPROVED AND DELEGATED TO PLANNING FOR FINAL SIGN OFF, A 15 DAY APPEAL PERIOD, AND REAL PROPERTY'S SIGNATURE AND TO RECORD THE PLAT.**

6.	**Project# 1006549** 07DRB-70061 VACATION OF PUBLIC EASEMENT	SURVEYS SOUTHWEST LTD agent(s) for BENCOR, BRUCE WALKOWSKI, request(s) the above action(s) for all or a portion of Tract(s) Z, **MILLS & BOREN SUBDIVISION,** located on MENAUL BLVD NE between CARLISLE BLVD NE and SOLANO DR NE. (H-17) **THE VACATION OF PUBLIC EASEMENT WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**
7.	**Project # 1002371** 07DRB-00577 Major-Vacation of Public Easements 07DRB-00576 Minor-Prelim&Final Plat Approval	TIERRA WEST LLC agent(s) for HOFFMANTOWN WEST CHURCH request(s) the above action(s) for all or any portion of Tract(s) 1-A-1, Block(s) 15, ALBAN HILLS (to be known as **HOFFMANTOWN WEST CHURCH**) zoned SU-1 for R-2 with church related uses, located on LA ORILLA RD NW between COORS BLVD NW and the CORRALES DRAIN containing approximately 17 acre(s). [REF: 02DRB01824, 03DRB02150, 05DRB00560, 03DRB02085, 03DRB02086, 03EPC01285, 07DRB00286] *[Deferred from 5/30/07 & 6/6/07]* (D-12) **THE VACATION OF PUBLIC EASEMENT WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO THE CITY ENGINEER FOR AMAFCA'S SIGNATURE AND TO PLANNING FOR A 15 DAY APPEAL PERIOD AND TO RECORD THE PLAT.**

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.

8. Project# 1004246
07DRB-70090 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

SURVEYS SOUTHWEST LTD agent(s) for PETE AND PEGGY DASKALOS request(s) the above action(s) for all or a portion of Lot(s) 10-A, Tract (s) A, Block(s) 35, **NORTH ALBUQUERQUE ACRES, UNIT B,** zoned SU-2/IP, located on HOLLY AVE NE BETWEEN SAN PEDRO NE AND LOUISIANA NE containing approximately 5.3279 acre(s). *[Deferred from 07/11/07]* (C-18) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

07DRB-70093 MINOR - SDP FOR SUBDIVISION

TIERRA WEST LLC agent(s) for KOZANI, LLC request(s) the above action(s) for all or a portion of Lot(s) 10-A, Tract(s) A, Block(s) 35, **NORTH ALBUQUERQUE ACRES, UNIT B,** zoned SU-2 FOR IP USES, located on PASEO DEL NORTE NE BETWEEN SAN PEDRO DR NE AND LOUISIANA BLVD NE containing approximately 5.42 acre(s). *[Deferred from 07/11/07]* (C-18) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

9. Project# 1004871
07DRB-70105 MINOR - SDP FOR BUILDING PERMIT

THOMAS E. ROBSON ARCHITECT agent(s) for ALBUQUERQUE INNKEEPERS, LLC request(s) the above action(s) for all or a portion of Lot(s) 1A, **CAVAN SUNPORT CENTRE,** zoned SU-1 FOR IP, located on YALE BLVD SE BETWEEN ROSS AVE SE AND INTERNATIONAL AVE SE containing approximately 2.9 acre(s). *[Deferred from 07/11/07]* (L-15/16) **DEFERRED AT THE AGENT'S REQUEST TO 07/25/07.**

10. Project# 1002329
07DRB-70099 MINOR - SDP FOR BUILDING PERMIT

RD HABIGER & ASSOCIATES INC. agent(s) for ST STEPHEN'S UNITED METHODIST CHURCH request(s) the above action(s) for all or a portion of Tract(s) SS-1, **ST. STEPHENS UNITED METHODIST CHURCH,** zoned SU-1 FOR CHURCH AND RELATED USES, located on JUAN TABO NE BETWEEN MONTGOMERY NE AND MANITOBA NE containing approximately 4.5 acre(s). (F-21) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES.**

10 Project# 1005354

A. 07DRB-70078 EPC APPROVED SDP FOR SUBDIVISION

DEKKER/PERICH/SABATINI agent(s) for SAWMILL VILLAGE LLC request(s) the above action(s) for all or a portion of Lot(s) B-2-A, **DUKE CITY LUMBER ADDITION** and Tract(s) 2D, **ARBOLERA DE VIDA,** zoned S-2/S-1 FOR PRD & MICROBREWERY, located on BELLAMAH NW BETWEEN ASPEN NW AND 19TH ST NW containing approximately 9.97 acre(s). *[Deferred from 06/27/07]* **[Carol Toffaleti, EPC Case Planner]** (J-13) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR CAROL TOFFALETI, EPC CASE PLANNER'S INITIALS AND 3 COPIES.**

07DRB-70071 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

BOHANNAN HUSTON INC agent(s) for SAWMILL COMMUNITY LAND TRUST request(s) the above action(s) for all or a portion of Lot(s) B-2-A, DUKE CITY LUMBER ADDITION (to be known as **SAWMILL VILLAGE**) zoned SU-2/S-1 FOR PRD & MICROBREWERY, located on BELLAMAH AVE NW BETWEEN ASPEN NW AND 19TH ST NW containing approximately 7.4628 acre(s). [REF: 07DRB-00499, 00500] *[Indef deferred from 06/27/07]* (J-13) **THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

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

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

WILLIAM T CANIGLIA, agent(s) for CANDELARIA VILLAGE COMPANY request(s) the above action(s) for all or a portion of Lot(s) 38, **CANDELARIA VILLAGE**, zoned R-1, located on 12TH ST NW and DON FRANCISCO PL NW containing approximately 0.338 acre(s). *[Defer from 06/20/07 & 7/11/07]* (G-13) **DEFERRED AT THE AGENT'S REQUEST TO 08/22/07.**

07DRB-70094 SIDEWALK VARIANCE
07DRB-70095 SIDEWALK WAIVER

WILLIAM CANIGLIA agent(s) for CANDELARIA VILLAGE LLC request(s) the above action(s) for all or a portion of Tract(s) A, **CANDELARIA VILLAGE,** zoned R-1, located on 12TH ST NW BETWEEN VALLE LANE NW (G-13) **THE SIDEWALK WAIVER AND THE SIDEWALK VARIANCE WERE APPROVED AS SHOWN IN THE EXHIBIT C IN THE PLANNING FILE.**

12. **Project# 1005251**
07DRB-70091 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

SURVEYS SOUTHWEST LTD agent(s) for CHARLES OAKS request(s) the above action(s) for all or a portion of Lot(s) 7-12, A, Block(s) 19 & 20, **PARIS ADDITION,** zoned M-2, located on 1ST ST NW BETWEEN MOUNTAIN RD NW AND SUMMER RD NW containing approximately 1.6046 acre(s). [REF: 06DRB-01616] (J-14) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR CROSS ACCESS EASEMENT FOR LOTS 12-A AND A-1 AND TO PLANNING FOR DRB APPLICATION NUMBER ON THE VACATION NOTE AND FOR AGIS DXF FILE AND TO RECORD.**

13. **Project# 1005219**
07DRB-70086 VACATION OF PRIVATE EASEMENT
07DRB-70087 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

WAYJOHN SURVEYING INC agent(s) for DAVID HILLSON request(s) the above action(s) for all or a portion of Tract(s) A-1-A & A-1-B, **WAGGOMAN - DENISON ADDITION,** zoned C-2, located on CENTRAL AVE SE BETWEEN WYOMING BLVD SE AND ZUNI RD SE containing approximately 1.687 acre(s). (K-20) **THE VACATION OF PRIVATE EASEMENT WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD AFTER THE PAPER EASEMENT IS RECORDED.**

14. **Project# 1002017**
07DRB-70092 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

PRECISION SURVEYS INC agent(s) for DAVID & PAMELA MONTOYA request(s) the above action(s) for all or a portion of Tract(s) A, **M-T INVESTMENT NORTH,** zoned SU-2/M-1, IP, IP-EP, located on EDITH BLVD NE BETWEEN ALAMEDA BLVD NE AND ALAMEDA RD NE containing approximately 9.4116 acre(s). *[Defer from 7/11/07]* (C-16) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

15. **Project# 1003359**
07DRB-70089 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

RIO GRANDE SURVEYING CO agent(s) for KASSAM BUSINESS CENTER LLC request(s) the above action(s) for all or a portion of Lot(s) 8,9,10,23,24 & 25, Tract(s) A, Block(s) 26, **NORTH ALBUQUERQUE ACRES, UNIT B,** zoned SU-2/IP, located on EAGLE ROCK AVE NE BETWEEN SAN PEDRO NE AND LOUISIANA NE containing approximately 6 acre(s). *[Defer from 7/11/07]* (C-18) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

16. **Project# 1005197**
07DRB-70096 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

JACK'S HIGH COUNTRY INC agent(s) for T W INVESTMENT LLC request(s) the above action(s) for all or a portion of Tract(s) 1-A & 2-A, **LANDS OF RAYCO,** zoned SU-2 HC & SU-2 MR, located on BROADWAY SE BETWEEN SAN JOSE SE AND MECHEM SE containing approximately 7.5471 acre(s). [REF: 06ZHE 01466] *[Defer from 7/11/07]* (M-14) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

17. **Project# 1006596**
07DRB-70106 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

JACK'S HIGH COUNTRY INC agent(s) for MARY FRANCES PADILLA request(s) the above action(s) for all or a portion of Tract(s) M-6, **LANDS OF TEODORA PADILLA,** zoned RA-2, located on RIO GRANDE BLVD NW BETWEEN TEODORO LANE NW AND CANDELARIA RD NW containing approximately 0.5548 acre(s). *[Defer from 7/11/07]* (F-13) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

18. **Project# 1003105**
07DRB-70104 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

SURVEYS SOUTHWEST LTD agent(s) for FRED & JAMIE MOSSMAN request(s) the above action(s) for all or a portion of Tract(s) A-2-A & B-1, **THE PLAZA AT PASEO DEL NORTE,** zoned C-2, located on EAGLE RANCH RD NW BETWEEN PARADISE BLVD NW AND IRVING NW containing approximately 13.8983 acre(s). (C-13) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR SIDEWALK EASEMENT FOR ADA RAMPS AND TO PLANNING FOR AGIS DXF FILE AND TO RECORD THE PLAT.**

19. **Project# 1000195**
07DRB-70103 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

SURVEYS SOUTHWEST LTD agent(s) for ASSOC. BUILDERS CONTRACTORS NM CHAPTER request(s) the above action(s) for all or a portion of Tract(s) M-1, **GATEWAY INDUSTRIAL PARK,** zoned SU-1 PLANNED INDUSTRIAL DEVELOPMENT, located on CLAREMONT AVE NE AND BROADWAY BLVD NE containing approximately 2.2412 acre(s). (H-15) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED AS A ADMINISTRATIVE AMENDMENT DIVIDING PROPERTY INTO 2 LOTS.**

20. **Project# 1004361**
07DRB-70097 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

CHESH ENT INC agent(s) request(s) the above action(s) for all or a portion of Lot(s) 1-A-P-1 & 13-A-P-1, **TULANE TOWNHOMES,** zoned R-3, located on TULANE NE BETWEEN COMANCHE NE AND CARLISLE NE containing approximately 0.1464 acre(s). (G-16) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR REAL PROPERTY'S SIGNATURE, AGIS DXF FILE AND TO RECORD THE PLAT.**

21. **Project# 1004715**
07DRB-70098 EXT OF MAJOR PRELIMINARY PLAT

MARK GOOWWIN & ASSOCIATES agent(s) for JTH. LLC request(s) the above action(s) for all or a portion of Tract(s) 6 & 7, **JUAN TABO HILLS, UNIT 2,** zoned RD, located on JUAN TABO BLVD NE BETWEEN EUBANK BLVD NE AND FOUR HILLS containing approximately 82.9917 acre(s). (M-21/22) **THE ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED. THE CONDITIONS OF FINAL PLAT STILL APPLIES.**

22. **Project# 1005586**
07DRB-70108 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

CARTESIAN SURVEYING INC. agent(s) for DRAGONFLY DEVELOPMENT request(s) the above action(s) for all or a portion of Lot(s) 18, 23-27 & PORTIONS 6-17, Tract(s) A, Block(s) 21, **NORTH ALBUQUERQUE ACRES, UNIT A,** zoned SU-2/O-1, located on PASEO DEL NORTE NE BETWEEN WYOMING BLVD NE AND BARSTOW AVE NE containing approximately 7.7621 acre(s). *[Defer from 7/11/07]* (D-19) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

23. **Project # 1004976**
07DRB-00303 Minor- Final Plat Approval

FORSTBAUER SURVEYING LLC agent(s) for CALABACILLAS GROUP request(s) the above action(s) for Tract(s) A-1, B-1, C-1, **BLACK ARROYO DAM,** zoned C-2 (SC) located on GOLF COURSE RD NW between WESTSIDE BLVD NW and DRIFTWOOD AVE NW containing approximately 13 acre(s). [REF: 06DRB-00044] *[Deferred from 3/21/07 & Indef def 03/28/07]* (A-12) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD THE PLAT.**

24. **Project # 1003794**
07DRB-00183 Minor- Final Plat Approval

PETERSON - 98TH CENTRAL LLC request(s) the above action(s) for all or a portion of Tract(s) 1-A, ROW 1, UNIT A, WEST OF WESTLAND (to be known as **VOLCANO POINT SHOPPING CENTER)** zoned SU-2 PCA, located on 98th ST NW, between CENTRAL AVE NW and VOLCANO RD NW containing approximately 5 acre(s). [REF: 06EPC-01587] **[Maggie Gould, EPC Case Planner]** *[Deferred from 2/21/07 & 3/07/ 07 & Indef def from 03/14/07]* (K-9) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO THE CITY ENGINEER FOR RECORDING OF DECLARATION OF EASEMENTS AND TO PLANNING TO RECORD THE PLAT.**

25. **Project# 1005141**
07DRB-70037 MINOR - FINAL PLAT APPROVAL

ABQ ENGINEERING agent(s) for LOUISE ABQ 2005, LLC request(s) the above action(s) for all or a portion of Block(s) 11, Tract(s) L-1, **PANORAMA HEIGHTS,** zoned O-1, located on INDIAN SCHOOL RD NE BETWEEN EASTRIDGE DR NE AND CONSTITUTION AVE NE containing approximately 7.71 acre(s).*[Indef def 06/13/07]* (J-22) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR POSSIBLE VOIDING OF THE INFRASTRUCTURE LIST & STRIPING AND TO PLANNING TO RECORD THE PLAT.**

26. **Project# 1004919**
07DRB-70073 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

WAYJOHN SURVEYING INC agent(s) for DAVID MURPHY request(s) the above action(s) for all or a portion of Tract(s) 127-B, 128-B, 129-B-2, 129-B-1, 131 & 131-A (to be known as **NORTH 2ND STREET BUSINESS CENTER**) zoned M-1, located on 2nd ST NW between MONTANO NW and GRIEGOS NW containing approximately 6.1315 acre(s). *[Deferred from 06/27/07 & 07/11/07]* [REF: 06DRB-00747] (F-15) **DEFERRED AT THE AGENT'S REQUEST TO 07/18/07.**

27. **Project # 1005363**
07DRB-00346 Minor- Final Plat Approval

TERRAMETRICS OF NEW MEXICO agent(s) for GIL CORDOVA request(s) the above action(s) for all or any portion of the north half of Lot(s) 33, **ALVARADO GARDENS, UNIT 3**, zoned RA-2 located on RIO GRANDE BLVD NW between CANDELARIA RD NW and GRIEGOS RD NW containing approximately 2 acre(s). *[Deferred from 3/28/07 & Indef def from 04/04/07]* (G-12 /13) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF APPROVAL AND TO RECORD THE PLAT.**

28. **Project # 1004932**
06DRB-01654 Minor-Prelim&Final Plat Approval

PRECISION SURVEYS INC. agent(s) for ALAN M. & LINDA MALOTT request(s) the above action(s) for all or a portion of Block(s) B (to be known as **LOT B-1, MONTE VISTA ADDITION,** zoned O-R, located on CAMPUS BLVD NE and TULANE AVE NE and containing approximately 1 acre(s). *[Indef deferred from 11/29/06]* (K-16) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR THE PLAT TO SHOW 11-FEET OF VACATED RIGHT-OF-WAY AND TO PLANNING FOR REAL PROPERTY'S SIGNATURE, AGIS DXF FILE AND TO RECORD THE PLAT.**

29. **Project # 1004354**
07DRB-00032 Minor- Final Plat Approval

TIERRA WEST LLC agent(s) for KRANIA LLC request(s) the above action(s) for all or a portion of Lot(s) 27, Block(s) 9, Tract(s) O, ORIGINAL TOWNSITE OF WESTLAND (to be known as **KRANIA)** zoned SU-2 FOR IP, located on 98TH ST NW, between CENTRAL AVE NW and VOLCANO RD NW containing approximately 8 acre(s). **[Carmen Marrone for Petra Morris, EPC Case Planner]**. *[Deferred from 1/24/07 & 1/31/07 & Indef def from 02/07/07]* (K-9) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH NO DELEGATION.**

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

30. **Project# 1001317**
07DRB-70088 SKETCH PLAT REVIEW AND COMMENT

PLAZA SURVEYING LLC agent(s) for CHRIS AND ELMA LANDGRAF request(s) the above action(s) for all or a portion of Lot(s) 1 & 2, **RINCON DEL RIO,** zoned RA-2, located on TRELLIS NW BETWEEN CAMPBELL RD NW AND ORO VISTA NW containing approximately 1.2342 acre(s). (G-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

31. Approval of the Development Review Board Minutes for June 27, 2007. **THE DEVELOPMENT REVIEW BOARD MINUTES FOR JUNE 27, 2007 WERE APPROVED BY THE BOARD.**

ADJOURNED: 12:10 P.M.

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
July 11, 2007
DRB Comments

Item # 20

Project # 1004361 **Application # 07-70097**

RE: Lots 1-A-P-1 & 13-A-P-1, Tulane Townhomes/p&f

The AGIS dxf is not approved.

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

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

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1004361 **AGENDA ITEM NO: 20**

SUBJECT:

Final Plat
Preliminary Plat

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

No adverse comments.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION:

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

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

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee 505-924-3986
(G-16/D140)

DATE: JULY 11, 2007

4361

DXF Electronic Approval Form

DRB Project Case #: 1004361

Subdivision Name: TULANE TOWNHOUSE LOTS 1AP1 & 13AP1

Surveyor: ANTHONY L HARRIS

Contact Person: ANTHONY L HARRIS

Contact Information: 889-8056

DXF Received: 7/6/2007 Hard Copy Received: 7/6/2007

Coordinate System: Ground rotated to NMSP Grid

Approved — Date: 7-10-2007

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

AGIS Use Only

Copied fc **4361** to agiscov on **7/10/2007** Contact person notified on **7/10/2007**

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

May 9, 2007

3. Project # 1004361
07DRB-00493 Major-Vacation of Pub Right-of-Way

DON DUDLEY ARCHITECTS agent(s) for RIVER HORSE INVESTMENTS request(s) the above action(s) for Lot(s) 1-P-1 & 13-P-1, Block(s) 1, **TULANE TOWNHOUSES,** zoned R-3 located on TULANE NE between COMANCHE NE and CARLISLE NE containing approximately 1 acre(s). [REF: 05DRB01698] (G-16)

At the May 9, 2007, Development Review Board meeting, the vacations were approved as shown on Exhibit B in the Planning file, subject to these findings and conditions:

FINDINGS:

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

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

CONDITIONS:

1. Final disposition shall be through the City Real Estate Office.

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

If you wish to appeal this decision, you must do so by May 24, 2007, in the manner described below.

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

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

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

Sheran Matson, AICP, DRB Chair

Cc: River Horse Investments, 2811 Indian School Rd NE, 87106
G Donald Dudley Architects, 400 Gold Ave SE, Studio 850, 87102
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File

DRB PUBLIC HEARING SIGN IN SHEETS

PROJECT #: 1004361 **AGENDA#** 3 **DATE:** 05/09/07

1. **Name:** Don Dudley **Address:** Agent **Zip:** _____
2. **Name:** _____ **Address:** _____ **Zip:** _____
3. **Name:** _____ **Address:** _____ **Zip:** _____
4. **Name:** _____ **Address:** _____ **Zip:** _____
5. **Name:** _____ **Address:** _____ **Zip:** _____
6. **Name:** _____ **Address:** _____ **Zip:** _____
7. **Name:** _____ **Address:** _____ **Zip:** _____
8. **Name:** _____ **Address:** _____ **Zip:** _____
9. **Name:** _____ **Address:** _____ **Zip:** _____
10. **Name:** _____ **Address:** _____ **Zip:** _____
11. **Name:** _____ **Address:** _____ **Zip:** _____
12. **Name:** _____ **Address:** _____ **Zip:** _____
13. **Name:** _____ **Address:** _____ **Zip:** _____
14. **Name:** _____ **Address:** _____ **Zip:** _____
15. **Name:** _____ **Address:** _____ **Zip:** _____
16. **Name:** _____ **Address:** _____ **Zip:** _____
17. **Name:** _____ **Address:** _____ **Zip:** _____

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1004361 **AGENDA ITEM NO: 3**

SUBJECT:

Vacation of Public Right-of-Way

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

No adverse comments.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION:

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

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

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee
()

DATE: MAY 9, 2007

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

May 9, 2007

Project # 1004361
07DRB-00493 Major-Vacation of Pub Right-of-Way

DON DUDLEY ARCHITECTS agent(s) for RIVER HORSE INVESTMENTS request(s) the above action(s) for Lot(s) 1-P-1 & 13-P-1, Block(s) 1, **TULANE TOWNHOUSES,** zoned R-3 located on TULANE NE between COMANCHE NE and CARLISLE NE containing approximately 1 acre(s). [REF: 05DRB01698] (G-16)

AMAFCA — No adverse comments.

COG — No adverse comments.

Transit — No comments received.

Zoning Enforcement — No adverse comments.

Neighborhood Coordination

Letters sent to Montgomery Heights NA (R) and Alta Monte NA (R).

APS **Tulane Townhouses** located on Lots 1-13, Block 1, Tulane Townhouses (Tulane NE and Comanche NE) will affect Mission Avenue Elementary School, McKinley Middle School, and Del Norte High School. **Mission Avenue Elementary School is at capacity.** McKinley Middle School and Del Norte High School have capacity.

School	2006-07 40th Day	2006-07 Capacity	Space Available
Mission Avenue	407	403	-4
McKinley	662	820	158
Del Norte	1,618	1,922	304

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

- Provide new capacity (long term solution)
  - Construct new schools or additions
  - Add portables
  - Use of non-classroom spaces for temporary classrooms
  - Lease facilities

APS

- Use other public facilities

- Improve facility efficiency (short term solution)

  - Schedule Changes
    - Double sessions
    - Multi-track year-round

  - Other

- Float teachers (flex schedule)
- Shift students to Schools with Capacity (short term solution)

  - Boundary Adjustments / Busing
  - Grade reconfiguration

- Combination of above strategies

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

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

Transportation Development

No objection with a condition that a public roadway easement will be retained over the requested area.

Parks & Recreation	Defer to Transportation.

Utilities Development

It appears that a Vacation is not appropriate, but defer to Transportation.

Planning Department — No objection to the request.

Impact Fee Administrator

Impact Fees are not applicable at this time of platting for the vacation of 5-feet of public right of way. However, Impact Fees will be required at the time a building permit is issued for each new townhome on each lot. Using an average of 2000sf of heated building area the estimated impact fees are as follows.

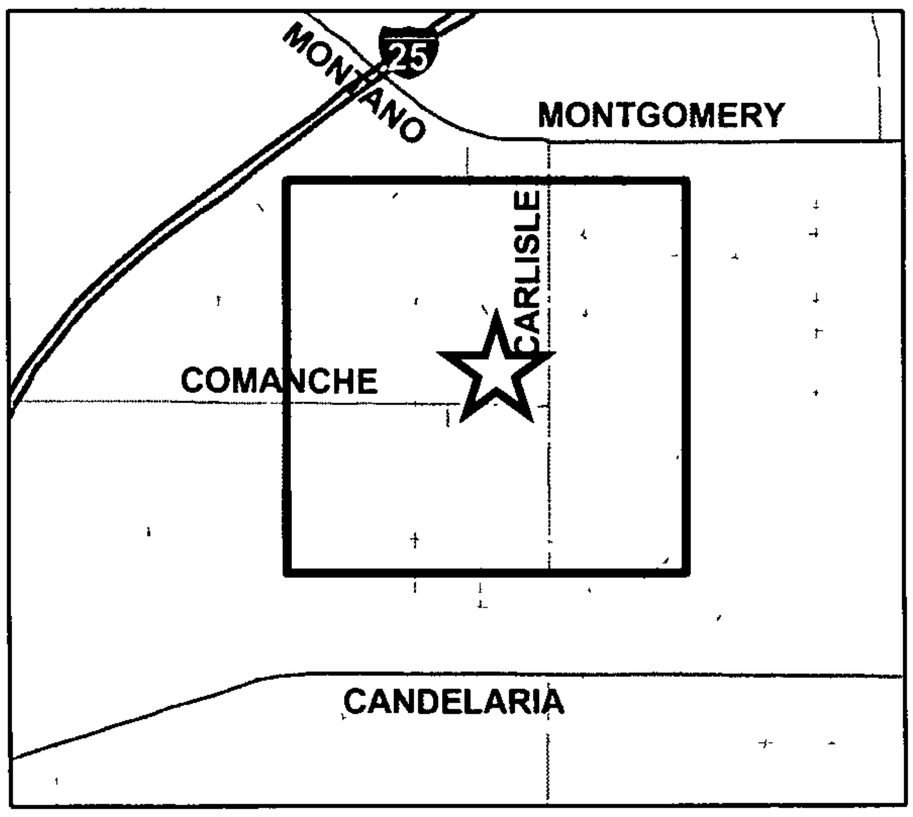
1. Public Safety Facilities for the Eastside: $552.00
2. Parks, Trails, Open Space for the Academy area: $2440.00

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

Cc: River Horse Investments, 2811 Indian School Rd NE, 87106
G Donald Dudley Architects, 400 Gold Ave SE, Studio 850, 87102

ZONING MAP

Note: Grey shading indicates County.



1 inch equals 500 feet

Project Number:
1004361
Hearing Date:
5-9-2007
Zone Map Page:
G-16
Additional Case Numbers:
07DRB-00493

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

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

Project # 1002591
07DRB-00464 Major-Two Year SIA

TIERRA WEST LLC agent(s) for KPS GROUP INC request(s) the above action(s) for all or any portion of Tract(s) C & G, FOUR HILLS VILLAGE SHOPPING CENTER AND APARTMENT COMPLEX, zoned SU-1 PDA FOR RES & COMM located on CENTRAL AVE SE between TRAMWAY BLVD SE and DORADO PLACE SE containing approximately 6 acre(s). [REF: 06DRB00249] (L-22)

Project # 1002642
07DRB-00503 Major-Vacation of Public Easements

PRECISION SURVEYS INC agent(s) for AVALON TOWER LLC request(s) the above action(s) for all or any portion of Tract(s) B-1-A (to be known as **TRACTS B-1-A-2 & B-1-A-1, TOWER WEST SUBDIVISION**) zoned SU-1 for C-2 and R-1 Uses located on TOWER RD SW between 97TH ST SW and 98TH ST containing approximately 2 acre(s). (L-9)

Project # 1004361
07DRB-00493 Major-Vacation of Pub Right-of-Way

DON DUDLEY ARCHITECTS agent(s) for RIVER HORSE INVESTMENTS request(s) the above action(s) for Lot(s) 1-P-1 & 13-P-1, Block(s) 1, **TULANE TOWNHOUSES,** zoned R-3 located on TULANE NE between COMANCHE NE and CARLISLE NE containing approximately 1 acre(s). [REF: 05DRB01698] (G-16)

Project # 1005354
07DRB-00499 Major-Vacation of Public Easements
07DRB-00500 Minor-Vacation of Private Easements

BOHANNAN HUSTON INC agent(s) for SAWMILL COMMUNITY LAND TRUST request(s) the above action(s) for all or any portion of Lot(s) B-2-A, **DUKE CITY LUMBER COMPANY ADDITION,** zoned SU-2 SMI located on BELLAMAH AVE NW between 18TH ST NW and 19TH ST NW containing approximately 8 acre(s). [REF: 07EPC00107, 07EPC00109] (J-13/H-13)

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

Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, APRIL 23, 2007.

CITY OF PLANNING
PLANNING DEPARTMENT
PROPERTY OWNERSHIP LIST

Meeting Date: May 9, 2007
Z one Atlas Page: L-16
Notification Radius: 100 Ft.

Project# 1004361
App#07DRB-00493

Cross Reference and Location: TULANE NE BETWEEN COMANCHE NE AND CARLISLE

Applicant: RIVER HORSE INVESTMENTS
2811 INDIAN SCHOOL RD NE
ALBUQUERQUE, NM 87106

Agent: DON DUDLEY
G. DONALD DONALD DUDLEY ARCHITECTS
400 GOLD AVE SE STUDIO 850
ALBUQUERQUE, NM 87102

Special Instructions:

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

Date Mailed: APRIL 20, 2007
Signature: ERIN TREMLIN

City of Albuquerque

DEVELOPM / PLAN REVIEW APPLICATION

Supplemental form

S	Z	
		SUBDIVISION
		___ Major Subdivision action
		___ Minor Subdivision action
V		X Vacation
		___ Variance (Non-Zoning)
		SITE DEVELOPMENT PLAN
P		___ for Subdivision
		___ for Building Permit
		___ Administrative Amendment (AA)
		___ IP Master Development Plan
		___ Cert. of Appropriateness (LUCC)
		STORM DRAINAGE
D		___ Storm Drainage Cost Allocation Plan

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

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

APPLICANT INFORMATION:

NAME: RIVER HORSE INVESTMENTS PHONE: 991-3213
ADDRESS: 2811 INDIAN SCHOOL RD. NE FAX:
CITY: ALBUQUERQUE STATE NM ZIP 87106 E-MAIL:
Proprietary interest in site: OWNER List **all** owners:
AGENT (if any): DON DUDLEY PHONE: 243-8100
ADDRESS: 400 GOLD AVE SW, STUDIO 850 FAX: 243-8101
CITY: ALBUQUERQUE STATE NM ZIP 87102 E-MAIL:
DESCRIPTION OF REQUEST: VACATION OF PUBUC RIGHT OF WAY

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. 1-P1, 13-P-1 Block: 0000 Unit: —
Subdiv. / Addn. TULANE TOWNHOUSES
Current Zoning: R-3 Proposed zoning: —
Zone Atlas page(s): G-16 No. of **existing** lots: 2 No. of **proposed** lots: 2
Total area of site (acres): Density if applicable: dwellings per gross acre: dwellings per net acre:
Within city limits? ✓ Yes. No Within 1000FT of a landfill
UPC No. MRGCD Map No.
LOCATION OF PROPERTY BY STREETS: On or Near: TULANE NE, E
Between: COMMANCHE NE and CARLISLE NE

CASE HISTORY:

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.):
DRB # 1004361, 05DRB-01698
Check-off if project was previously reviewed by Sketch Plat/Plan ☐, or Pre-application Review Team ☐. Date of review:

SIGNATURE DATE 4-13-07
(Print) ERIC HASKINS, DON DUDLEY ARCHITECT ___ Applicant ✓ Agent

FOR OFFICIAL USE ONLY Form revised 4/04, 3/07

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

Application case numbers: 07DRB-____-00493

Action	S.F.	Fees
VRW	V	$600.00
CMF	—	$20.00
ADV	—	$75.00
	—	$
	—	$
		Total $695.00

Hearing date 05/09/07

Sandy Handley 04/12/07
Planner signature / date

Project # 1004361

FORM V: SUBDIVISION VARIANCES & VACATIONS

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

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

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

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

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

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

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

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

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

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

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

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

VACATION OF PRIVATE EASEMENT

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

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

☐ **VACATION OF RECORDED PLAT**

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

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

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

DON DUDLEY
Applicant name (print)

Applicant signature / date 4/11/07

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

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

Application case numbers
07DRB-_____-00493
_____-_____-_____
_____-_____-_____

Planner signature / date 04/12/07

Project # 1004361

Rec	UPC CODE	OWNER	OWNER ADDRESS	OWNER CITY	OWNER STATE	OWNER ZIPCODE	PROPERTY CLASS	TAX DISTRICT	LEGAL
1	10160 60436 27310 201	ROMERO LARRY F & PEARLINA	3800 WELLESLEY DR NE	ALBUQUERQUE	NM	87107	R	A1A	* 027 004MONTGOMERY HTS ADD
2	10160 60448 28110 203	SIFUENTES ESTHER L & REBECCA L	3805 TULANE DR NE	ALBUQUERQUE	NM	87107 4513	R	A1A	* 002 004MONTGOMERY HTS ADD
3	10160 60436 28010 227	DE LA CRUZ GILBERT L	3804 WELLESLEY DR NE	ALBUQUERQUE	NM	87107	R	A1A	* 026 004MONTGOMERY HTS ADD
4	10160 60436 31010 223	HERRERA FRED G & ELAINE Y	3900 WELLESLEY DR NE	ALBUQUERQUE	NM	87107	R	A1A	* 022 004MONTGOMERY HTS ADD
5	10160 60448 29010 204	SCHERER CYNDI A & JOSEPHINE E SCHERER	3809 TULANE DR NE	ALBUQUERQUE	NM	87107 4513	R	A1A	* 003 004MONTGOMERY HTS ADD
6	10160 60449 31310 207	MONTOYA PHILLIP C	3901 TULANE DR NE	ALBUQUERQUE	NM	87107 4515	R	A1A	* 006 004MONTGOMERY HTS ADD
7	10160 60449 30410 206	SANFORD VENUS	3817 TULANE NE	ALBUQUERQUE	NM	87107	R	A1A	* 005 004MONTGOMERY HTS ADD
8	10160 60436 30310 224	MAYO AMBER RM & GERALD D	3816 WELLESLEY DR NE	ALBUQUERQUE	NM	87107	R	A1A	* 023 004MONTGOMERY HTS ADD
9	10160 60449 29610 205	GEE GEORGE EDWARD	3813 TULANE DR NE	ALBUQUERQUE	NM	87107	R	A1A	* 004 004MONTGOMERY HTS ADD
10	10160 60436 29510 225	LOPEZ PAUL M & MARY F CASTILLO	3812 WELLESLEY NE	ALBUQUERQUE	NM	87107	R	A1A	* 024 004MONTGOMERY HTS ADD
11	10160 60436 28810 226	BOUMA ROBERT W & JULE B	3808 WELLESLEY DR NE	ALBUQUERQUE	NM	87107 4520	R	A1A	* 025 004MONTGOMERY HTS ADD
12	10160 60442 24141 201	PROPERTY TRST OF AMERICA C/O PROPERTY TAX DEPT	9200 E PANORAMA CIR 400	ENGLEWOOD	CO	80112	R	A1A	TR 7A1 INDIAN ACRES SUBD (BEING A REPL OF TR A BLK B OF THE INDIAN ACRES SUBD) CONT 2.5 AC M/L
13	10160 60436 31810 222	GUTTMANN ILONA	3904 WELLESLEY DR NE	ALBUQUERQUE	NM	87107 4522	R	A1A	* 021 004MONTGOMERY HTS ADD
14	10160 60436 32510 221	ZUNNO JAMES C & PAMELA	3908 WELLESLEY DR NE	ALBUQUERQUE	NM	87110	R	A1A	* 020 004MONTGOMERY HTS ADD
15	10160 60448	GRANT JOHN D & CINDY M SCOTT	3909 TULANE DR NE	ALBUQUERQ	NM	87107	R	A1A	* 008 004MONTGOMERY HTS ADD

	32910209			UE					
16	10160604493201020 8	ROSS GABRIELLE	PO BOX 90366	ALBUQUERQUE	NM	87199	R	A1A	* 007 004MONTGOMERY HTS ADD
17	10160604162731010 2	FANNING JAMES J JR	3801 WELLESLEY DR NE	ALBUQUERQUE	NM	87107	R	A1A	* 001 005MONTGOMERY HEIGHTS ADD
18	10160604163031010 6	CARRILLO IDA	3817 WELLESLEY NE	ALBUQUERQUE	NM	87107	R	A1A	* 005 005MONTGOMERY HTS ADD
19	10160604163101010 7	COLE RANDY R & LYN NE S	3901 WELLESLEY DR NE	ALBUQUERQUE	NM	87107	R	A1A	* 006 005MONTGOMERY HEIGHTS
20	10160604163181010 8	MENDOZA ERIKA	3905 WELLESLEY DR NE	ALBUQUERQUE	NM	87107	R	A1A	* 007 005MONTGOMERY HTS ADD
21	10160604162801010 3	WONG HENRY L JR & MELISSA L	3805 WELLESLEY DR NE	ALBUQUERQUE	NM	87107	R	A1A	* 002 005MONTGOMERY HEIGHTS ADD
22	10160604482731020 2	CRESPIN LAURO	3801 TULANE DR NE	ALBUQUERQUE	NM	87107 4513	R	A1A	* 001 004MONTGOMERY HTS ADD
23	10160604163251010 9	LIU MING-JAI	3909 WELLESLEY DR NE	ALBUQUERQUE	NM	87107 4521	R	A1A	* 008 005MONTGOMERY HTS ADD
24	10160604202534081 1	DRONET DAVID	11215 INVERNESS NE	ALBUQUERQUE	NM	87111	R	A1A	* D B INDIAN MESA SUBD
25	10160604162881010 4	WONG HENRY L JR & MELISSA L	3809 WELLESLEY DR NE	ALBUQUERQUE	NM	87107	R	A1A	* 003 005MONTGOMERY HTS ADD
26	101606044224141201	PROPERTY TRST OF AMERICA C/O PROPERTY TAX DEPT	9200 E PANORAMA CIR 400	ENGLEWOOD	CO	80112	R	A1A	TR 7A1 INDIAN ACRES SUBD (BEING A REPL OF TR A BLK B OF THE INDIAN ACRES SUBD) CONT 2.5 AC M/L
1	101606041629610105	ZULKA RICHARD J	3813 WELLESLEY DR NE	ALBUQUERQUE	NM	87112	R	A1A	* 004 005MONTGOMERY HTS ADD

Or Current Resident
BOUMA ROBERT W & JULE B
3808 WELLESLEY DR NE
ALBUQUERQUE, NM 87107 4520

Or Current Resident
CARRILLO IDA
3817 WELLESLEY NE
ALBUQUERQUE, NM 87107

Or Current Resident
COLE RANDY R & LYNNE S
3901 WELLESLEY DR NE
ALBUQUERQUE, NM 87107

Or Current Resident
CRESPIN LAURO
3801 TULANE DR NE
ALBUQUERQUE, NM 87107 4513

Or Current Resident
DE LA CRUZ GILBERT L
3804 WELLESLEY DR NE
ALBUQUERQUE, NM 87107

Or Current Resident
DRONET DAVID
11215 INVERNESS NE
ALBUQUERQUE, NM 87111

Or Current Resident
FANNING JAMES J JR
3801 WELLESLEY DR NE
ALBUQUERQUE, NM 87107

Or Current Resident
GEE GEORGE EDWARD
3813 TULANE DR NE
ALBUQUERQUE, NM 87107

Or Current Resident
GRANT JOHN D & CINDY M SCOTT
3909 TULANE DR NE
ALBUQUERQUE, NM 87107

Or Current Resident
GUTTMANN ILONA
3904 WELLESLEY DR NE
ALBUQUERQUE, NM 87107 4522

Or Current Resident
HERRERA FRED G & ELAINE Y
3900 WELLESLEY DR NE
ALBUQUERQUE, NM 87107

Or Current Resident
LIU MING-JAI
3909 WELLESLEY DR NE
ALBUQUERQUE, NM 87107 4521

Or Current Resident
LOPEZ PAUL M & MARY F CASTILLO
3812 WELLESLEY NE
ALBUQUERQUE, NM 87107

Or Current Resident
MAYO AMBER RM & GERALD D
3816 WELLESLEY DR NE
ALBUQUERQUE, NM 87107

Or Current Resident
MENDOZA ERIKA
3905 WELLESLEY DR NE
ALBUQUERQUE, NM 87107

Or Current Resident
MONTOYA PHILLIP C
3901 TULANE DR NE
ALBUQUERQUE, NM 87107 4515

Or Current Resident
PROPERTY TRST OF AMERICA C/O
PROPERTY TAX DEPT
9200 E PANORAMA CIR 400
ENGLEWOOD, CO 80112

Or Current Resident
ROMERO LARRY F & PEARLINA
3800 WELLESLEY DR NE
ALBUQUERQUE, NM 87107

Or Current Resident
ROSS GABRIELLE
PO BOX 90366
ALBUQUERQUE, NM 87199

Or Current Resident
SANFORD VENUS
3817 TULANE NE
ALBUQUERQUE, NM 87107

Or Current Resident
SCHERER CYNDI A & JOSEPHINE E
SCHERER
3809 TULANE DR NE
ALBUQUERQUE, NM 87107 4513

Or Current Resident
SIFUENTES ESTHER L & REBECCA L
3805 TULANE DR NE
ALBUQUERQUE, NM 87107 4513

Or Current Resident
WONG HENRY L JR & MELISSA L
3805 WELLESLEY DR NE
ALBUQUERQUE, NM 87107

Or Current Resident
WONG HENRY L JR & MELISSA L
3809 WELLESLEY DR NE
ALBUQUERQUE, NM 87107

Or Current Resident
ZUNNO JAMES C & PAMELA
3908 WELLESLEY DR NE
ALBUQUERQUE, NM 87110

Project# 1004361
RIVER HORSE INVESTMENTS
2811 INDIAN SCHOOL RD NE
ALBUQUERQUE, NM 87106

Project# 1004361
DON DUDLEY
G. Don Dudley Architects
400 GOLD AVE SW, STUDIO 850
ALBUQUERQUE, NM 87102

Project# 1004361
ROBERT SWARTWOOD
Montgomery Heights N.A.
3517 HENDRIX RD NE
ALBUQUERQUE, NM 87107

Project# 1004361
KAREN SCHUELER
Montgomery Heights N.A.
3504 DELAMAR AVE NE
ALBUQUERQUE, NM 87107

Project# 1004361
BILL WALLACE
Alta Monte N.A.
7408 CARRIVEAU NE
ALBUQUERQUE, NM 87110

Project# 1004361
DONALD C. MOUNKES
Alta Monte N.A.
P.O. BOX 220
CUBA, NM 87013

Or Current Resident
ZULKA RICHARD J
3813 WELLESLEY DR NE
ALBUQUERQUE, NM 87112

THREE HUNDRED YEARS 1706 • 2006
ALBUQUERQUE
Making History

City of Albuquerque

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

Date: April 6, 2007

TO CONTACT NAME: Don Dudley
COMPANY/AGENCY: G. Donld Dudley Architect
ADDRESS/ZIP: 400 Gold Ave. SW. / 87102
PHONE/FAX #: 242-8100 / 243-8101

Thank you for your inquiry of 4-6-07 (date) requesting the names of **Recognized Neighborhood Associations** who would be affected under the provisions of O-92 by your proposed project at 3804 Tulane Dr. NE. located on Tulane Dr. NE. Between Commanche & Carlisle zone map page(s) G-16-Z.

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

Montgomery Heights ✓
Neighborhood Association
Contacts: Robert M. Swartwood ✓
3517 Hendvix Rd. NE. / 87107
881-3151 (h)
Karen Schueler ✓
3504 Delamar Ave NE. / 87107
889-0103 (h)

Alta Monte ✓
Neighborhood Association
Contacts: Bill Wallace ✓
7408 Corrivera NE. / 87110
881-9323 (h)
Donald C. Mennkes ✓ 87013
P.O. Box 220, Cuba, NM / ~~87013~~
261-0426 (c)

See reverse side for additional Neighborhood Association Information: YES { } NO {X}

Please note that according to O-92 you are required to notify each of these contact persons by ***CERTIFIED MAIL, RETURN RECEIPT REQUESTED, BEFORE*** the Planning Department will accept your application filing. ***IMPORTANT! FAILURE OF ADEQUATE NOTIFICATION MAY RESULT IN YOUR APPLICATION HEARING BEING DEFERRED FOR 30 DAYS.*** If you have any questions about the information provided, please contact our office at (505) 924-3914 or by fax at 924-3913.

Sincerely,

OFFICE OF NEIGHBORHOOD COORDINATION

Attention: Both contacts per neighborhood association need to be notified.

planning.recognized.na.form(10/14/04)

!!!Notice to Applicants!!!

SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

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

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

The street address of the subject property.

The legal description of the property, including lot or tract number (if any), block number (if any), and name of the subdivision.

A physical description of the location, referenced to streets and existing land uses.

A complete description of the actions requested of the EPC:

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

Information from the Office of Neighborhood Coordination

The following information should always be in **each** application packet that you submit for an EPC or DRB application. Listed below is a "Checklist" of the items needed.

[X] ONC's "Official" Letter to the applicant *(if there are associations).* A copy must be submitted with application packet -OR-

[ ] The ONC "Official" Letter *(if there are no associations).* A copy must be submitted with application packet.

[X] Copies of Letters to Neighborhood Associations *(if there are associations).* A copy must be submitted with application packet.

[X] Copies of the certified receipts to Neighborhood Associations *(if there are associations).* A copy must be submitted with application packet.

***Just a reminder* - Our ONC "Official" Letter is only valid for a one (1) month period and if you haven't submitted your application by this date, you will need to get an updated letter from our office.**

Any questions, please feel free to contact Stephani at 924-3902 or via an e-mail message at swinklepleck@cabq.gov.

Thank you for your cooperation on this matter.

* *

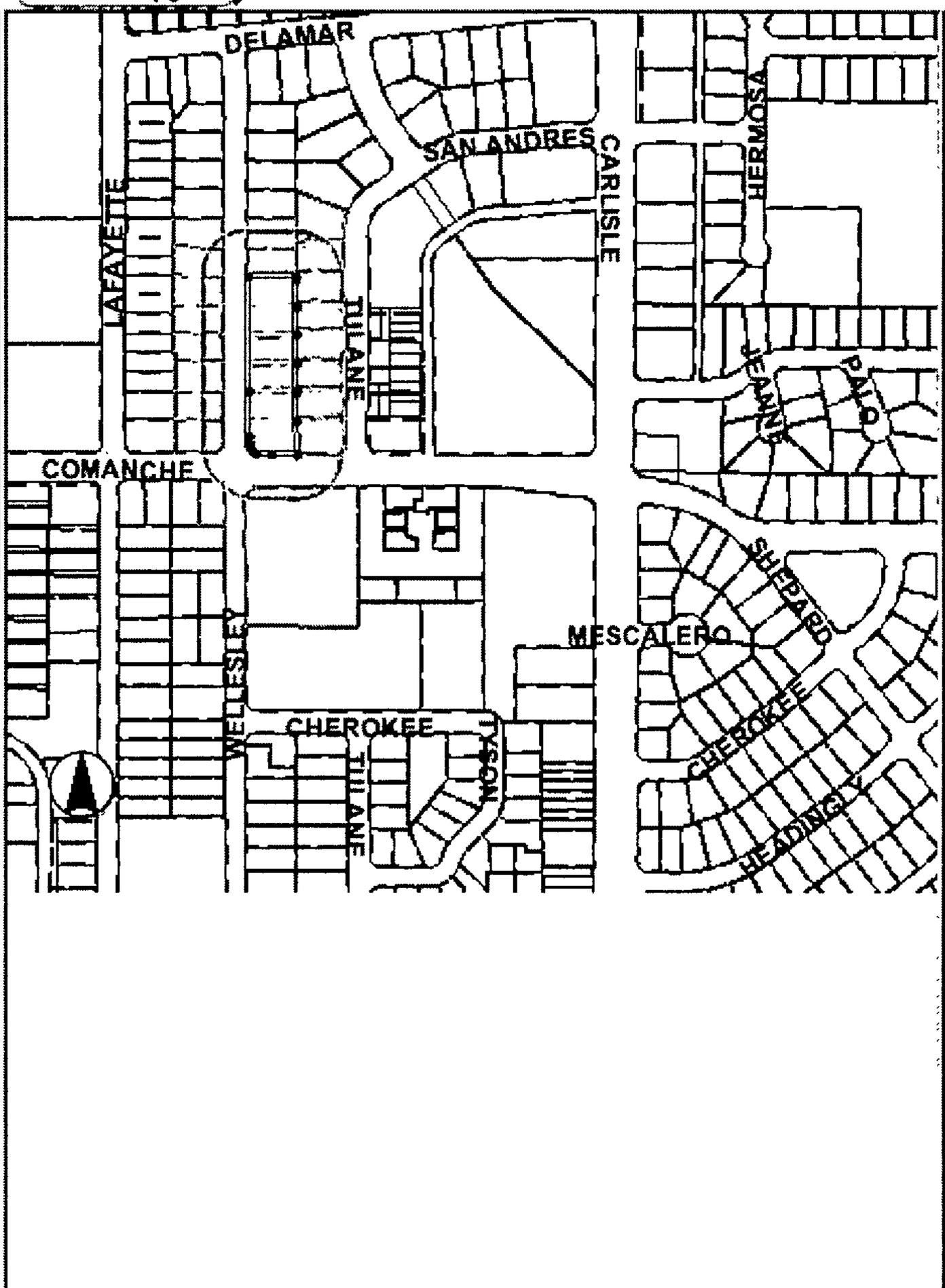
(below this line for ONC use only)

Date of Inquiry: __________ Time Entered: __________ ONC Rep. Initials: ______

CITY OF ALBUQUERQUE

www.cabq.gov

ALBUQUERQUE GIS DATA WEBSITE



LAYERS

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

Refresh Map

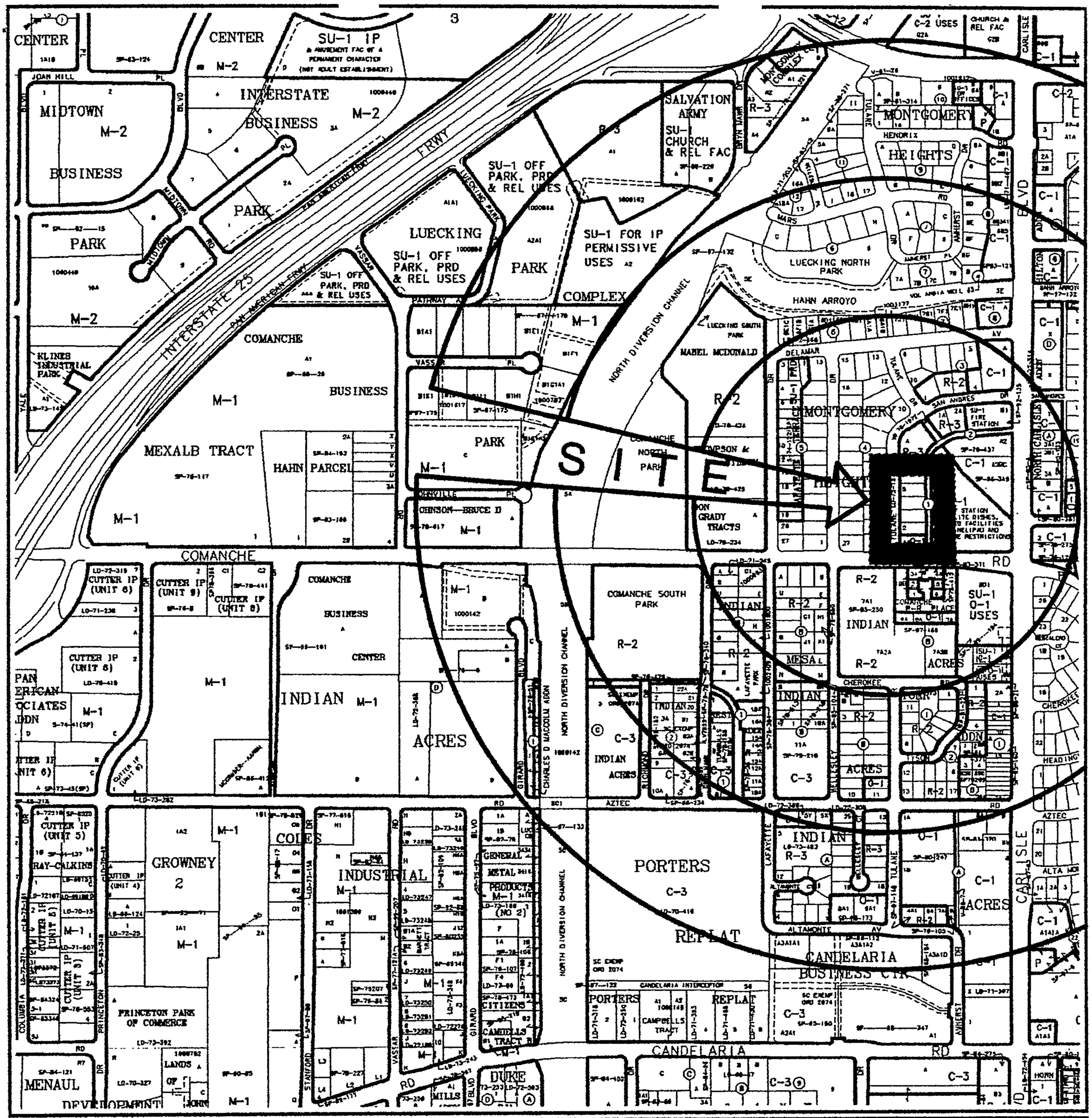
Auto Refresh

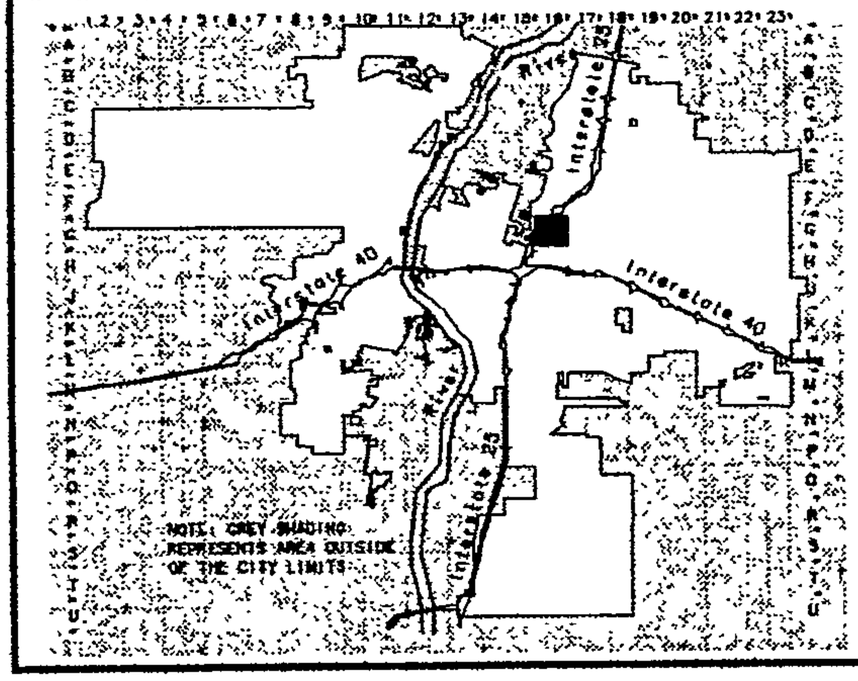
OWNERSHIP

Rec	UPC CODE	OWNER
1	101606043627310201	ROMERO LARRY F & PEARLINA
2	101606044828110203	SIFUENTES ESTHER L & REBECCA L
3	101606043628010227	DE LA CRUZ GILBERT J

Pan

SEARCH REFRESH HELP INDEX PAGE CONTACT





CITY OF ALBUQUERQUE · NEW MEXICO · 1706

A lbuquerque G eographic I nformation S ystem

PLANNING DEPARTMENT

©Copyright 2004

GRAPHIC SCALE IN FEET

250 0 750 1000

Zone Atlas Page

G-16-Z

Map Amended through March 08, 2005

g donald dudley architect ltd

April 13, 2007

City of Albuquerque
Planning Department
600 2nd St. NW
Albuquerque, NM 87103

Re: **Vacation of Public Right-Of-Way**
Tulane Townhouses
3804 ~ 3828 Tulane Drive, NE
Albuquerque, NM 87107

To whom it may concern:

Our client is seeking a vacation of five feet of public right of way along Tulane Drive, at the west sides of 3804 and 3828 Tulane NE (lots 1 and 13, Tulane Townhouses subdivision).

We seek this action after consultation with the Director and Assistant Director of the Planning Department.

The action we propose on behalf of our client is the purchase of two strips of land, each 5' wide by 85' long on the west sides of 3804 and 3828 Tulane. We propose this purchase in order to slightly widen the two lots, each of which will be developed with a single town house. The lots are currently 32'-6" wide by 85' deep; we seek to enlarge them to 37'-6" wide by 85' deep.

The vacation of this portion of right of way will NOT affect the width of the street, the location of curb & gutter or sidewalks, or the flow of traffic in any way, and all required building setbacks will be adhered to by this building project. It will transfer ownership of the two strips of land from the City to our client, but the City will retain a public roadway easement on the purchased land, and the new owner will not be permitted to construct any permanent structures on the purchased land. The land will be attractively landscaped and will be maintained by the townhouse owner.

We seek to enlarge these two lots in order that the two town homes at 3804 and 3828 can be consistent in size and quality with the town homes in the rest of the development. Without this action, the town homes on these two lots would be five feet narrower in width than the others in the development.

Please do not hesitate to call our office with any questions or comments.

Sincerely,
G. Donald Dudley Architect, Ltd.

by:
Don Dudley, AIA
President

simms tower studio 850
400 gold avenue s w
albuquerque new mexico 87102
u s a
t 505 243 8100
f 505 243 8101
e studio@dondudleydesign.com
DONDUDLEYDESIGN.COM

CITY OF AI BUQUERQUE

FYI

NOTIFICATION OF HEARING for the DEVELOPMENT REVIEW BOARD

April 23, 2007

TO: Robert M. Swartwood and Karen Schueler, Montgomery Heights Neigh. Assoc.
Bill Wallace and Donald C. Mounkes, Alta Monte Neigh. Assoc.

This letter will serve as your notification from the City of Albuquerque, under provisions of 0-92 pertaining to a request for: ***Major Vacation of Public Right-of-Way for two existing townhouses to be consistent in size and quality with the rest of the development.***

Proposed by: **Don Dudley Architects at 505-243-8100**
Agent for: **River Horse Investments**

For property located: **On or near Tulane Drive NE between Comanche Road NE and Carlisle Boulevard NE.**

The case number(s) assigned is: **07DRB-00493, Project #1004361.**

City Planning accepted application for this request on **April 12, 2007.**

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

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

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

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

Sincerely,

Stephani I. Winklepleck

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

cc: Claire Senova, DRB Administrative Assistant

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

#9

COMPLETED 06/15/06 SH

DRB CASE ACTION LOG (FINAL PLAT)

REVISED 9/28/05

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

DRB Application No.: **06DRB-00307 (FP)** Project # **1004361**

Project Name **TULANE TOWNHOMES**

Agent: Bordenave Designs Phone No.: 823-1344

Your request for (**SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN),** was approved on 3-15-06 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- ☐ TRANSPORTATION:
- ☐
- ☐
- ☐
- ☐
- ☐

- ☐ UTILITIES:
- ☐
- ☐
- ☐
- ☐

- ☐ CITY ENGINEER / AMAFCA:
- ☐
- ☐
- ☐
- ☐

- ☐ PARKS / CIP:
- ☐
- ☐
- ☐
- ☐

- ☒ PLANNING (Last to sign): AGIS dxf — OK
- ☒ perimeter wall design
- ☒ 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.**

Project Number 1004361

#9

DRB CASE ACTION LOG (FINAL PLAT)

REVISED 9/28/05

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

DRB Application No.: **06DRB-00307 (FP)** Project # **1004361**

Project Name **TULANE TOWNHOMES**

Agent: Bordenave Designs Phone No.: 823-1344

Your request for (**SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN),** was approved on 3-15-06 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- ☐ TRANSPORTATION:
- ☐ UTILITIES:
- ☐ CITY ENGINEER / AMAFCA:
- ☐ PARKS / CIP:
- ☒ PLANNING (Last to sign): AGIS dxf - OK
  perimeter wall design
  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.**

Project Number 1004361

4361

DXF Electronic Approval Form

DRB Project Case #: 1004361

Subdivision Name: TULANE TOWNHOUSES

Surveyor: JEAN J BORDENAVE

Contact Person: JEAN J BORDENAVE

Contact Information: 823-1344

DXF Received: 3/21/2006 Hard Copy Received: 3/20/2006

Coordinate System: NMSP Grid (NAD 27)

Approved 03-21-2006 Date

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

AGIS Use Only

Copied fc **4361** to agiscov on **3/21/2006** Contact person notified on **3/21/2006**

PLANNING TRACKING LOG

Date	Project Name & #	Action Request	Action Taken
8/17/05	Solano Townhouses Prop 1004361	Sketch	Comments Given
11/30/05	Same	Prel Plat	Approved w/ Stips
3/15/06	Same	Final Plat	Approved

DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

March 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

****

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: 9:50 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 # 1001469** 06DRB-00232 Major-Vacation of Pub Right-of-Way	GARCIA/KRAEMER & ASSOCIATES agent(s) for JAMES STONE request(s) the above action(s) for all or a portion of Lot(s) 23 & 24, Block(s) 5, **SUNSET TERRACE,** zoned R-1 residential zone, located on STANFORD DR NE, between MOUNTAIN RD NE and COLUMBIA DR NE containing approximately 1 acre(s). [REF: 01ZHE01303, 01ZHE01401, 01BOA01662, 01BOA01634] *[Deferred from 3/15/06]* (J-16) **DEFERRED AT THE AGENT'S REQUEST TO 3/22/06.**

2. **Project # 1004712**
06DRB-00233 Major-Vacation of Public Easements
06DRB-00234 Minor-Prelim&Final Plat Approval

ESMAIL HAIDARI & SHAKEEL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 9P1, Block(s) 2, **EAGLE ROCK ESTATES, UNIT 4,** zoned R-D residential and related uses zone, developing area, located on SCHIST AVE NE, between MODESTO AVE NE and EAGLE ROCK AVE NE containing approximately 1 acre(s). [REF: DRB-97-374, DRB-97-46/SV-97-74] (C-18) **INDEFINITELY DEFERRED ON A NO SHOW.**

3. **Project # 1004713**
06DRB-00235 Major-Vacation of Public Easements
06DRB-00236 Minor-Prelim&Final Plat Approval

ESMAIL HAIDARI & SHAKEEL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 9P1, Block(s) 2, **EAGLE ROCK ESTATES, UNIT 3,** zoned R-D residential and related uses zone, developing area, located on LIMESTONE AVE NE, between OAKLAND AVE NE and EAGLE ROCK AVE NE containing approximately 1 acre(s). [REF: DRB-97-374, DRB-97-17] (C-18) **INDEFINITELY DEFERRED ON A NO SHOW.**

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 & 3/1/06 & 3/15/06]* (C-20) **DEFERRED AT THE AGENT'S REQUEST TO 3/29/06.**

5. **Project # 1000696**
05DRB-01529 Major-Preliminary Plat Approval
05DRB-01530 Minor-Sidewalk Waiver
05DRB-01531 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES agent(s) for ICDC LLC request(s) the above action(s) for all or a portion of Tract(s) C, LEE'S BOSQUE SUBDIVISION (to be known as **BOSQUECITO SUBDIVISION)** zoned RD, located on BOSQUE MEADOWS BLVD NW, between LA ORILLA NW and PASEO DEL NORTE containing approximately 7 acre(s).*[Deferred from 10/26/05 & 11/9/05 & 11/23/05 & 11/30/05 & 1/4/06 & 1/25/06 & 2/22/06 & 3/15/06]* (D-12) **DEFERRED AT THE AGENT'S REQUEST TO 4/5/06.**

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.

6. **Project # 1002808**
06DRB-00266 Minor-SiteDev Plan BldPermit

NCA ARCHITECTS agent(s) for FELLOWSHIP BAPTIST CHURCH request(s) the above action(s) for all or a portion of Lot(s) 8A, Block(s) 2, **CLIFFORD WEST BUSINESS PARK, UNIT 1,** zoned IP industrial park zone, located on OLIVER ROSS DR NW, between BLUEWATER RD NW and SAUL BELL RD NW containing approximately 2 acre(s). *[Deferred from 3/8/06]* [REF: DRB-95-314] (K-9) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR 3 COPIES OF THE SITE PLAN AND CITY STANDARD DRAWING.**

06DRB-00242 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for FELLOWSHIP BAPTIST CHURCH request(s) the above action(s) for all or a portion of Lot(s) 8-A & 10-A, Block(s) 2, **CLIFFORD WEST BUSINESS PARK, UNIT 1,** zoned IP industrial park zone, located on SAUL BELL RD NW, between OLIVER ROSS DR NW and BLUEWATER RD NW containing approximately 6 acre(s). *[Deferred from 3/8/06]* [REF: DRB-95-314] (K-9) **PRELIMINARY AND FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD.**

7. **Project # 1000195**
06DRB-00304 Minor-SiteDev Plan BldPermit/EPC

CLAUDIO VIGIL ARCHITECTS agent(s) for ASSOCIATED BUILDERS AND CONTRACTORS request(s) the above action(s) for all or a portion of Tract(s) M & L, **GATEWAY INDUSTRIAL PARK,** zoned SU-1/PID, special use zone, located on BROADWAY BLVD NE, between MENAUL BLVD NE and CLAREMONT AVE NE containing approximately 3 acre(s). [REF: 05DRB01545, 06EPC00012] **[Stephanie Shumsky, EPC Case Planner]** *[Deferred from 3/15/06]* (H-15) **DEFERRED AT THE AGENT'S REQUEST TO 3/22/06.**

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

8. **Project # 1003856**
06DRB-00306 Major-Final Plat Approval

COMMUNITY SCIENCES CORP. agent(s) for MICHAEL'S HOMES request(s) the above action(s) for all or a portion of Tract(s) 8B1A1, DON FELIPE #2 (to be known as **IZABEL SUBDIVISION**) zoned RA-2 residential and agricultural zone, located on WEST GLEN & WEST LEA SW, between METZGAR SW and PAJARITO ELEMENTARY SCHOOL containing approximately 9 acre(s). [REF: 05DRB00721, 05DRB00722, 05DRB00723, 05DRB00827, 04DRB01969] (Z-10 & Q-10) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR PCD LANGUAGE ON THE PLAT, SIGNED COPY OF RESTRICTIONS & COVENANTS, WALL DESIGN AND TO RECORD THE PLAT.**

9. **Project #:1004361**
06DRB-00307 Major-Final Plat Approval

BORDENAVE DESIGNS agent(s) for RIVERHORSE INVESTMENTS LP request(s) the above action(s) for all or a portion of Lot(s) 2, 3, 4, & 5, Block(s) 1, MONTGOMERY HEIGHTS (to be known as **TULANE TOWNHOMES**) zoned R-3 residential zone, located on TULANE NE, between COMANCHE NE and WELLESLY NE containing approximately 1 acre(s). [REF: 05DRB01247, 05DRB01698] (G-16) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE, WALL DESIGN AND TO RECORD.**

10. **Project # 1004740**
06DRB-00308 Minor-Prelim&Final Plat Approval

JOHN C LORENZO request(s) the above action(s) for all or a portion of Lot(s) 6 & 7, Block(s) 9, **EAST CENTRAL BUSINESS ADDITION,** zoned C-3 heavy commercial zone, located on COCHITI SE, between DOROTHY ST SE and SHIRLEY SE containing approximately 1 acre(s). (L-21) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF AND TO RECORD.**

11. **Project # 1001164**
06DRB-00219 Minor-Prelim&Final Plat Approval

BOHANNAN HUSTON INC agent(s) for HUNT UPTOWN DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Tract(s) B-1 & B-2, **ST PIUS X SUBDIVISION,** zoned SU-3, R-2, O-1, located on UPTOWN LOOP RD NE NE, between ARVADA AVE NE and INDIAN SCHOOL NE containing approximately 9 acre(s). [REF: 01DRB-00450, 06DRB00114] *[Deferred from 2/22/06, Indef deferred on 3/15/06]* (H-19) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

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

THERE ARE NO SKETCH PLATS THIS WEEK . . .

12. Approval of the Development Review Board Minutes for March 8, 2006. **THE DEVELOPMENT REVIEW BOARD MINUTES FOR MARCH 8, 2006 WERE APPROVED BY THE BOARD.**

ADJOURNED: 9:50 A.M.

CITY OF ALBUQUERQUE

ALBUQUERQUE
Making History

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1004361 **AGENDA ITEM NO: 9**

SUBJECT:

Final Plat

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

No adverse comments.

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 15, 2006

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

CITY OF ALBUQUERQUE
Planning Department
March 15, 2006
DRB Comments

ITEM # 9

PROJECT # 1004361 APPLICATION # 06-00307

RE: Tulane Townhomes/fp

Has anything changed from the preliminary plat?

The perimeter wall design has not been approved.

The AGIS dxf is not on file.

record the Plat.

Andrew Garcia

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

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

November 30, 2005

2. Project # 1004361
05DRB-01698 Major-Preliminary Plat Approval

D DUDLEY ARCHITECT agent(s) for CHESHIRE ENT INC request(s) the above action(s) for all or a portion of Block(s) 1, Lot(s) 2 - 5, MONTGOMERY HEIGHTS, (to be known as **TULANE TOWNHOUSES**) zoned R-3, located on TULANE NE, between COMANCHE NE and DELMAR NE containing approximately 1 acre(s). [REF: 05DRB01247] (G-16)

At the November 30, 2005, Development Review Board meeting, with the signing of the infrastructure list dated 11/30/05 and approval of the grading plan engineer stamp dated 11/4/05 the preliminary plat was approved with the following conditions of final plat:

Wall variance not needed. L'garden Walls for Lots 3-1 are at rear yard. Show

~~height of Garden Walls~~ ~~ZHE variance approval for lots not fronting a street is~~ required.

~~Certain Lots need~~ Pedestrian access easements and P-1 lot designation is required.

If you wish to appeal this decision, you must do so by December 15, 2005, in the manner described below.

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

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

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

Sheran Matson, AICP, DRB Chair

Cc:Cheshire Ent., Inc., 2811 Indian School Rd NE, 87106
D. Dudley Architect, 400 Gold SW, Suite 850, 87102
Bordenave Designs, P.O. Box 91194, 87199
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1004361 AGENDA#: 2 DATE: 11.30.05

1. Name: D Dudley Address: Agent Zip: _____
2. Name: Cheshire Eat Address: Applicants Zip: _____
3. Name: Jake Borderaux Address: CE Zip: _____
4. Name: _____ Address: _____ Zip: _____
5. Name: _____ Address: _____ Zip: _____
6. Name: _____ Address: _____ Zip: _____
7. Name: _____ Address: _____ Zip: _____
8. Name: _____ Address: _____ Zip: _____
9. Name: _____ Address: _____ Zip: _____
10. Name: _____ Address: _____ Zip: _____
11. Name: _____ Address: _____ Zip: _____
12. Name: _____ Address: _____ Zip: _____
13. Name: _____ Address: _____ Zip: _____
14. Name: _____ Address: _____ Zip: _____

ORIGINAL
#2

INFRASTRUCTURE LIST

Date Site Plan Approved ___/___/___
Date Preliminary Plat Approved 11/30/05
Date Preliminary Plat Expires 11/30/06
DRB Project No. 1004361
DRB Application No.: 05-01698

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

TULANE TOWNHOUSES
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

LOT 2,3,4&5, BLOCK 1, MONTGOMERY HEIGHTS
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		30'	ASPHALT ALLEY W/ ALLEY GUTTER	EXISTING ALLEY R.O.W.	COMANCHE BLVD	NORTH PROP BDRY	/	/	/
		20'	PRIVATE ACCESS LOOP	COMMON AREA LOT 14	TULANE	TULANE	/	/	/
		4"	PUBLIC WATER LINE LOOP W/ 13 - 3/4" SERVICES	COMMON AREA LOT 14	TULANE	TULANE	/	/	/
		8"	PUBLIC SAS W/ 9-4" SERVICES	EXISTING ALLEY R.O.W.	COMANCHE BLVD	NORTH PROP. BDRY	/	/	/
		4"	SAS SERVICES	LOTS 1-2, 12&13	LOT	TULANE	/	/	/
		4'	PRIVATE SIDEWALKS (3 each)	SOUTH OF LOT 3 NORTH OF LOT 11 BETWEEN LOTS 6 & 7	PRIVATE ACCESS ALLEY		/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/

Sequence #	Project #	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		ORIGINAL				/	/	/
						/	/	/
						/	/	/
						/	/	/

NOTES

1 ENGINEER CERTIFICATION OF GRADING PLAN REQ'D PRIOR TO RELEASE OF SIA OR FINANCIAL GUARANTEE

2

3

AGENT / OWNER

JEAN J. (JAKE) BORDENAVE
NAME (print)

BORDENAVE DESIGNS
FIRM

11/04/05
SIGNATURE - date

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

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

11/30/05
DRB CHAIR - date

11-30-05
TRANSPORTATION DEVELOPMENT - date

11/30/05
UTILITY DEVELOPMENT - date

11/30/05
CITY ENGINEER - date

11/30/05
PARKS & GENERAL SERVICES - date

_____
AMAFCA - date

_____ - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1004361 **AGENDA ITEM NO: 2**

SUBJECT:

Preliminary Plat

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

An approved drainage report dated 11-4-05 is on file for Preliminary Plat approval.

RESOLUTION:

APPROVED X signed IL.; 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: November 30, 2005

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

November 30, 2005

Project # 1004361
05DRB-01698 Major-Preliminary Plat Approval

D DUDLEY ARCHITECT agent(s) for CHESHIRE ENT INC request(s) the above action(s) for all or a portion of Block(s) 1, Lot(s) 2 - 5, MONTGOMERY HEIGHTS, (to be known as **TULANE TOWNHOUSES**) zoned R-3, located on TULANE NE, between COMANCHE NE and DELMAR NE containing approximately 1 acre(s). [REF: 05DRB01247] (G-16)

AMAFCA — No adverse comments.

COG — Comanche Road is identified as having on street bike lanes on the Long Range Bikeway System. Coordination with DMD should occur to include project improvements as appropriate.

Transit — No objection to the request.

Zoning Enforcement — Lots must have access from a street at the front. Maybe a zone change to SU-1.

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

APS — The proposal to develop Tulane Townhouses with 13 townhouses will affect Mission Avenue, McKinley Middle School, and Del Norte High School. Currently, these schools will have capacity to support the potential students generated from the proposed development.

School	2005-06 40 Day Count	Capacity	Space Available
MISSION AVENUE	366	400	34
MCKINLEY MS	725	840	115
DEL NORTE HS	1,708	1,715	7

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

Fire Department — All required fire hydrants shall be installed and made serviceable prior to and during construction of subdivision.

PNM Electric & Gas — Approved.

Comcast — No comments received.

QWEST — No comments received.

Environmental Health — No comments received.

M.R.G.C.D. — No comments received.

Open Space Division — No adverse comments.

City Engineer

An approved drainage report is on file for Preliminary Plat approval.

Transportation Development

Where are the access easements for the lots from Tulane? Does Tulane currently have sidewalk? Are these P1 lots? Aren't there supposed to be some public-private pedestrian easements from the alley to the courtyard?

Parks & Recreation — The HOA will need to sign the plat.

Utilities Development

Need to add a new Fire Hydrant in Tulane on Infrastructure List.

Planning Department

Agent needs to revise the perimeter wall submittal per City Zone Code requirements, Section 14-16-3-19, and resumit 3 copies to the DRB Chair at least one week prior to the preliminary plat hearing date. The wall design must be approved before the preliminary plat is approved by DRB.

Impact Fee Administrator

Construction of a new townhouse residence within the proposed subdivision will require payment of Impact Fees. Based on a townhouse size of approximately 2,000 square feet, it is estimated that impact fees will total approximately $1,017 if a building permit is obtained by December 30, 2005, $2,005 if a permit is obtained prior to December 29, 2006, and the full impact fee of $2,992 would be payable thereafter.

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

cc:Chesire Ent., Inc., 2811 Indian School Rd NE, 87106
D. Dudley, 400 Gold SW, Suite 850, 87102

CITY OF PLANNING
PLANNING DEPARTMENT
PROPERTY OWNERSHIP LIST

Meeting Date: NOVEMBER 30, 2005
Zone Atlas Page: G-16-Z
Notification Radius: 100 Ft.

Project# 1004361
App#05DRB-01698

Cross Reference and Location: TULANE BETWEEN COMANCH AND WELLESLY

Applicant: CHESIRE ENT., INC
Address: 2811 INDIAN SCHOOL RD NE
ALBUQUERQUE, NM 87106

Agent: D. DUDLEY.
400 GOLD SW SUITE 850
ALBUQUERQUE, NM 87102

Special Instructions:

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

Date Mailed: NOVEMBER 10, 2005
Signature: YVONNE SAAVEDRA

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
PROPERTY OWNERSHIP / LEGAL LIST

Project# 1004361
Application# 05DRB-01698

Zone Atlas Page #	Zone Atlas #	Grid Location	Parcel Sequence	Name & Address
G-16	1016060	449-296	102-05	✓
		449-304	06	✓
		449-313	07	✓
		449-320	08	✓
		448-329	09	✓
		450-339	10	✓
		460-344	11	✓
		454-360	12	✓
		436-355	17	✓
		436-348	18	✓
		436-340	19	✓
		436-334	20	✓
		436-325	21	✓
		436-318	22	✓
		436-310	23	✓
		436-303	24	✓
		436-295	25	✓
		436-288	26	✓
		436-280	27	✓
		436-273	01	✓
		448-273	02	✓
		448-281	03	✓
		448-290	04	✓
		450-357	13	✓

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
PROPERTY OWNERSHIP / LEGAL LIST

Project# 1004361
Application# 05DRB-01698

Zone Atlas Page #	Zone Atlas #	Grid Location	Parcel Sequence	Name & Address
G-16	1016060	450-368	102-14	✓
		442-367	15	✓
		434-366	16	✓
		418-366	101-14	✓
		416-355	13	✓
		416-348	12	✓
		416-340	11	✓
		416-334	10	✓
		416-325	09	✓
		416-318	08	✓
		416-310	07	✓
		416-303	06	✓
		416-296	05	✓
		416-288	04	✓
		416-280	03	✓
		416-273	02	✓
		467-370	105-11	✓
		471-362	12	✓
		476-354	01	✓
		509-343	103-09	✓ COA
		491-340	11	✓
		470-326	12	✓
		468-302	17	✓ Dup
		468-294	18	✓ Dup

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
PROPERTY OWNERSHIP / LEGAL LIST

Project# 1004361
Application#

PAGE 3 **OF** 3

Zone Atlas Page #	Zone Atlas #	Grid Location	Parcel Sequence	Name & Address
G-16	1016060	468-287	103-19	✓ Dup 2
		468-280	20	✓ Dup 2
		468-275	01	✓
		493-290	05	✓
		509-306	06	✓

Yvonne C. Saavedra/APD/CABQ
11/07/2005 02:23 PM

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

----- Forwarded by Yvonne C. Saavedra/APD/CABQ on 11/07/2005 02:23 PM -----

mainframe@coa1mp3.cabq.gov
11/07/2005 02:21 PM

To
cc
Subject

```
1          R E C O R D S   W I T H   L A B E L S                    PAGE
1
01016060                  ***  THIS UPC CODE HAS NO MASTER RECORD ON FILE
0101606044929610205       LEGAL: 004  004M ONTGOMERY HTS ADD
LAND USE:
                          PROPERTY ADDR: 00000   TULANE
                             OWNER NAME: GEE GEORGE EDWARD
                             OWNER ADDR: 03813   TULANE                DR NE
ALBUQUERQUE NM          87107
0101606044930410206       LEGAL: 005  004M ONTGOMERY HTS ADD
LAND USE:
                          PROPERTY ADDR: 00000   TULANE
                             OWNER NAME: SUNWEST BK OF ALBUQ TRUSTEE FO
                             OWNER ADDR: 03903   BELLAIRE               BL
HOUSTON      TX         77025
0101606044931310207       LEGAL: 006  004M ONTGOMERY HTS ADD
LAND USE:
                          PROPERTY ADDR: 00000   TULANE
                             OWNER NAME: MONTOYA PHILLIP C
                             OWNER ADDR: 03901   TULANE                DR NE
ALBUQUERQUE NM          87107
0101606044932010208       LEGAL: 007  004M ONTGOMERY HTS ADD
LAND USE:
                          PROPERTY ADDR: 00000   TULANE
                             OWNER NAME: ROSS GABRIELLE
                             OWNER ADDR: PO BOX 90366
ALBUQUERQUE NM          87199
0101606044832910209       LEGAL: 008  004M ONTGOMERY HTS ADD
LAND USE:
                          PROPERTY ADDR: 00000   TULANE
                             OWNER NAME: GRANT JOHN D & CINDY M SCOTT
                             OWNER ADDR: 03909   TULANE                DR NE
ALBUQUERQUE NM          87107
0101606045033910210       LEGAL: 009  004M ONTGOMERY HTS ADD
LAND USE:
                          PROPERTY ADDR: 00000   TULANE
                             OWNER NAME: GALEMORE GARY D & LORI D
                             OWNER ADDR: 03913   TULANE                DR NE
ALBUQUERQUE NM          87107
```

0101606046034410211 LEGAL: 010 004M ONTGOMERY HTS ADD
LAND USE:
PROPERTY ADDR: 00000 TULANE
OWNER NAME: DE VOLDER JENNIFER G
OWNER ADDR: 04001 TULANE DR NE
ALBUQUERQUE NM 87107
0101606045435010212 LEGAL: 011 004M ONTGOMERY HTS ADD
LAND USE:
PROPERTY ADDR: 00000 TULANE
OWNER NAME: CODDINGTON WILLIAM C SR
OWNER ADDR: 04005 TULANE DR NE
ALBUQUERQUE NM 87107
0101606043635510217 LEGAL: 016 004M ONTGOMERY HTS ADD
LAND USE:
PROPERTY ADDR: 00000 WELLESLEY
OWNER NAME: SLOAN JOANN
OWNER ADDR: 04008 WELLESLEY DR NE
ALBUQUERQUE NM 87107
0101606043634810218 LEGAL: 017 004M ONTGOMERY HTS ADD
LAND USE:
PROPERTY ADDR: 00000 WELLESLEY
OWNER NAME: PRIMMER THOMAS W & DEBORA L
OWNER ADDR: 04004 WELLESLEY DR NE
ALBUQUERQUE NM 87107
0101606043634010219 LEGAL: 018 004M ONTGOMERY HTS ADD
LAND USE:
PROPERTY ADDR: 00000 WELLESLEY
OWNER NAME: HURLEY EDWARD TIMOTHY
OWNER ADDR: 15044 WOODLAND LP
PENN VALLEY CA 95946
0101606043633410220 LEGAL: 19 4 MON TGOMERY HTS ADD
LAND USE:
PROPERTY ADDR: 00000 WELLESLEY
OWNER NAME: SRUBAS JOHN R & ALICE T
OWNER ADDR: 03912 WELLESLEY DR NE
ALBUQUERQUE NM 87107
0101606043632510221 LEGAL: 020 004M ONTGOMERY HTS ADD
LAND USE:
PROPERTY ADDR: 00000 WELLESLEY
OWNER NAME: ZUNNO JAMES C & PAMELA
OWNER ADDR: 03908 WELLESLEY DR NE
ALBUQUERQUE NM 87110
0101606043631810222 LEGAL: 021 004M ONTGOMERY HTS ADD
LAND USE:
PROPERTY ADDR: 00000 WELLESLEY
OWNER NAME: GUTTMANN ILONA
OWNER ADDR: 03904 WELLESLEY DR NE
ALBUQUERQUE NM 87107
0101606043631010223 LEGAL: 022 004M ONTGOMERY HTS ADD
LAND USE:
PROPERTY ADDR: 00000 WELLESLEY
OWNER NAME: HERRERA FRED G & ELAINE Y
OWNER ADDR: 03900 WELLESLEY DR NE
ALBUQUERQUE NM 87107

0101606043630310224 LEGAL: 023 004M ONTGOMERY HTS ADD
LAND USE:
PROPERTY ADDR: 00000 WELLESLEY
OWNER NAME: MAYO AMBER RM & GERALD D
OWNER ADDR: 03816 WELLESLEY DR NE
ALBUQUERQUE NM 87107
0101606043629510225 LEGAL: 024 004M ONTGOMERY HTS ADD
LAND USE:
PROPERTY ADDR: 00000 WELLESLEY
OWNER NAME: LOPEZ PAUL M & MARY F CASTILLO
OWNER ADDR: 03812 WELLESLEY NE
ALBUQUERQUE NM 87107
0101606043628810226 LEGAL: 025 004M ONTGOMERY HTS ADD
LAND USE:
PROPERTY ADDR: 00000 WELLESLEY
OWNER NAME: BOUMA ROBERT W & JULE B
OWNER ADDR: 03808 WELLESLEY DR NE
ALBUQUERQUE NM 87107
0101606043628010227 LEGAL: 026 004M ONTGOMERY HTS ADD
LAND USE:
PROPERTY ADDR: 00000 WELLESLEY
OWNER NAME: DE LA CRUZ GILBERT L
OWNER ADDR: 03804 WELLESLEY DR NE
ALBUQUERQUE NM 87107
0101606043627310201 LEGAL: 027 004M ONTGOMERY HTS ADD
LAND USE:
PROPERTY ADDR: 00000 WELLESLEY
OWNER NAME: ROMERO LARRY F & PEARLINA
OWNER ADDR: 03800 WELLESLEY DR NE
ALBUQUERQUE NM 87107
0101606044827310202 LEGAL: 001 004M ONTGOMERY HTS ADD
LAND USE:
PROPERTY ADDR: 00000 TULANE
OWNER NAME: CRESPIN LAURO
OWNER ADDR: 03801 TULANE DR NE
ALBUQUERQUE NM 87107
0101606044828110203 LEGAL: 002 004M ONTGOMERY HTS ADD
LAND USE:
PROPERTY ADDR: 00000 TULANE
OWNER NAME: SIFUENTES ESTHER L & REBECCA L
OWNER ADDR: 03805 TULANE DR NE
ALBUQUERQUE NM 87107
0101606044829010204 LEGAL: 003 004M ONTGOMERY HTS ADD
LAND USE:
PROPERTY ADDR: 00000 TULANE
OWNER NAME: SCHERER CYNDI A & JOSEPHINE E
OWNER ADDR: 03809 TULANE DR NE
ALBUQUERQUE NM 87107
0101606045035710213 LEGAL: 012 004M ONTGOMERY HTS ADD
LAND USE:
PROPERTY ADDR: 00000 TULANE
OWNER NAME: FLETCHER DONNA M & STEVE R
OWNER ADDR: 04009 TULANE DR NE
ALBUQUERQUE NM 87107

0101606045036810214 LEGAL: 013 004M ONTGOMERY HTS ADD
LAND USE:
PROPERTY ADDR: 00000 TULANE
OWNER NAME: PAVIONI MARIAN C
OWNER ADDR: 04013 TULANE NE
ALBUQUERQUE NM 87107

0101606044236710215 LEGAL: 014 004M ONTGOMERY HTS ADD
LAND USE:
PROPERTY ADDR: 00000 DELAMAR
OWNER NAME: DO AN V ETUX
OWNER ADDR: 03404 DELAMAR AV NE
ALBUQUERQUE NM 87107

0101606043436610216 LEGAL: 015 004M ONTGOMERY HTS ADD
LAND USE:
PROPERTY ADDR: 00000 WELLESLEY
OWNER NAME: LANGSTEINER KENT R &
OWNER ADDR: 04012 WELLESLEY DR NE
ALBUQUERQUE NM 87107

0101606041836610114 LEGAL: 013 005M ONTGOMERY HTS ADD
LAND USE:
PROPERTY ADDR: 00000 WELLESLEY
OWNER NAME: MARIAM ARAYA
OWNER ADDR: 04013 WELLESLEY DR NE
ALBUQUERQUE NM 87107

0101606041635510113 LEGAL: 012 005M ONTGOMERY HTS ADD
LAND USE:
PROPERTY ADDR: 00000 WELLESLEY
OWNER NAME: VASQUEZ-DOMINGUEZ OLIVIA & JAI
OWNER ADDR: 04009 WELLESLEY DR NE
ALBUQUERQUE NM 87107

0101606041634810112 LEGAL: 011 005M ONTGOMERY HTS ADD
LAND USE:
PROPERTY ADDR: 00000 WELLESLEY
OWNER NAME: ERICK CHARLOTTE T TRUSTEE
OWNER ADDR: 04005 WELLESLEY DR NE
ALBUQUERQUE NM 87107

0101606041634010111 LEGAL: 010 005M ONTGOMERY HTS ADD
LAND USE:
PROPERTY ADDR: 00000 WELLESLEY
OWNER NAME: DAVIS ZILLIE R
OWNER ADDR: 04001 WELLESLEY DR NE
ALBUQUERQUE NM 87107

0101606041633410110 LEGAL: LOT 9 BL K 5 OF LOTS 1 - 16 LAFAYETTE TERRACE
BEING LAND USE:
PROPERTY ADDR: 00000 WELLESLEY
OWNER NAME: FITZPATRICK HAYES E ETUX
OWNER ADDR: 03913 WELLESLEY DR NE
ALBUQUERQUE NM 87107

0101606041632510109 LEGAL: 008 005M ONTGOMERY HTS ADD
LAND USE:
PROPERTY ADDR: 00000 WELLESLEY
OWNER NAME: LIU MING-JAI
OWNER ADDR: 03909 WELLESLEY DR NE
ALBUQUERQUE NM 87107

0101606041631810108 LEGAL: 007 005M ONTGOMERY HTS ADD
LAND USE:
PROPERTY ADDR: 00000 WELLESLEY
OWNER NAME: MENDOZA ERIKA
OWNER ADDR: 03905 WELLESLEY DR NE
ALBUQUERQUE NM 87107

0101606041631010107 LEGAL: 006 005M ONTGOMERY HEIGHTS
LAND USE:
PROPERTY ADDR: 00000 WELLESLEY
OWNER NAME: COLE RANDY R & LYNNE S
OWNER ADDR: 03901 WELLESLEY DR NE
ALBUQUERQUE NM 87107

0101606041630310106 LEGAL: 005 005M ONTGOMERY HTS ADD
LAND USE:
PROPERTY ADDR: 00000 WELLESLEY
OWNER NAME: CARRILLO IDA
OWNER ADDR: 03817 WELLESLEY NE
ALBUQUERQUE NM 87107

0101606041629610105 LEGAL: 004 005M ONTGOMERY HTS ADD
LAND USE:
PROPERTY ADDR: 00000 WELLESLEY
OWNER NAME: ZULKA RICHARD J ETUX
OWNER ADDR: 03813 WELLESLEY DR NE
ALBUQUERQUE NM 87112

0101606041628810104 LEGAL: 003 005M ONTGOMERY HTS ADD
LAND USE:
PROPERTY ADDR: 00000 WELLESLEY
OWNER NAME: WONG HENRY L JR & MELISSA L
OWNER ADDR: 03809 WELLESLEY DR NE
ALBUQUERQUE NM 87107

0101606041628010103 LEGAL: 002 005M ONTGOMERY HEIGHTS ADD
LAND USE:
PROPERTY ADDR: 00000 WELLESLEY
OWNER NAME: WONG HENRY L JR & MELISSA L
OWNER ADDR: 03805 WELLESLEY DR NE
ALBUQUERQUE NM 87107

0101606041627310102 LEGAL: 001 005M ONTGOMERY HEIGHTS ADD
LAND USE:
PROPERTY ADDR: 00000 WELLESLY
OWNER NAME: FANNING JAMES J JR
OWNER ADDR: 03801 WELLESLEY DR NE
ALBUQUERQUE NM 87107

0101606046737010511 LEGAL: 009 003M ONTGOMERY HTS ADD
LAND USE:
PROPERTY ADDR: 00000 DELAMAR
OWNER NAME: FRANK STEVEN D
OWNER ADDR: 03500 DELAMAR AV NE
ALBUQUERQUE NM 87109

0101606047136210512 LEGAL: 010 003M ONTGOMERY HTS ADDN
LAND USE:
PROPERTY ADDR: 00000 TULANE
OWNER NAME: MONTOYA PATRICK A & REBECCA I
OWNER ADDR: 04006 TULANE DR NW
ALBUQUERQUE NM 87107

0101606047635410501 LEGAL: 001 003M ONTGOMERY HTS ADDN
LAND USE:
PROPERTY ADDR: 00000 SAN ANDRES
OWNER NAME: KEMPER CRAIG L & CAROL L
OWNER ADDR: 11500 CARMEL NE
ALBUQUERQUE NM 87122
0101606050934310309 LEGAL: TR B -1 B LK 2 MONTGOMERY HEIGHTS PLAT OF TR B-1
BLK LAND USE:
PROPERTY ADDR: 00000 SAN ANDRES
OWNER NAME: CITY OF ALBUQUERQUE
OWNER ADDR: PO BOX 1293
ALBUQUERQUE NM 87103
0101606049134010311 LEGAL: 02A 002M ONTGOMERY HTS ADD
LAND USE:
PROPERTY ADDR: 00000 SAN ANDRES
OWNER NAME: CRAWFORD AGI
OWNER ADDR: 03504 SAN ANDRES DR NE
ALBUQUERQUE NM 87107
0101606047032610312 LEGAL: 1A 2 REP LAT OF MONTGOMERY HGHTS ADD & TR A BLK
1 M LAND USE:
PROPERTY ADDR: 00000 TULANE
OWNER NAME: ALEXANDER FRANK ETUX
OWNER ADDR: 04411 ANDREW DR NE
ALBUQUERQUE NM 87109
0101606046830210317 LEGAL: 005 001M ONTGOMERY HTS ADD
LAND USE:
PROPERTY ADDR: 00000 TULANE
OWNER NAME: RIVER HORSE INVESTMENTS LP
OWNER ADDR: 04411 ANDREW DR NE
ALBUQUERQUE NM 87109
0101606046829410318 LEGAL: 004 001M ONTGOMERY HTS ADD
LAND USE:
PROPERTY ADDR: 00000 TULANE
OWNER NAME: RIVER HORSE INVESTMENTS LP
OWNER ADDR: 04411 ANDREW DR NE
ALBUQUERQUE NM 87109
0101606046828710319 LEGAL: 003 001M ONTGOMERY HTS ADD
LAND USE:
PROPERTY ADDR: 00000 TULANE
OWNER NAME: RIVER HORSE INVESTMENTS LP
OWNER ADDR: 04411 ANDREW DR NE
ALBUQUERQUE NM 87109
0101606046828010320 LEGAL: 002 001M ONTGOMERY HTS ADD
LAND USE:
PROPERTY ADDR: 00000 TULANE
OWNER NAME: RIVER HORSE INVESTMENTS LP
OWNER ADDR: 04411 ANDREW DR NE
ALBUQUERQUE NM 87109
0101606046827510301 LEGAL: LOT 1-A BLK 1 REDIVISION OF LOT 1 BLK 1
TOGETHER W LAND USE:
PROPERTY ADDR: 00000 COMANCHE
OWNER NAME: NIETO ANTHONY M
OWNER ADDR: 03401 COMANCHE RD NE
ALBUQUERQUE NM 87107

```
0101606049329010305   LEGAL: TRAC T A1  BLK 1 REPL OF PORTIONS OF BLKS 1 & 2
MONT  LAND USE:
                      PROPERTY ADDR: 00000   CARLISLE
                         OWNER NAME: KOAT-TV INC
                         OWNER ADDR: 03801   CARLISLE                    BL NE
ALBUQUERQUE NM       87107
0101606050930610306   LEGAL: TRAC T A- 2BC A PLAT OF TR A2BC (A REPLAT OF TRS
A2B  LAND USE:
                      PROPERTY ADDR: 00000   CARLISLE
                         OWNER NAME: LOVELACE MEDICAL CENTER INC
                         OWNER ADDR: PO BOX 25234
OVERLAND PARKS       66225
 .
 QUIT
```

101606044932010208 LEGAL: *007 004 MONTGOMERY HTS ADDITION
PROPERTY ADDR: 3905 TULANE DR NE

OWNERS NAME: ROSS GABRIELLE
OWNERS ADDR: PO BOX 90366
ALBUQUERQUE, NM 87199

101606050934310309 LEGAL: TRACT B-1 BLK 2 MONTGOMERY HEIGHTS PLAT OF TRACT B M ERY HEIGHTS ADDITION
PROPERTY ADDR: 3520 SAN ADRES NE

OWNERS NAME: CITY OF ALBUQUERQUE
OWNERS ADDR: PO BOX 1293
ALBUQUERQUE, NM 87103

101606050930610306 LEGAL: TRACT A-2BC A PLAT OF TRACT A2BC (A REPLAT OF TK 2 MONTGOMERY HTS
PROPERTY ADDR: 3901 CARLISLE NE

OWNERS NAME: LOVELACE MEDICAL CENTER INC
OWNERS ADDR: PO BOX 25234
OVERLAND PARKS, KS 66225

City of Albuquerque

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

Date: 10/14/05

TO CONTACT NAME: Don Dudley
COMPANY/AGENCY: G. Donald Dudley Architect, LTD
ADDRESS/ZIP: 400 Gold Ave SW / Studio 850
PHONE/FAX #: 243-8100 / 243-8101

Thank you for your inquiry of October 14, 2005 (date) requesting the names of **Recognized Neighborhood Associations** who would be affected under the provisions of O-92 by your proposed project at lots 2,3,4,5 / Block 1, Montgomery Heights Add'n. on 3804, 3808, 3812, 3816 Tulane Pl NE Between Carlisle & Wellesley & Commanche and San Andres. zone map page(s) G-16.

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

Montgomery Heights
Neighborhood Association
Contacts: Andy Caird
3412 Mars Rd NE / 87107
884-5656 (h)
Beatrice Davies

Neighborhood Association
Contacts:

See reverse side for additional Neighborhood Association Information: YES { } NO {X}

Please note that according to O-92 you are required to notify each of these contact persons by ***CERTIFIED MAIL, RETURN RECEIPT REQUESTED, BEFORE*** the Planning Department will accept your application filing. ***IMPORTANT! FAILURE OF ADEQUATE NOTIFICATION MAY RESULT IN YOUR APPLICATION HEARING BEING DEFERRED FOR 30 DAYS.*** If you have any questions about the information provided, please contact our office at (505) 924-3914 or by fax at 924-3913.

Sincerely,

Dalaina A Carmona
OFFICE OF NEIGHBORHOOD COORDINATION

Attention: Both contacts per neighborhood association need to be notified.

planning.recognized.na.form(10/14/04)

Vonda Cheshire
Fax 792-5258
cell 991-3213

6"

4"

8" SAS

N

REVISED
5080
TO REFLECT
4" & 6" IN
PRIV. DRV.

8" SAS

Copy
Don Sudler

7005 0390 0001 6082 0436

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

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

OFFICIAL USE

ALBUQUERQUE, NM 87107

Postage	$ 0.60	UNIT ID: 0127
Certified Fee	2.30	
Return Receipt Fee (Endorsement Required)	1.75	Postmark Here
Restricted Delivery Fee (Endorsement Required)		Clerk: KYHSBH
Total Postage & Fees	$ 4.65	10/17/05

Sent To: Andy Caird, Montgomery Hghts Neigh Assoc
Street, Apt. No.; or PO Box No.: 3412 Mars Rd., NE
City, State, ZIP+4: Alb, NM 87107

PS Form 3800, June 2002 — See Reverse for Instructions

7005 0390 0001 6082 0429

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

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

OFFICIAL USE

ALBUQUERQUE, NM 87107

Postage	$ 0.60	UNIT ID: 0127
Certified Fee	2.30	
Return Receipt Fee (Endorsement Required)	1.75	Postmark Here
Restricted Delivery Fee (Endorsement Required)		Clerk: KYHSBH
Total Postage & Fees	$ 4.65	10/17/05

Sent To: Beatrice Davies, Mont. Hghts N. Assoc.
Street, Apt. No.; or PO Box No.: c/o 3412 Mars Rd. NE
City, State, ZIP+4: Alb. NM 87107

PS Form 3800, June 2002 — See Reverse for Instructions

RESPONSE TO NOTIFICATION
OF
PROPERTY DEVELOPMENT

I, Andy Caird, the contact person for the Montgomery Heights Neighborhood Association, acknowledge receipt of Notice for the proposed construction of 13 town homes on lots 2,3,4, and 5, block 1 of the Montgomery Heights Addition (3804, 3812, and 3816 Tulane Dr, NE, between Carlisle and Wellesley and Comanche and San Andreas.

The Montgomery Heights Neighborhood Association's response to the development is as indicated by my initials below:

_____ No objection to the proposed development

_____ Opposed to the proposed development (see below)

Reason for opposition:_____

_____

_____

COPY

_____

_____

Signed:_____ DATE :_____

Andy Caird
Montgomery Hghts Neighborhood Assoc.

Project # 1004361

CHESIRE ENT., INC
2811 INDIAN SCHOOL RD NE
ALBUQUERQUE, NM 87106

Project # 1004361

D. DUDLEY
400 GOLD SW SUITE 850
ALBUQUERQUE, NM 87106

Project # 1004361
ANDY CAIRD
Montgomery Heights
3412 MARS RD NE
ALBUQUERQUE, NM 87107

Project # 1004361
BEATRICE DAVIES
Montgomery Heights
C/O 3412 MARS RD NE
ALBUQUERQUE, NM 87107

101606044929610205

GEE GEORGE EDWARD
3813 TULANE DR NE
ALBUQUERQUE NM 87107

101606044930410206

SUNWEST BK OF ALBUQ TRUSTEE F
3903 BELLAIRE BL
HOUSTON TX 77025

101606044931310207

MONTOYA PHILLIP C
3901 TULANE DR NE
ALBUQUERQUE NM 87107

101606044932010208

ROSS GABRIELLE
PO BOX 90366
ALBUQUERQUE, NM 87199

101606044832910209

GRANT JOHN D & CINDY M SCOTT
3909 TULANE DR NE
ALBUQUERQUE NM 87107

101606045033910210

GALEMORE GARY D & LORI D
3913 TULANE DR NE
ALBUQUERQUE NM 87107

101606046034410211

DE VOLDER JENNIFER G
4001 TULANE DR NE
ALBUQUERQUE NM 87107

101606045435010212

CODDINGTON WILLIAM C SR
4005 TULANE DR NE
ALBUQUERQUE NM 87107

101606043635510217

SLOAN JOANN
4008 WELLESLEY DR NE
ALBUQUERQUE NM 87107

101606043634810218

PRIMMER THOMAS W & DEBORA L
4004 WELLESLEY DR NE
ALBUQUERQUE NM 87107

101606043634010219

HURLEY EDWARD TIMOTHY
15044 WOODLAND LP
PENN VALLEY CA 95946

101606043633410220

SRUBAS JOHN R & ALICE T
3912 WELLESLEY DR NE
ALBUQUERQUE NM 87107

101606043632510221

ZUNNO JAMES C & PAMELA
3908 WELLESLEY DR NE
ALBUQUERQUE NM 87110

101606043631810222

GUTTMANN ILONA
3904 WELLESLEY DR NE
ALBUQUERQUE NM 87107

101606043631010223

HERRERA FRED G & ELAINE Y
3900 WELLESLEY DR NE
ALBUQUERQUE NM 87107

101606043630310224

MAYO AMBER RM & GERALD D
3816 WELLESLEY DR NE
ALBUQUERQUE NM 87107

101606043629510225

LOPEZ PAUL M & MARY F CASTILL
3812 WELLESLEY NE
ALBUQUERQUE NM 87107

101606043628810226

BOUMA ROBERT W & JULE B
3808 WELLESLEY DR NE
ALBUQUERQUE NM 87107

101606043628010227

DE LA CRUZ GILBERT L
3804 WELLESLEY DR NE
ALBUQUERQUE NM 87107

101606043627310201

ROMERO LARRY F & PEARLINA
3800 WELLESLEY DR NE
ALBUQUERQUE NM 87107

101606044827310202

CRESPIN LAURO
3801 TULANE DR NE
ALBUQUERQUE NM 87107

101606044828110203

SIFUENTES ESTHER L & REBECCA
3805 TULANE DR NE
ALBUQUERQUE NM 87107

101606044829010204

SCHERER CYNDI A & JOSEPHINE E
3809 TULANE DR NE
ALBUQUERQUE NM 87107

101606045035710213

FLETCHER DONNA M & STEVE R
4009 TULANE DR NE
ALBUQUERQUE NM 87107

101606045036810214

PAVIONI MARIAN C
4013 TULANE NE
ALBUQUERQUE NM 87107

101606044236710215

DO AN V ETUX
3404 DELAMAR AV NE
ALBUQUERQUE NM 87107

101606043436610216

LANGSTEINER KENT R &
4012 WELLESLEY DR NE
ALBUQUERQUE NM 87107

101606041836610114

MARIAM ARAYA
4013 WELLESLEY DR NE
ALBUQUERQUE NM 87107

101606041635510113

VASQUEZ-DOMINGUEZ OLIVIA & JA
4009 WELLESLEY DR NE
ALBUQUERQUE NM 87107

101606041634810112

ERICK CHARLOTTE T TRUSTEE
4005 WELLESLEY DR NE
ALBUQUERQUE NM 87107

101606041634010111

DAVIS ZILLIE R
4001 WELLESLEY DR NE
ALBUQUERQUE NM 87107

101606041633410110

FITZPATRICK HAYES E ETUX
3913 WELLESLEY DR NE
ALBUQUERQUE NM 87107

101606041632510109

LIU MING-JAI
3909 WELLESLEY DR NE
ALBUQUERQUE NM 87107

101606041631810108

MENDOZA ERIKA
3905 WELLESLEY DR NE
ALBUQUERQUE NM 87107

101606041631010107

COLE RANDY R & LYNNE S
3901 WELLESLEY DR NE
ALBUQUERQUE NM 87107

101606041630310106

CARRILLO IDA
3817 WELLESLEY NE
ALBUQUERQUE NM 87107

101606041629610105

ZULKA RICHARD J ETUX
3813 WELLESLEY DR NE
ALBUQUERQUE NM 87112

101606041628810104

WONG HENRY L JR & MELISSA L
3809 WELLESLEY DR NE
ALBUQUERQUE NM 87107

101606041628010103

WONG HENRY L JR & MELISSA L
3805 WELLESLEY DR NE
ALBUQUERQUE NM 87107

101606041627310102

FANNING JAMES J JR
3801 WELLESLEY DR NE
ALBUQUERQUE NM 87107

101606046737010511

FRANK STEVEN D
3500 DELAMAR AV NE
ALBUQUERQUE NM 87109

101606047136210512

MONTOYA PATRICK A & REBECCA I
4006 TULANE DR NW
ALBUQUERQUE NM 87107

101606047635410501

KEMPER CRAIG L & CAROL L
11500 CARMEL NE
ALBUQUERQUE NM 87122

101606049134010311

CRAWFORD AGI
3504 SAN ANDRES DR NE
ALBUQUERQUE NM 87107

101606047032610312

ALEXANDER FRANK ETUX
4411 ANDREW DR NE
ALBUQUERQUE NM 87109

101606046830210317

RIVER HORSE INVESTMENTS LP
4411 ANDREW DR NE
ALBUQUERQUE NM 87109

101606046827510301

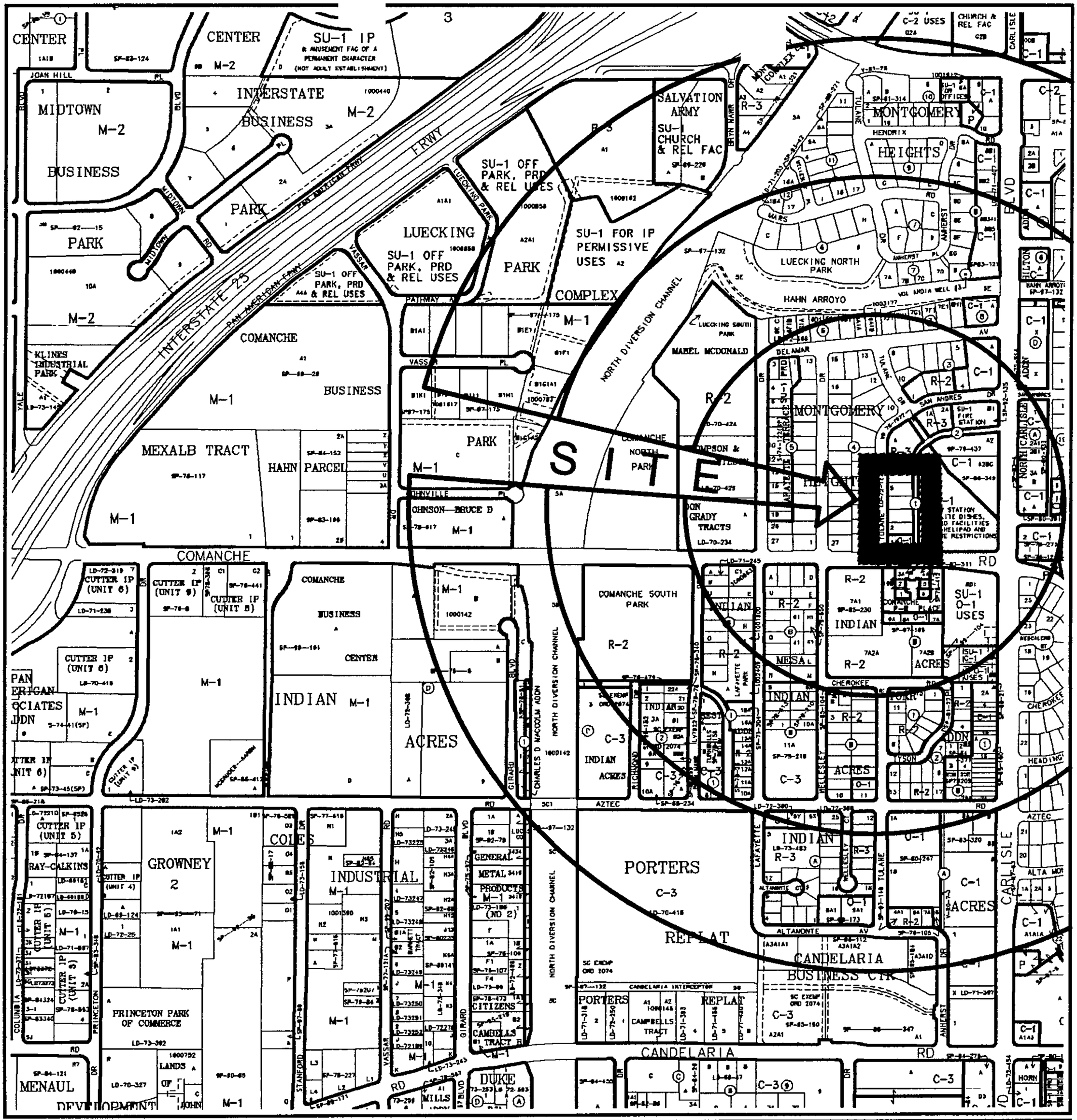
NIETO ANTHONY M
3401 COMANCHE RD NE
ALBUQUERQUE NM 87107

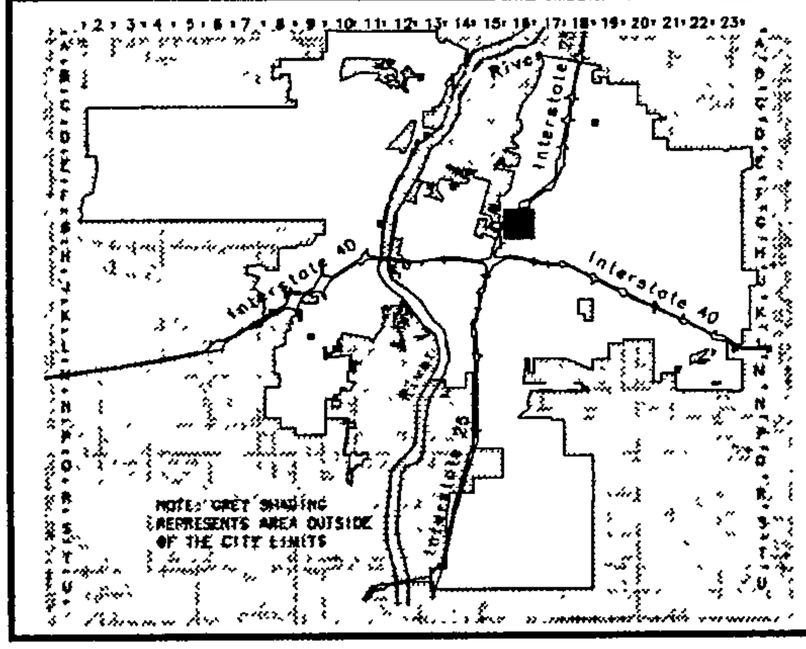
101606049329010305

KOAT-TV INC
3801 CARLISLE BL NE
ALBUQUERQUE NM 87107

101606050930610306

LOVELACE MEDICAL CENTER INC
PO BOX 25234
OVERLAND PARKS, KS 66225





GRAPHIC SCALE IN FEET

250 0 750 1000

Albuquerque Geographic Information System

PLANNING DEPARTMENT

© Copyright 2004

Zone Atlas Page

G-16-Z

Map Amended through March 08, 2005

g donald dudley architect ltd

October 20, 2005

City of Albuquerque
Planning Department
600 2nd St. NW
Albuquerque, NM 87103

Re: Tulane Townhouses → Request for Major Subdivision Preliminary Plat

To whom it may concern:

On behalf of our clients, we are seeking a major subdivision preliminary plat approval to re-plat lots 2, 3, 4, and 5 into fourteen separate parcels as indicated in the attached site plan. There will be thirteen individual townhouse homes and one collective open space parcel of land for the use by the residents. As permitted under R-3 residential zoning, the units will be two stories with an attached garage. The square footage of each unit will be approximately 1900 square feet heated and 500 square feet of garage. Every unit will have a small garden courtyard that reduces the overall mass of the development.

Our clients are long time residents of Albuquerque and their desire is to create a place of higher quality than what is found in the area presently. Thank you for your attention on this request and please do not hesitate to contact me if you have any questions.

Sincerely,
G. Donald Dudley Architect, Ltd.

by:
Don Dudley, AIA
President

simms tower studio 850
400 gold avenue s w
albuquerque new mexico 87102
u s a
t 505 243 8100
f 505 243 8101
e studio@dondudleydesign.com
DONDUDLEYDESIGN.COM

CITY OF ALBUQUERQUE

FYI

Making History

NOTIFICATION OF HEARING for the DEVELOPMENT REVIEW BOARD

November 14, 2005

TO: Andy Caird and Beatrice Davies, Montgomery Heights NA

This letter will serve as your notification from the City of Albuquerque, under provisions of 0-92 pertaining to a request for: **Requests the following for approximately one (1) acre(s): Major Preliminary Plat Approval for a proposed thirteen (13) individual townhouses and one collective open space parcel of land to be used by the residents.**

Proposed by: **D. Dudley Architects at 243-8100**
Agent for: **Cheshire Ent., Inc.**

For property located: **On or near Tulane Drive NE between Comanche Road NE and Delmar NE.**

The case number(s) assigned is: **05DRB- 01698, Project # 1004361.**

City Planning accepted application for this request on **November 4, 2005**.

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

Please be advised that this application is scheduled for a hearing before the Development Review Board (DRB) at **9 a.m.** on **Wednesday, November 30, 2005** in the **Planning Hearing Room, Lower Level, Plaza Del Sol Building, 600 Second St. NW.**

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

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

Sincerely,

Stephani I. Winklepleck

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

cc: Claire Senova, DRB Administrative Assistant

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

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW,** on **Wednesday, November 30, 2005,** beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1000934
05DRB-01696 Major-Two Year SIA

MARK GOODWIN & ASSOCIATES agent(s) for LONGFORD @ 106TH STREET LP request(s) the above action(s) for all or a portion of Tract(s) B, SUNRISE RANCH WEST, UNIT 1 (to be known as **SUNRISE RANCH WEST, UNIT 2**) zoned RD, located on SUNSET GARDEN AVE SW, between 106TH ST SW and 98TH ST SW containing approximately 9 acre(s). (L-8)

Project # 1004361
05DRB-01698 Major-Preliminary Plat Approval

D DUDLEY ARCHITECT agent(s) for CHESHIRE ENT INC request(s) the above action(s) for all or a portion of Block(s) 1, Lot(s) 2 - 5, MONTGOMERY HEIGHTS, (to be known as **TULANE TOWNHOUSES**) zoned R-3, located on TULANE NE, between COMANCHE NE and DELMAR NE containing approximately 1 acre(s). [REF: 05DRB01247] (G-16)

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

Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, NOVEMBER 14, 2005.

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

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

Project # 1002591 07DRB-00464 Major-Two Year SIA	TIERRA WEST LLC agent(s) for KPS GROUP INC request(s) the above action(s) for all or any portion of Tract(s) C & G, FOUR HILLS VILLAGE SHOPPING CENTER AND APARTMENT COMPLEX, zoned SU-1 PDA FOR RES & COMM located on CENTRAL AVE SE between TRAMWAY BLVD SE and DORADO PLACE SE containing approximately 6 acre(s). [REF: 06DRB00249] (L-22)
Project # 1002642 07DRB-00503 Major-Vacation of Public Easements	PRECISION SURVEYS INC agent(s) for AVALON TOWER LLC request(s) the above action(s) for all or any portion of Tract(s) B-1-A (to be known as **TRACTS B-1-A-2 & B-1-A-1, TOWER WEST SUBDIVISION**) zoned SU-1 for C-2 and R-1 Uses located on TOWER RD SW between 97TH ST SW and 98TH ST containing approximately 2 acre(s). (L-9)
Project # 1004361 07DRB-00493 Major-Vacation of Pub Right-of-Way	DON DUDLEY ARCHITECTS agent(s) for RIVER HORSE INVESTMENTS request(s) the above action(s) for Lot(s) 1-P-1 & 13-P-1, Block(s) 1, **TULANE TOWNHOUSES,** zoned R-3 located on TULANE NE between COMANCHE NE and CARLISLE NE containing approximately 1 acre(s). [REF: 05DRB01698] (G-16)
Project # 1005354 07DRB-00499 Major-Vacation of Public Easements 07DRB-00500 Minor-Vacation of Private Easements	BOHANNAN HUSTON INC agent(s) for SAWMILL COMMUNITY LAND TRUST request(s) the above action(s) for all or any portion of Lot(s) B-2-A, **DUKE CITY LUMBER COMPANY ADDITION,** zoned SU-2 SMI located on BELLAMAH AVE NW between 18TH ST NW and 19TH ST NW containing approximately 8 acre(s). [REF: 07EPC00107, 07EPC00109] (J-13/H-13)

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

Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, APRIL 23, 2007.

CITY OF ALBUQUERQUE

Planning Department

DRB

VAC

Or Current Resident
SANFORD VENUS
3817 TULANE NE
ALBUQUERQUE, NM 87107

Or Current Resident

87107$4513 C015
87103@1293

UNITED STATES POSTAGE
PITNEY BOWES
02 1M $ 00.39⁰
0004219022 APR 20 2007
MAILED FROM ZIPCODE 87102

NIXIE 871 1 10 04/25/07
RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD
BC: 87103129393 *0968-00112-20-45

P O Box 1293 Albuquerque, New Mexico 87103

Tulane Townhomes

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

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

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

STORM DRAINAGE — **D**
- ___ Storm Drainage Cost Allocation Plan

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)

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

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

APPLICANT INFORMATION:

Professional/Agent (if any): same as below PHONE: ___

ADDRESS: ___ FAX: ___

CITY: ___ STATE ___ ZIP ___ E-MAIL: ___

APPLICANT: Chesh Ent, Inc PHONE: 991-3213

ADDRESS: 2811 Indian School Rd NE FAX: 792-5758

CITY: Albq STATE NM ZIP 87106 E-MAIL: lvcheshemsn.com

Proprietary interest in site: Developer List all owners: River Horse Inv, LP

DESCRIPTION OF REQUEST: Minor Subdivision / Final Plat approval (DRB 16) unadvertised

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

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

Lot or Tract No. 1-A-P-1 and 13-A-P-1 Block: ___ Unit: ___

Subdiv/Addn/TBKA: Tulane Townhomes

Existing Zoning: Residential R-3 Proposed zoning: same

Zone Atlas page(s): G-16 UPC Code: 101606046527910317 MRGCD Map No ___

CASE HISTORY:

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

07DRB-00493

CASE INFORMATION:

Within city limits? ✓ Yes Within 1000FT of a landfill? No

No. of **existing** lots: 2 No. of **proposed** lots: 2 Total area of site (acres): .1464

LOCATION OF PROPERTY BY STREETS: On or Near: ~~Comanche & Carlisle~~ TULANE NE

Between: COMANCHE NE and CARLISLE NE

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

SIGNATURE Vonda C Cheshire, Pres. Chesh Ent, Inc DATE 6/27/2007

(Print) Vonda C. Cheshire, Pres., Chesh Ent, Inc. Applicant: ☑ Agent. ☐

FOR OFFICIAL USE ONLY Form revised 4/07

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

Application case numbers: 07DRB - 70097

Hearing date 07/11/07

Action	S.F.	Fees
P&E	5(3)	$285.00
CMF	___	$20.00
___	___	$___
___	___	$___
___	___	$___
		Total $305.00

Sandy Handley 06/28/07
Planner signature / date

Project # 1004361

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

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

❑ **SKETCH PLAT REVIEW AND COMMENT (DRB22)** **Your attendance is required.**

__ Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) 6 **copies**
__ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, 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) clearly outlined
__ Letter briefly describing, explaining, and justifying the request
__ List any original and/or related file numbers on the cover application

❑ **EXTENSION OF MAJOR PRELIMINARY PLAT (DRB08)** **Your attendance is required.**

__ Preliminary Plat reduced to 8.5" x 11"
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter briefly describing, explaining, and justifying the request
__ Copy of DRB approved infrastructure list
__ Copy of the LATEST Official DRB Notice of approval for Preliminary Plat Extension request
__ List any original and/or related file numbers on the cover application

Extension of preliminary plat approval expires after one year.

❑ **MAJOR SUBDIVISION FINAL PLAT APPROVAL (DRB12)** **Your attendance is required.**

__ Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
__ Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
__ Design elevations & cross sections of perimeter walls **3 copies**
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
__ Copy of recorded SIA
__ Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
__ List any original and/or related file numbers on the cover application
__ DXF file and hard copy of final plat data for AGIS is required.

☒ **MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL (DRB16)** **Your attendance is required.**

✓ Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings
✓ Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
__ Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 copies**
__ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, 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) clearly outlined
O Letter briefly describing, explaining, and justifying the request
✓ Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
N/A Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
O Fee (see schedule)
✓ List any original and/or related file numbers on the cover application
__ Infrastructure list if required **(verify with DRB Engineer)**
✓ DXF file and hard copy of final plat data for AGIS is required.

❑ **AMENDMENT TO PRELIMINARY PLAT (with minor changes) (DRB03)** **Your attendance is required.**

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**
__ Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter briefly describing, explaining, and justifying the request
__ Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
__ List any original and/or related file numbers 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.

Chesh Ent, Inc., Vonda Cheshire, Pres.
Applicant name (print)

Vonda Cheshire, Pres., Chesh Ent Inc
Applicant signature / date

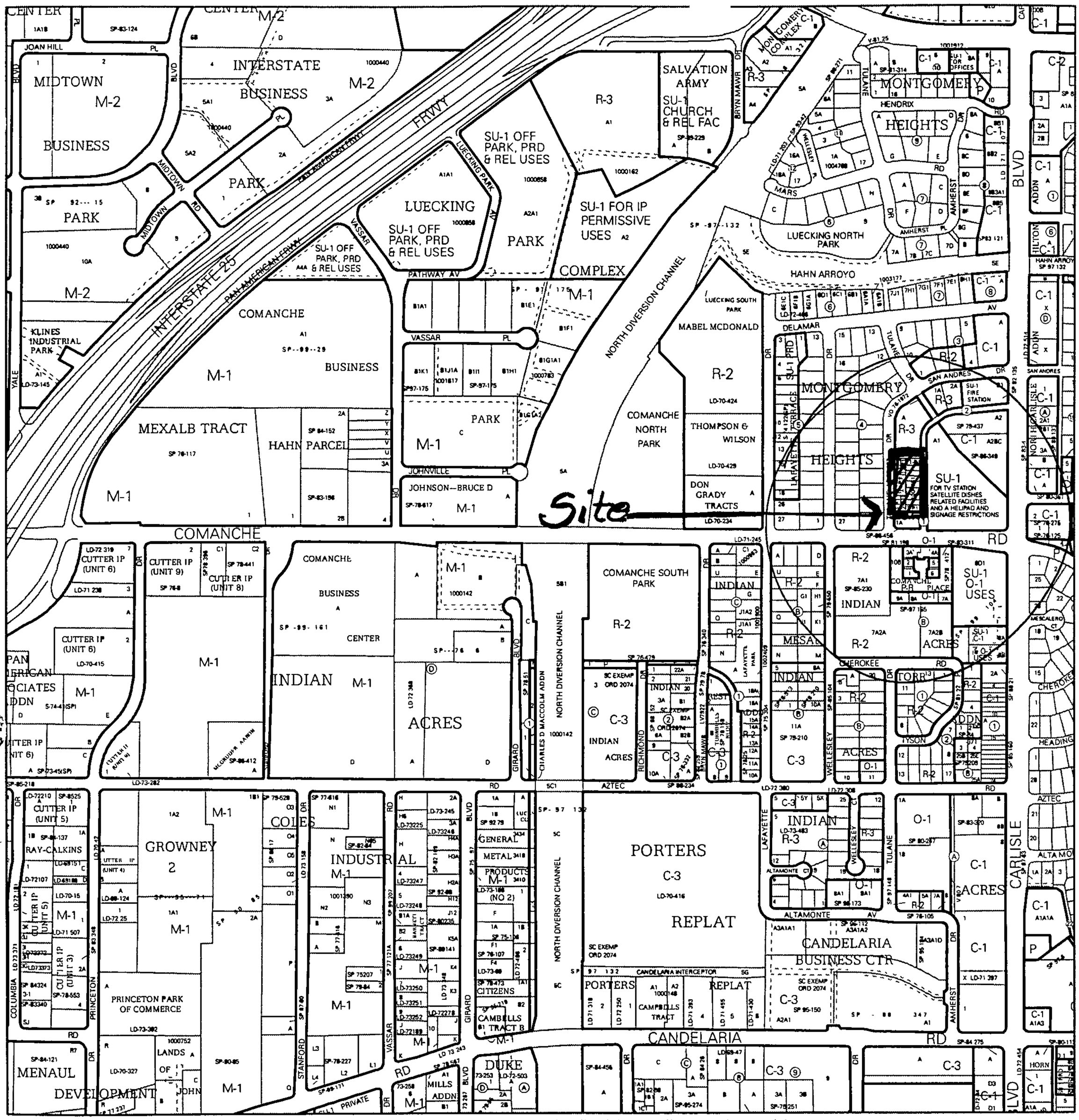
Form revised 4/07

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

Application case numbers
07DRB - 70097
- -
- -

Sandy Handley 06/28/07
Planner signature / date

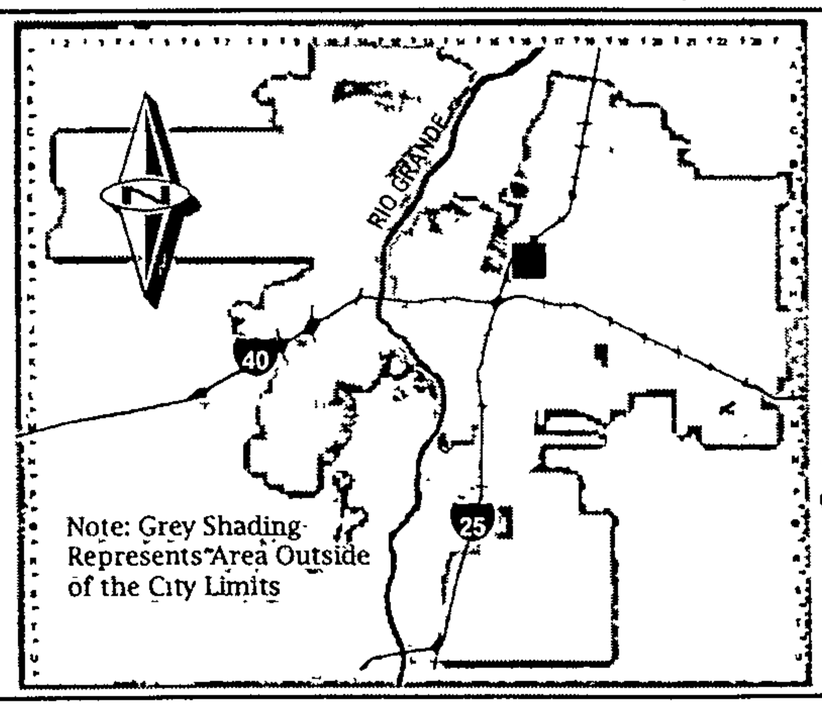
Project # 1004361



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

Albuquerque Geographic Information System

Map amended through: 5/17/2007



Zone Atlas Page:

G-16-Z

Selected Symbols

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

0 — 750 — 1,500 Feet

CHESH Enterprises, Inc.

2811 Indian School Rd, NE, Alb, NM 87106
(505) 991-3213 / fax (505) 792-5758
e-mail: lvchesh@msn.com

June 28, 2007

Sharon Matson
DRB Chair
City of Albuquerque

RE: Lots 1-A-P-1 and 13-A-P-1. Tulane Townhouses

Ms. Matson:

The purpose of this plat is to show the portion of vacated Tulane Drive, N.E., name the 30 foot public alley as Langdon Street, N.E. and grant any easements as shown.

Respectfully,

Vonda Cheshire
President

Xc: file

City or Albuquerque Planning L_partment

One Stop Shop – Development and Building Services

06/29/2007 Issued By: PLNSDH

Permit Number: **2007 070 097** **Category Code 0910**

Application Number: 07DRB-70097, Minor - Preliminary/ Final Plat Approval

Address:

Location Description: TULANE NE BETWEEN COMANCHE NE AND CARLISLE NE

Project Number: 1004361

Applicant
Chesh Ent Inc
2811 Indian School Rd Ne
Albuquerque, NM 87106

lvchesh@msn.com

Agent / Contact
Chesh Ent Inc
2811 Indian School Rd Ne
Albuquerque, NM 87106

lvchesh@msn.com

Application Fees

441018/4971000	Public Notification	
441032/3424000	Conflict Mgmt Fee	$20.00
441006/4983000	DRB Actions	$285.00
	TOTAL:	**$305.00**

City of Albuquerque Planning Department

One Stop Shop – Development and Building Services

08/29/2007 Issued By: PLNSDH

Permit Number: **2007 070 097** **Category Code 0910**

Application Number: 07DRB-70097, Minor - Preliminary/ Final Plat Approval

Address:

Location Description: TULANE NE BETWEEN COMANCHE NE AND CARLISLE NE

Project Number: 1004361

Applicant
Chesh Ent Inc
2811 Indian School Rd Ne
Albuquerque, NM 87106

lvchesh@msn.com

Agent / Contact
Chesh Ent Inc
2811 Indian School Rd Ne
Albuquerque, NM 87106

lvchesh@msn.com

Application Fees

441018/4971000	Public Notification	
441032/3424000	Conflict Mgmt Fee	$20.00
441006/4983000	DRB Actions	$285.00
	TOTAL:	**$305.00**

City of Albuquerque Planning Department

One Stop Shop – Development and Building Services

3/29/2007 Issued By: PLNSDH

Permit Number: **2007 070 097** **Category Code 0910**

Application Number: 07DRB-70097 Minor Preliminary Final Plat Approval

Address:

Location Description: TULANE NE BETWEEN COMANCHE NE AND CARLISLE NE

Project Number: 1004381

Applicant
Chesh Ent Inc
2811 Indian School Rd Ne
Albuquerque, NM 87106

lvchesh@msn.com

Agent / Contact
Chesh Ent Inc
2811 Indian School Rd Ne
Albuquerque, NM 87106

vchesh@msn.com

Application Fees

441018/4871000	Public Notification	
441002/3424000	Conflict Mgmt Fee	$20.00
441006/4933000	DRB Actions	$285.00
	TOTAL:	**$305.00**

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

PAID RECEIPT

APPLICANT NAME CHESH ENT INC

AGENT N/A or

ADDRESS 2811 INDIAN SCHOOL RD NE

PROJECT & APP # 1004361 / 07DRB 70097

PROJECT NAME TULANE TOWNHOUSES

$ 20.00 441032/3424000 Conflict Management Fee

$ 285.00 441006/4983000 DRB Actions

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

$ _____ 441018/4971000 Public Notification

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

$ 305.00 TOTAL AMOUNT DUE

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

City Of Albuquerque
Treasury Division

6/28/2007 3:26PM LOC: ANNX
RECEIPT# 00078933 WS# 006 TRANS# 0032
Account 441006 Fund 2110
Activity 4983000 PSCDS
Trans Amt $285.00
J24 Misc $20.00
CHANGE $0.00

Thank You

Counterreceipt.doc 6/21/04

City Of Albuquerque
Treasury Division

6/28/2007 3:25PM LOC: ANNX
RECEIPT# 00078932 WS# 006 TRANS# 0031
Account 441032 Fund 0110
Activity 3424000 TRSCS
Trans Amt $305.00
J24 Misc $20.00

Thank You

ALBUQUERQUE PUBLIC SCHOOLS
Capital Master Plan
Expect Great Things!

M. Elizabeth Everitt, Ph.D.
SUPERINTENDENT

Pre-Development Facilities Fee (PDFF)
Cover Sheet

PDFF agreements received by 5PM Thursday will be ready for pick up by 8AM on the following Tuesday.

Please drop off and pick up all Pre-Development Facilities Fee agreements at APS' Capital Master Plan office. The office is located in Suite 9, 2nd floor, of the Lincoln Building at 915 Locust St SE. A map to our offices is located at: http://construction.voteaps.com/LincolnMap.html

Project # (if already assigned by DRB/EPC) 1004361

Please check one:

☐ Preliminary PDFF (Preliminary PDFF are required for preliminary plat submittals.)

☐ Final PDFF (Final PDFF are required for final plat submittals and **must be recorded** prior to DRB hearing)

☒ Waiver/Deferral (Must provide reason for waiver/deferral)

Project Information
Subdivision Name Tulane Townhouses
Location of Project (address or major cross streets) 3804 Tulane NE
Proposed Number of Units: Single-Family 13 Multi-Family
Note: A single-family unit is a single-family, detached dwelling unit.

Waiver Information
Property Owner River Horse Investment LT (Chesh Enterprise Inc) Legal Description Lot 1 & 13, Tulane Townhouses Zoning R-3
Reason for Waiver/Deferral A replat of Lots 1 & 13 to add 5 feet of ROW in order to satisfy setback requirements.

Contact Information
Name Vonda Cheshire
Company Chesh Enterprise Inc
Phone 991-3213
E-mail lvchesh@msn.com

Please include with your submittal:
☐ Zone Atlas map with the entire property(ies) precisely and clearly outlined
☐ Copy of a plat or plan for the proposed project
☐ List of legal description (e.g. lot, block) and street address for each lot **(for final plat only)**
☐ Please include project number on the top right corner of all documents
☐ Please paper clip all submitted documents (for ease of making copies)

FOR OFFICE USE ONLY
APS Cluster Del Norte Date Submitted 6/28/07 Date Completed _____

APS Project # 130.1
APS Cluster Del Norte

ALBUQUERQUE PUBLIC SCHOOLS
PRE-DEVELOPMENT FACILITIES FEE AGREEMENT WAIVER

Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, New Mexico ("Albuquerque Public Schools" or "APS"), having reviewed the proposed plat of Lots 1-P1 through 14-P1, Tulane Townhouses, which is zoned as R-3, on June 28, 2007 submitted by River Horse Investment LT, owner of above property, has determined that no Pre-Development Facilities Fee Agreement is required with respect to that proposed plat because the owner is filing a replat of Lots 1-P1 & 13-P1 in order to add 5 feet of ROW to satfisy setback requirements.

ALBUQUERQUE PUBLIC SCHOOLS

By: _____
Signature
Kizito Wijenje, Director, Capital Master Plan

Kizito Wijenje, Director, Capital Master Plan

STATE OF NEW MEXICO
COUNTY OF BERNALILLO

This instrument was acknowledged before me on 6/29/2007, by Kizito Wijenje as Director, Capital Master Plan of the Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, a school district organized and existing under the laws of the State of New Mexico.

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

April L. Winters
Notary Public

My commission expires: May 18, 2011

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION — **S**

___ Major Subdivision action
___ Minor Subdivision action
X Vacation — **V**
___ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN — **P**

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

STORM DRAINAGE — **D**

___ Storm Drainage Cost Allocation Plan

Z **ZONING & PLANNING** — **A**

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

APPEAL / PROTEST of...

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

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

APPLICANT INFORMATION:

NAME: RIVER HORSE INVESTMENTS PHONE: 991-3213
ADDRESS: 2811 INDIAN SCHOOL RD. NE FAX: ___
CITY: ALBUQUERQUE STATE NM ZIP 87106 E-MAIL: ___
Proprietary interest in site: OWNER List **all** owners: ___
AGENT (if any): DON DUDLEY PHONE: 243-8100
ADDRESS: 400 GOLD AVE SW, STUDIO 850 FAX: 243-8101
CITY: ALBUQUERQUE STATE NM ZIP 87102 E-MAIL: ___
DESCRIPTION OF REQUEST: VACATION OF PUBUC RIGHT OF WAY

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. 1-P1, 13-P-1 Block: 0000 Unit: —
Subdiv. / Addn. TULANE TOWNHOUSES
Current Zoning: R-3 Proposed zoning: —
Zone Atlas page(s): G-16 No. of **existing** lots: 2 No. of **proposed** lots: 2
Total area of site (acres): ___ Density if applicable: dwellings per gross acre: ___ dwellings per net acre: ___
Within city limits? ✓ Yes. No___ Within 1000FT of a landfill? ___
UPC No._ ___ MRGCD Map No.___
LOCATION OF PROPERTY BY STREETS: On or Near: TULANE NE, ___ E
Between: ~~COMMACHE~~ Comanche NE and CARLISLE NE

CASE HISTORY:

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.):
DRB # 1004361, 05DRB-01698
Check-off if project was ~~previously~~ reviewed by Sketch Plat/Plan ☐, or Pre-application Review Team ☐. Date of review: ___

SIGNATURE ___ DATE 4-13-07
(Print) ERIC HASKINS, DON DUDLEY ARCHITECT ___ Applicant ✓ Agent

FOR OFFICIAL USE ONLY Form revised 4/04, 3/07

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

Application case numbers: 07DRB-___-00493

Action	S.F.	Fees
VRW	V	$600.00
CMF	___	$20.00
ADV	___	$75.00
___	___	$___
___	___	$___
		Total $695.00

Hearing date 05/09/07

Sandy Handley 04/12/07
Planner signature / date

Project # 1004361

FORM V: SUBDIVISION VARIANCES & VACATIONS

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

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

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

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

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

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

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

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

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

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

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

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

VACATION OF PRIVATE EASEMENT

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

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

☐ **VACATION OF RECORDED PLAT**

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

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

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

DON DUDLEY
Applicant name (print)

4/11/07
Applicant signature / date

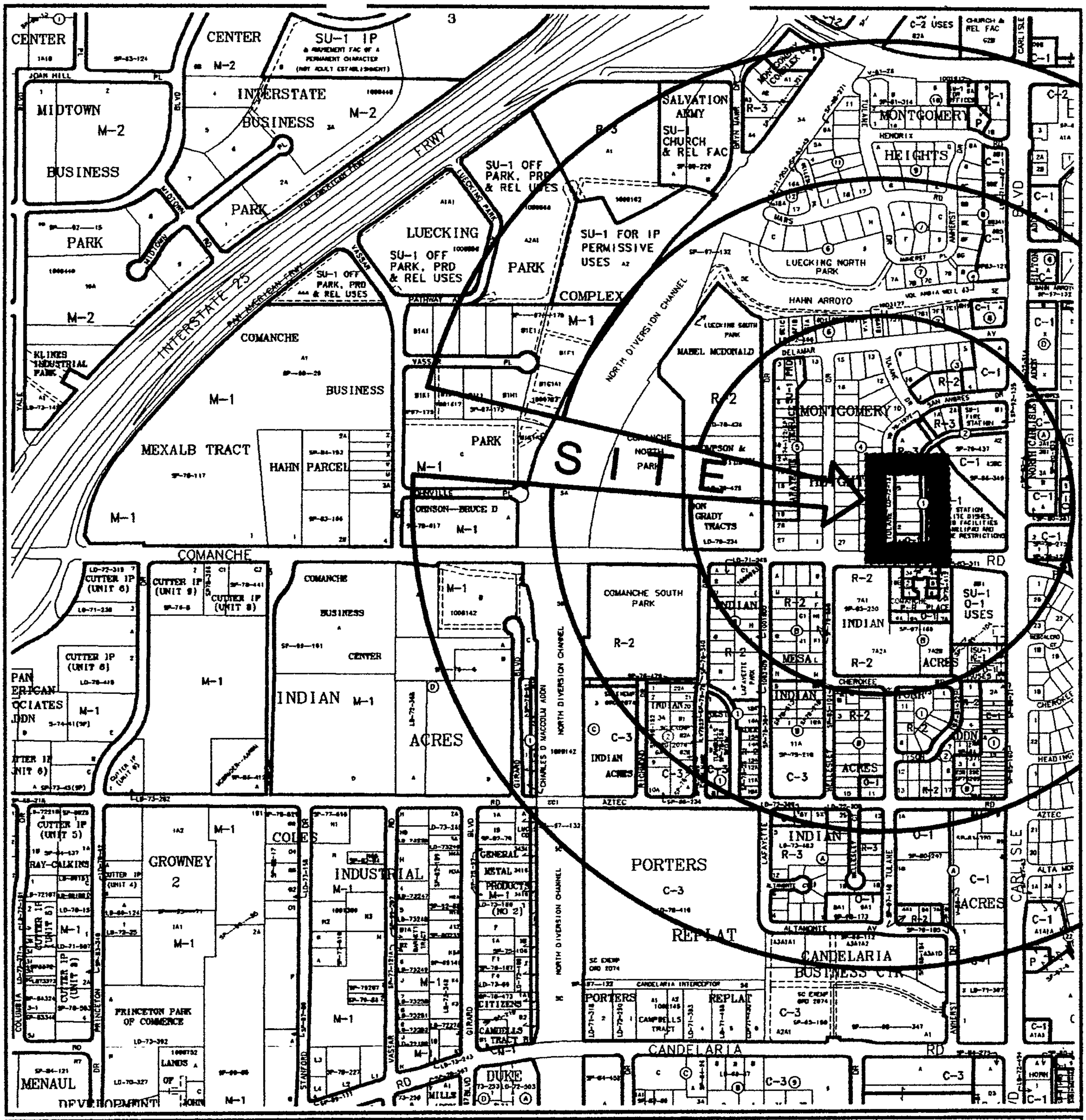
Form revised 4/03, 10/03 and **APRIL 2006**

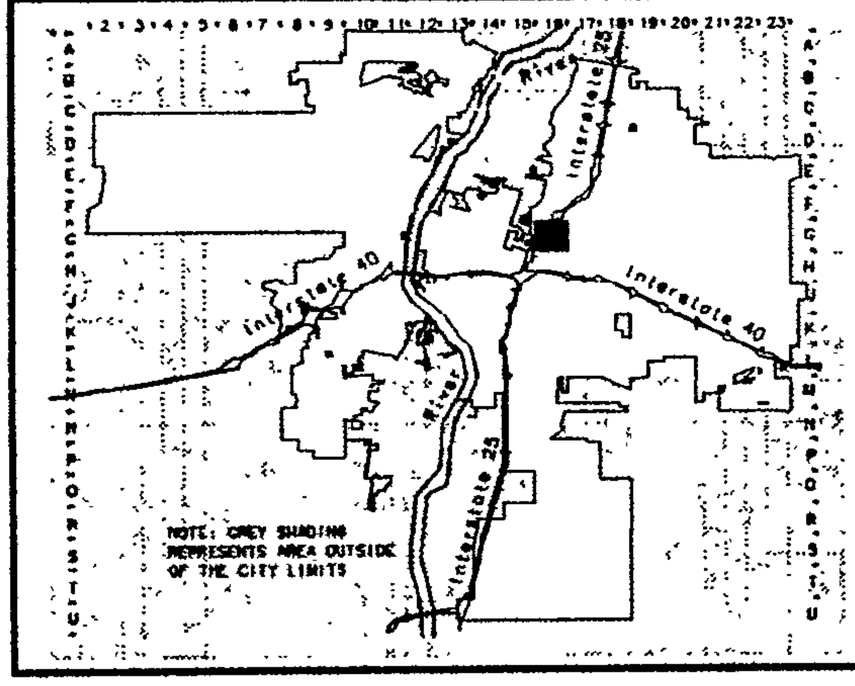
☑ Checklists complete
☑ Fees collected
☑ Case #s assigned
☑ Related #s listed

Application case numbers
07DRB-_____-00493
_____-_____-_____
_____-_____-_____

Planner signature / date

Project # 1004361





CITY OF ALBUQUERQUE · NEW MEXICO · 1706

A Albuquerque Geographic Information System

PLANNING DEPARTMENT

©Copyright 2004

GRAPHIC SCALE IN FEET

250 0 750 1000

Zone Atlas Page

G-16-Z

Map Amended through March 08, 2005

g donald dudley architect ltd

April 13, 2007

City of Albuquerque
Planning Department
600 2nd St. NW
Albuquerque, NM 87103

Re: **Vacation of Public Right-Of-Way**
Tulane Townhouses
3804 ~ 3828 Tulane Drive, NE
Albuquerque, NM 87107

To whom it may concern:

Our client is seeking a vacation of five feet of public right of way along Tulane Drive, at the west sides of 3804 and 3828 Tulane NE (lots 1 and 13, Tulane Townhouses subdivision).

We seek this action after consultation with the Director and Assistant Director of the Planning Department.

The action we propose on behalf of our client is the purchase of two strips of land, each 5' wide by 85' long on the west sides of 3804 and 3828 Tulane. We propose this purchase in order to slightly widen the two lots, each of which will be developed with a single town house. The lots are currently 32'-6" wide by 85' deep; we seek to enlarge them to 37'-6" wide by 85' deep.

The vacation of this portion of right of way will NOT affect the width of the street, the location of curb & gutter or sidewalks, or the flow of traffic in any way, and all required building setbacks will be adhered to by this building project. It will transfer ownership of the two strips of land from the City to our client, but the City will retain a public roadway easement on the purchased land, and the new owner will not be permitted to construct any permanent structures on the purchased land. The land will be attractively landscaped and will be maintained by the townhouse owner.

We seek to enlarge these two lots in order that the two town homes at 3804 and 3828 can be consistent in size and quality with the town homes in the rest of the development. Without this action, the town homes on these two lots would be five feet narrower in width than the others in the development.

Please do not hesitate to call our office with any questions or comments.

Sincerely,
G. Donald Dudley Architect, Ltd.

by:
Don Dudley, AIA
President

simms tower studio 850
400 gold avenue s w
albuquerque new mexico 87102
u s a
t 505 243 8100
f 505 243 8101
e studio@dondudleydesign com
DONDUDLEYDESIGN COM

!!!Notice to Applicants!!!

SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

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

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

The street address of the subject property.

The legal description of the property, including lot or tract number (if any), block number (if any), and name of the subdivision.

A physical description of the location, referenced to streets and existing land uses.

A complete description of the actions requested of the EPC:

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

Information from the Office of Neighborhood Coordination

The following information should always be in **<u>each</u>** application packet that you submit for an EPC or DRB application. Listed below is a "Checklist" of the items needed.

[X] ONC's "Official" Letter to the applicant *(if there are associations)*. A copy must be submitted with application packet -OR-

[ ] The ONC "Official" Letter *(if there are no associations)*. A copy must be submitted with application packet.

[X] Copies of Letters to Neighborhood Associations *(if there are associations)*. A copy must be submitted with application packet

[X] Copies of the certified receipts to Neighborhood Associations *(if there are associations)*. A copy must be submitted with application packet.

Just a reminder **- Our ONC "Official" Letter is only valid for a one (1) month period and if you haven't submitted your application by this date, you will need to get an updated letter from our office.**

Any questions, please feel free to contact Stephani at 924-3902 or via an e-mail message at swinklepleck@cabq.gov.

Thank you for your cooperation on this matter.

* *

(below this line for ONC use only)

Date of Inquiry: ____________ Time Entered: ________________ ONC Rep. Initials: _______

ALBUQUERQUE
Making History

City of Albuquerque

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

Date: April 6, 2007

TO CONTACT NAME: Don Dudley
COMPANY/AGENCY: G. Donld Dudley Architect
ADDRESS/ZIP: 400 Gold Ave. SW. /87102
PHONE/FAX #: 242-8100 /243-8101

Thank you for your inquiry of 4-6-07 (date) requesting the names of **Recognized Neighborhood Associations** who would be affected under the provisions of O-92 by your proposed project at 3804 Tulane Dr. NE. located on Tulane Dr. NE. Between Commanche & Carlisle zone map page(s) G-16-Z.

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

Montgomery Heights
Neighborhood Association
Contacts: Robert M. Swartwood ✓
3517 Hendvix Rd. NE. /87107
881-3151 (h)
Karen Schueler ✓
3504 Delamar Ave NE. /87107
889-0103 (h)

Alta Monte
Neighborhood Association
Contacts: Bill Wallace ✓
7408 Corrivera NE. /87110
881-9323 (h)
Donnld C. Mownkes ✓ 87013
P.O. Box 220, Cuba, NM /87013
261-0426 (c)

See reverse side for additional Neighborhood Association Information: YES { } NO {X}

Please note that according to O-92 you are required to notify each of these contact persons by **CERTIFIED MAIL. RETURN RECEIPT REQUESTED. BEFORE** the Planning Department will accept your application filing. **IMPORTANT! FAILURE OF ADEQUATE NOTIFICATION MAY RESULT IN YOUR APPLICATION HEARING BEING DEFERRED FOR 30 DAYS.** If you have any questions about the information provided, please contact our office at (505) 924-3914 or by fax at 924-3913.

Sincerely,

OFFICE OF NEIGHBORHOOD COORDINATION

Attention: Both contacts per neighborhood association need to be notified.

planning.recognized.na.form(10/14/04)

7006 0810 0005 9139 1831

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

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

OFFICIAL USE

ALBUQUERQUE NM 87107

Postage	$ $0.63
Certified Fee	$2.40
Return Receipt Fee (Endorsement Required)	$1.85
Restricted Delivery Fee (Endorsement Required)	$0.00
Total Postage & Fees	$ $4.88

0103 DTS
04 Postmark Here APR 6 2007
ALBUQUERQUE NM 87103

04/06/2007

Sent To MR. ROBERT M. SWARTWOOD
Street, Apt. No.; or PO Box No. 3517 HENDRIX RD. NE
City, State, ZIP+4 ABQ. NM 87107

PS Form 3800, June 2002 — See Reverse for Instructions

7006 0810 0005 9139 1800

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

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

OFFICIAL USE

ALBUQUERQUE NM 87110

Postage	$ $0.63
Certified Fee	$2.40
Return Receipt Fee (Endorsement Required)	$1.85
Restricted Delivery Fee (Endorsement Required)	$0.00
Total Postage & Fees	$ $4.88

0103 DTS
04 Postmark Here APR 6 2007
ALBUQUERQUE NM 87103

04/06/2007

Sent To MR. WILLIAM WALLACE
Street, Apt. No.; or PO Box No. 7408 CARRIZO CANYON AVE, NE
City, State, ZIP+4 ABQ, NM 87110

PS Form 3800, June 2002 — See Reverse for Instructions

7006 0810 0005 9139 1824

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

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

OFFICIAL USE

ALBUQUERQUE NM 87107

Postage	$ $0.63
Certified Fee	$2.40
Return Receipt Fee (Endorsement Required)	$1.85
Restricted Delivery Fee (Endorsement Required)	$0.00
Total Postage & Fees	$ $4.88

0103 DTS
04 Postmark Here APR 6 2007
ALBUQUERQUE NM 87103

04/06/2007

Sent To KAREN SCHUELER
Street, Apt. No.; or PO Box No. 3504 DELAMAR AVE, NE
City, State, ZIP+4 ABQ, NM 87107

PS Form 3800, June 2002 — See Reverse for Instructions

7006 0810 0005 9139 1817

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

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

OFFICIAL USE

CUBA NM 87013

Postage	$ $0.63
Certified Fee	$2.40
Return Receipt Fee (Endorsement Required)	$1.85
Restricted Delivery Fee (Endorsement Required)	$0.00
Total Postage & Fees	$ $4.88

0103 DTS
04 Postmark Here APR 6 2007
ALBUQUERQUE NM 87103

04/06/2007

Sent To MR. DONALD G. MONKES
Street, Apt. No.; or PO Box No. P.O. BOX 220
City, State, ZIP+4 CUBA, NM 87013

PS Form 3800, June 2002 — See Reverse for Instructions

g donald dudley architect ltd

April 6, 2007

Montgomery Heights Neighborhood Association
Mr. Robert M. Swartwood
3517 Hendrix Rd NE
Albuquerque, NM 87107-4814

Project: **Tulane Townhouses**
3804 ~ 3828 Tulane Drive, NE
Albuquerque, NM 87107

Dear Bob,

I am writing to let you know that, on behalf of our client, River Horse Investments, we are seeking a vacation of five feet of public right of way along Tulane Avenue, at the west sides of 3804 and 3828 Tulane NE (lots 1 and 13, Tulane Townhouses subdivision).

We seek this action after consultation with the City of Albuquerque. The City Traffic Engineer has stated his opinion that this portion of Tulane possesses "excess right of way" (is wider than it needs to be). The current right of way is 60 feet, with an actual street width of 40 feet.

The action we propose on behalf of our client is the purchase of two strips of land, each 5' wide by 85' long on the west sides of 3804 and 3828 Tulane. We propose this purchase in order to slightly widen the two lots, each of which will be developed with a single town house. The lots are currently 32'-6" wide by 85' deep; we seek to enlarge them to 37'-6" wide by 85' deep.

The vacation of this portion of right of way will NOT affect the width of the street, the location of curb & gutter or sidewalks, or the flow of traffic in any way, and all required building setbacks will be adhered to by this building project. It will transfer ownership of the two strips of land from the City to our client, but the City will retain a public roadway easement on the purchased land, and the new owner will not be permitted to construct any permanent structures on the purchased land. The land will be attractively landscaped and will be maintained by the townhouse owner.

We seek to enlarge these two lots in order that the two town homes at 3804 and 3828 can be consistent in size and quality with the town homes in the rest of the development. Without this action, the town homes on these two lots would be five feet narrower in width than the others in the development.

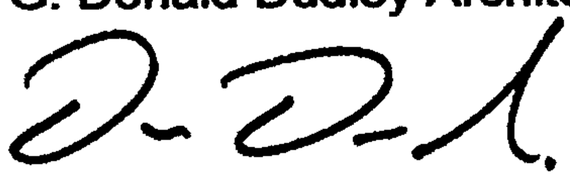
simms tower studio 850
400 gold avenue s w
albuquerque new mexico 87102
u s a
t 505 243 8100
f 505 243 8101
e studio@dondudleydesign.com
DONDUDLEYDESIGN.COM

We believe the neighborhood is better served by having a consistent development with 13 high quality town homes than an inconsistent development with 11 regular sized town homes and two lower quality narrow town homes in the most visible portion of the development (at the street). We ask for your support in this application for vacation of excess right of way and encourage you to contact our office directly should you have any questions or concerns.

Please see the attached site plan for an illustration of the purchase we propose. This issue is currently scheduled to be reviewed by the Development Review Board at a public hearing on May 9th at 9:00 o'clock in the morning at Plaza del Sol, 600 Second Street NW.

Again, if you have any questions or concerns regarding this application, please feel free to call our design studio at 243-8100 and ask for Don Dudley or Eric Haskins.

Sincerely,
G. Donald Dudley Architect, Ltd.



by:
Don Dudley, AIA
President

g donald dudley architect ltd

April 6, 2007

Montgomery Heights Neighborhood Association
Karen Schueler
3504 Delamar Ave NE
Albuquerque, NM 87107-4512

Project: **Tulane Townhouses**
3804 ~ 3828 Tulane Drive, NE
Albuquerque, NM 87107

Dear Ms. Schueler,

I am writing to let you know that, on behalf of our client, River Horse Investments, we are seeking a vacation of five feet of public right of way along Tulane Avenue, at the west sides of 3804 and 3828 Tulane NE (lots 1 and 13, Tulane Townhouses subdivision).

We seek this action after consultation with the City of Albuquerque. The City Traffic Engineer has stated his opinion that this portion of Tulane possesses "excess right of way" (is wider than it needs to be). The current right of way is 60 feet, with an actual street width of 40 feet.

The action we propose on behalf of our client is the purchase of two strips of land, each 5' wide by 85' long on the west sides of 3804 and 3828 Tulane. We propose this purchase in order to slightly widen the two lots, each of which will be developed with a single town house. The lots are currently 32'-6" wide by 85' deep; we seek to enlarge them to 37'-6" wide by 85' deep.

The vacation of this portion of right of way will NOT affect the width of the street, the location of curb & gutter or sidewalks, or the flow of traffic in any way, and all required building setbacks will be adhered to by this building project. It will transfer ownership of the two strips of land from the City to our client, but the City will retain a public roadway easement on the purchased land, and the new owner will not be permitted to construct any permanent structures on the purchased land. The land will be attractively landscaped and will be maintained by the townhouse owner.

We seek to enlarge these two lots in order that the two town homes at 3804 and 3828 can be consistent in size and quality with the town homes in the rest of the development. Without this action, the town homes on these two lots would be five feet narrower in width than the others in the development.

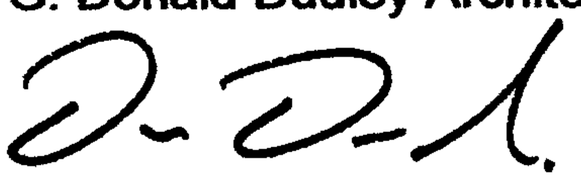
simms tower studio 850
400 gold avenue s w
albuquerque new mexico 87102
u s a
t 505 243 8100
f 505 243 8101
e studio@dondudleydesign.com
DONDUDLEYDESIGN.COM

We believe the neighborhood is better served by having a consistent development with 13 high quality town homes than an inconsistent development with 11 regular sized town homes and two lower quality narrow town homes in the most visible portion of the development (at the street). We ask for your support in this application for vacation of excess right of way and encourage you to contact our office directly should you have any questions or concerns.

Please see the attached site plan for an illustration of the purchase we propose. This issue is currently scheduled to be reviewed by the Development Review Board at a public hearing on May 9th at 9:00 o'clock in the morning at Plaza del Sol, 600 Second Street NW.

Again, if you have any questions or concerns regarding this application, please feel free to call our design studio at 243-8100 and ask for Don Dudley or Eric Haskins.

Sincerely,
G. Donald Dudley Architect, Ltd.



by:
Don Dudley, AIA
President

g donald dudley architect ltd

April 6, 2007

Alta Monte Neighborhood Association
Mr. William T. Wallace
7408 Carriveau Ave NE
Albuquerque, NM 87110-1467

Project: **Tulane Townhouses**
3804 ~ 3828 Tulane Drive, NE
Albuquerque, NM 87107

Dear Mr. Wallace,

I am writing to let you know that, on behalf of our client, River Horse Investments, we are seeking a vacation of five feet of public right of way along Tulane Avenue, at the west sides of 3804 and 3828 Tulane NE (lots 1 and 13, Tulane Townhouses subdivision).

We seek this action after consultation with the City of Albuquerque. The City Traffic Engineer has stated his opinion that this portion of Tulane possesses "excess right of way" (is wider than it needs to be). The current right of way is 60 feet, with an actual street width of 40 feet.

The action we propose on behalf of our client is the purchase of two strips of land, each 5' wide by 85' long on the west sides of 3804 and 3828 Tulane. We propose this purchase in order to slightly widen the two lots, each of which will be developed with a single town house. The lots are currently 32'-6" wide by 85' deep; we seek to enlarge them to 37'-6" wide by 85' deep.

The vacation of this portion of right of way will NOT affect the width of the street, the location of curb & gutter or sidewalks, or the flow of traffic in any way, and all required building setbacks will be adhered to by this building project. It will transfer ownership of the two strips of land from the City to our client, but the City will retain a public roadway easement on the purchased land, and the new owner will not be permitted to construct any permanent structures on the purchased land. The land will be attractively landscaped and will be maintained by the townhouse owner.

We seek to enlarge these two lots in order that the two town homes at 3804 and 3828 can be consistent in size and quality with the town homes in the rest of the development. Without this action, the town homes on these two lots would be five feet narrower in width than the others in the development.

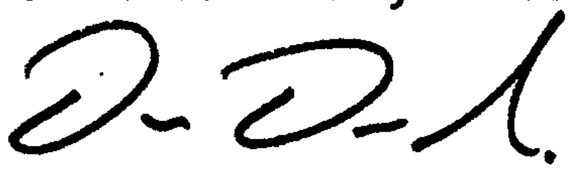
simms tower studio 850
400 gold avenue s w
albuquerque new mexico 87102
u s a
t 505 243 8100
f 505 243 8101
e studio@dondudleydesign.com
DONDUDLEYDESIGN.COM

We believe the neighborhood is better served by having a consistent development with 13 high quality town homes than an inconsistent development with 11 regular sized town homes and two lower quality narrow town homes in the most visible portion of the development (at the street). We ask for your support in this application for vacation of excess right of way and encourage you to contact our office directly should you have any questions or concerns.

Please see the attached site plan for an illustration of the purchase we propose. This issue is currently scheduled to be reviewed by the Development Review Board at a public hearing on May 9th at 9:00 o'clock in the morning at Plaza del Sol, 600 Second Street NW.

Again, if you have any questions or concerns regarding this application, please feel free to call our design studio at 243-8100 and ask for Don Dudley or Eric Haskins.

Sincerely,
G. Donald Dudley Architect, Ltd.



by:
Don Dudley, AIA
President

g donald dudley architect ltd

April 6, 2007

Alta Monte Neighborhood Association
Mr. Donald C. Mounkes
P.O. Box 220
Cuba, NM 87013

Project: **Tulane Townhouses**
3804 ~ 3828 Tulane Drive, NE
Albuquerque, NM 87107

Dear Mr. Mounkes,

I am writing to let you know that, on behalf of our client, River Horse Investments, we are seeking a vacation of five feet of public right of way along Tulane Avenue, at the west sides of 3804 and 3828 Tulane NE (lots 1 and 13, Tulane Townhouses subdivision).

We seek this action after consultation with the City of Albuquerque. The City Traffic Engineer has stated his opinion that this portion of Tulane possesses "excess right of way" (is wider than it needs to be). The current right of way is 60 feet, with an actual street width of 40 feet.

The action we propose on behalf of our client is the purchase of two strips of land, each 5' wide by 85' long on the west sides of 3804 and 3828 Tulane. We propose this purchase in order to slightly widen the two lots, each of which will be developed with a single town house. The lots are currently 32'-6" wide by 85' deep; we seek to enlarge them to 37'-6" wide by 85' deep.

The vacation of this portion of right of way will NOT affect the width of the street, the location of curb & gutter or sidewalks, or the flow of traffic in any way, and all required building setbacks will be adhered to by this building project. It will transfer ownership of the two strips of land from the City to our client, but the City will retain a public roadway easement on the purchased land, and the new owner will not be permitted to construct any permanent structures on the purchased land. The land will be attractively landscaped and will be maintained by the townhouse owner.

We seek to enlarge these two lots in order that the two town homes at 3804 and 3828 can be consistent in size and quality with the town homes in the rest of the development. Without this action, the town homes on these two lots would be five feet narrower in width than the others in the development.

simms tower studio 850
400 gold avenue s w
albuquerque new mexico 87102
u s a
t 505 243 8100
f 505 243 8101
e studio@dondudleydesign.com
DONDUDLEYDESIGN.COM

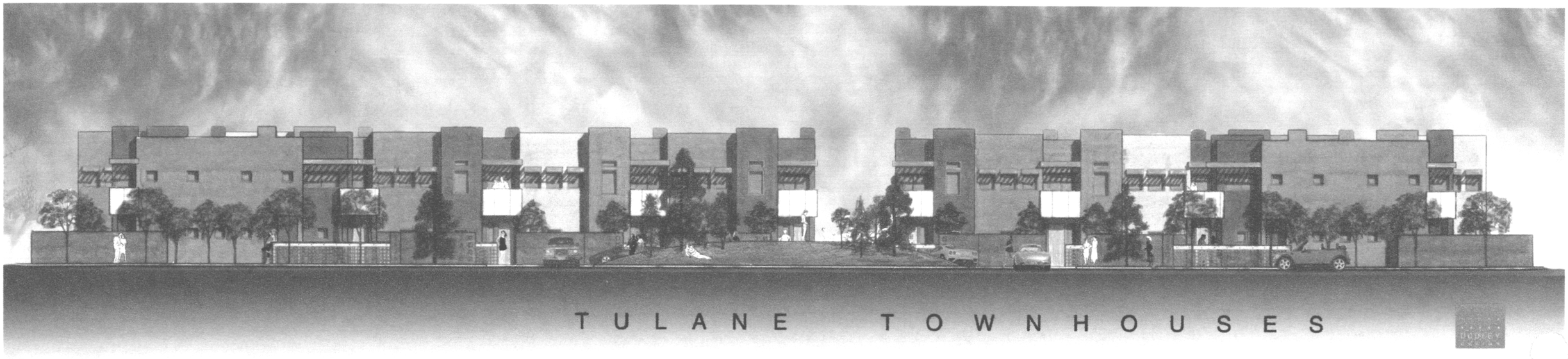
We believe the neighborhood is better served by having a consistent development with 13 high quality town homes than an inconsistent development with 11 regular sized town homes and two lower quality narrow town homes in the most visible portion of the development (at the street). We ask for your support in this application for vacation of excess right of way and encourage you to contact our office directly should you have any questions or concerns.

Please see the attached site plan for an illustration of the purchase we propose. This issue is currently scheduled to be reviewed by the Development Review Board at a public hearing on May 9th at 9:00 o'clock in the morning at Plaza del Sol, 600 Second Street NW.

Again, if you have any questions or concerns regarding this application, please feel free to call our design studio at 243-8100 and ask for Don Dudley or Eric Haskins.

Sincerely,
G. Donald Dudley Architect, Ltd.

by:
Don Dudley, AIA
President



TULANE TOWNHOUSES

G. DONALD DUDLEY AIA
ARCHITECT
SIMMS TOWER STUDIO 850
400 GOLD AVENUE SW
ALBUQUERQUE, NEW MEXICO
87102
TEL 505.243.8100
FAX 505.243.8101

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

PAID RECEIPT

APPLICANT NAME RIVER HORSE INVESTMENTS

AGENT DON DUDLEY

ADDRESS 400 GOLD AVE SW STUDIO 850

PROJECT & APP # 1004361/07DEB 00493

PROJECT NAME TULANE TOWNHOUSES

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

$ 600.00 441006/4983000 **DRB Actions**

$ 75.00 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

$ 695.00 **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

4/12/2007 2:59PM LOC: ANNX
RECEIPT# 00075286 WS# 006 TRANS# 0027
Account 441006 Fund 0110
Activity 4971000 TRSCCS
Trans Amt $695.00
J24 Misc $75.00
CK $695.00
CHANGE $0.00

Thank You

City Of Albuquerque
Treasury Division

4/12/2007 2:59PM LOC: ANNX
RECEIPT# 00075285 WS# 006 TRANS# 0027
Account 441006 Fund 0110
Activity 4983000 TRSCCS
Trans Amt $695.00
J24 Misc $600.00

Thank You

City Of Albuquerque
Treasury Division

4/12/2007 2:58PM LOC: ANNX
RECEIPT# 00075284 WS# 006 TRANS# 0027
Account 441032 Fund 0110
Activity 3424000 TRSCCS
Trans Amt $695.00
J24 Misc $20.00

Thank You

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

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

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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

4. TIME

Signs must be posted from APRIL 24, 2007 To MAY 9, 2007

5. REMOVAL

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

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

_____ (Applicant or Agent) 4-13-07 (Date)

I issued 2 signs for this application, 04/12/07 (Date) Sandy Handley (Staff Member)

DRB PROJECT NUMBER: 1004361

Rev. 1/11/05

RIGHT- OF-WAY REQUESTED TO BE VACATED AND NEW PUBLIC ROADWAY EASEMENT RETAINED

15' PRIVATE SAS LINE ESMT CREATED BY THIS PLAT

20' PUBLIC WATER LINE ESMT GRANTED BY THIS PLAT

10' P N M GAS ESMT GRANTED BY THIS PLAT

20' PUBLIC WATER LINE ESMT GRANTED BY THIS PLAT

RIGHT- OF-WAY REQUESTED TO BE VACATED AND NEW PUBLIC ROADWAY EASEMENT RETAINED

15' PRIVATE SAS LINE ESMT CREATED BY THIS PLAT

TULANE DRIVE, NE

5'-0"

85'-0"

10'-0"

4'-0"

6"

2'-0"

60'-0" COA RIGHT-OF-WAY

LOT 6, BLOCK 1 MONTGOMERY HEIGHTS (6/5/52, D1-54)

5' P N M ESMT (FILED 6/22/89, DOC NO 1989054293)

5' PRIVATE PEDESTRIAN ACCESS & DRAINAGE ESMT CREATED BY THIS PLAT

13-P-1 2762 50 SF

LOT 12-P-1 2337.50 SF

11-P-1 2900 00 SF

10-P-1 2200 00 SF

9-P-1 2200 00 SF

10' PUBLIC WATER LINE ESMT GRANTED BY THIS PLAT

8-P-1 2200 00 SF

14-P-1 6600 00 SF

5' PRIVATE PEDESTRIAN ACCESS ESMT GRANTED BY THIS PLAT

NEW PRIVATE DRIVE

20' PUBLIC WATER LINE ESMT GRANTED BY THIS PLAT

7-P-1 2800 00 SF

5' PRIVATE PEDESTRIAN ACCESS ESMT CREATED BY THIS PLAT

15'x15' P N.M GAS ESMT GRANTED BY THIS PLAT

6-P-1 2800 00 SF

10' PUBLIC WATER LINE ESMT GRANTED BY THIS PLAT

5-P-1 2200 00 SF

4-P-1 2200 00 SF

1-P-1 2762 50 SF

2-P-1 2337 50 SF

3-P-1 2900 00 SF

5' PRIVATE PEDESTRIAN ACCESS & DRAINAGE ESMT CREATED BY THIS PLAT

30' PUBLIC ALLEY (6/5/52, D1-54)

5' UTILITY ESMT (FILED 06/27/52 IN BK D210-PG 435)

TIE TO ACS "NDC16-16" S87°29'11"E, 1877 71'

N 89°35'16" W

LOT 1-A, BLOCK 1 MONTGOMERY HEIGHTS (12/16/86, C32 90)

7' P U E CREATED BY THIS PLAT

TIE TO ACS "7-G17" S76°26'45"E, 528 69'

VACATION EXHIBIT B

Date 5/09/07

G. DONALD DUDLEY AIA

ARCHITECT

SIMMS TOWER STUDIO 850
400 GOLD AVENUE SW
ALBUQUERQUE, NEW MEXICO
87102
TEL 505 243 8100
FAX 505 243 8101

TULANE TOWNHOUSES

SITE PLAN

NORTH

0 20' 60' 100'

SCALE: 1"=40'

COMMANCHE ROAD, NE

ALTA MONTE NEIGHBORHOOD ASSOCIATION

P.O. Box 30131
Albuquerque, NM 87190-0131

April 30, 2007

City of Albuquerque
Planning Department, Development Review Board
600 2nd St., NW
Albuquerque, NM 87103

Gentlemen:

Subject: Project # 1004361, Tulane Townhouses

Donald Dudley Architect contacted our organization to inform us about the proposed subject project. Our association's Board of Directors reviewed the provided planning material at our meeting of April 26, 2007.

We have no objection to the project. In our opinion, the townhouse complex will serve to enhance the quality of the neighborhood.

We will not be attending the May 9th public hearing. This letter constitutes our input to that hearing.

Respectfully,

Donald C. Mounkes

Donald Mounkes
Vice-President
261-0426

Cc: Donald Dudley Architect

City of Albuquerque

DEVELOPMENT PLAN REVIEW APPLICATION

SUBDIVISION Supplemental form **S**
- [x] Major Subdivision action
- [ ] Minor Subdivision action
- [ ] Vacation **V**
- [ ] Variance (Non-Zoning)

SITE DEVELOPMENT PLAN **P**
- [ ] ...for Subdivision Purposes
- [ ] ...for Building Permit
- [ ] IP Master Development Plan
- [ ] Cert. of Appropriateness (LUCC) **L**

ZONING Supplemental form **Z**
- [ ] Annexation & Zone Establishment
- [ ] Sector Plan (Phase I, II, III)
- [ ] Amendment to Sector, Area, Facility or Comprehensive Plan
- [ ] Zone Change
- [ ] Text Amendment

APPEAL / PROTEST of... **A**
- [ ] Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeal

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

APPLICANT INFORMATION:

NAME: RIVERHORSE INV.
ADDRESS: 2811 INDIAN SCHOOL RD NE
CITY: ALBUQUERQUE STATE NM ZIP 87106
PHONE: 991-3213
FAX: 792-5758
E-MAIL: ____
Proprietary interest in site: OWNER
AGENT (if any): BORDENAVE DESIGNS
ADDRESS: ~~400 GOLD AVE~~ P.O BOX 91194
CITY: ALBUQUERQUE STATE NM ZIP 87199
PHONE: 823-1344
FAX: 821-9105
E-MAIL: jakebordenave@mindspring.com

DESCRIPTION OF REQUEST: Final Plat for 14 lot subdivision
Is the applicant seeking incentives pursuant to the Family Housing Development Program? [ ] Yes. [ ] No

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

Lot or Tract No 2,3,4 & 5 Block: 1 Unit: -
Subdiv. / Addn. MONTGOMERY HEIGHTS TBK TULANE TOWN HOUSES
Current Zoning: R-3 Proposed zoning: R-3
Zone Atlas page(s): G-16
Total area of site (acres): 0.8999 No. of **existing** lots: 4 No. of **proposed** lots: 14
Density if applicable: dwellings per gross acre: 14 dwellings per net acre: 14
Within city limits? [x] Yes. No [ ], but site is within 5 miles of the city limits (DRB jurisdiction.) Within 1000FT of a landfill? NO
UPC No. 101606046828710319, ...12, ...05, ...18 MRGCD Map No. —
LOCATION OF PROPERTY BY STREETS: On or Near: TULANE
Between: COMANCHE and WELLESLY

CASE HISTORY:

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 1004361

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

SIGNATURE _____ DATE 03/07/06
(Print) JEAN J. (JAKE) BORDENAVE [ ] Applicant [x] Agent

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

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

Application case numbers	Action	S.F.	Fees
06DRB - ____ - 00307	FT	S(3)	$ 0
____ - ____ - ____	CMF	____	$ 20.00
____ - ____ - ____	____	____	$ ____
____ - ____ - ____	____	____	$ ____
____ - ____ - ____	____	____	$ ____
			Total $ 20.00

Hearing date 3-15-06

Kim Sims
Planner signature / date

Project # 1004361

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

☐ **SKETCH PLAT REVIEW AND COMMENT** **YOUR ATTENDENCE 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
- ☐ 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 Official D.R.B. Notice of approval
- ☐ 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.
- ☒ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- ☐ Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
- ☒ Property owner's and City Surveyor's signatures on the Mylar drawing
- ☒ SIA financial guaranty verification
- N/A ☐ 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
- ☐ 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)**
☐ **AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)** **Your attendance is required.**
☐ **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, **4** copies for internal routing.
- ☐ Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings, **4** copies for internal routing.
- ☐ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- ☐ Letter briefly describing, explaining, and justifying the 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.

JEAN J. (JAKE) BORDENAVE
Applicant name (print)

Applicant signature / date

Form revised February 2003

ALBUQUERQUE NEW MEXICO

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

Application case numbers
06DRB - ____ - ____
____ - ____ - ____
____ - ____ - ____

Kim Sims 3/7/06
Planner signature / date

Project # 1004361

RIVER HORSE INVESTMENTS, LP

2811 Indian School Rd, NE, Alb, NM 87106
(505) 991-3213 / fax (505) 792-5758
e-mail: lvchesh@msn.com

FAX COVER

DATE: 4/21/2005 **Number of Pages:** 3

TO: Donald Dudley

Fax #: (—) 243-8101

FROM: Vonda Chesher

Fax #: (—) 792-5702

MEMO/NOTES:

RIVER HORSE INVESTMENTS, LP

2811 Indian School Rd, NE, Alb, NM 87106
(505) 991-3213 / fax (505) 792-5758
e-mail: lvchesh@msn.com

Via fax: 505 243-8101

April 21, 2005

Donald G. Dudley, AIA
400 Gold Ave, SW, Suite 850
Alb, NM 871

RE: Feasibility Study, 4-four lexes @ Tulane and Comanche, NE

Dear Mr. Dudley:

Attached is a diagram regarding the proposed property. The map at City Maps and Zoning had deteriorated to the point that a copy was not possible, therefore this one, from the assessor's office is all I have at this time. However the property consists of 4 lots; they run east and west; they are each 70' x 140', with the 70' being located on Tulane (north/south) and are 140' deep (east/west); the southernmost lot is adjacent to a commercial property (a dentist) located on the northeast corner of Tulane and Comanche; the dentist office fronts on Comanche; the northernmost lot is adjacent to a two story apartment complex; directly across from the lots (on the Westside of Tulane) is single family homes.

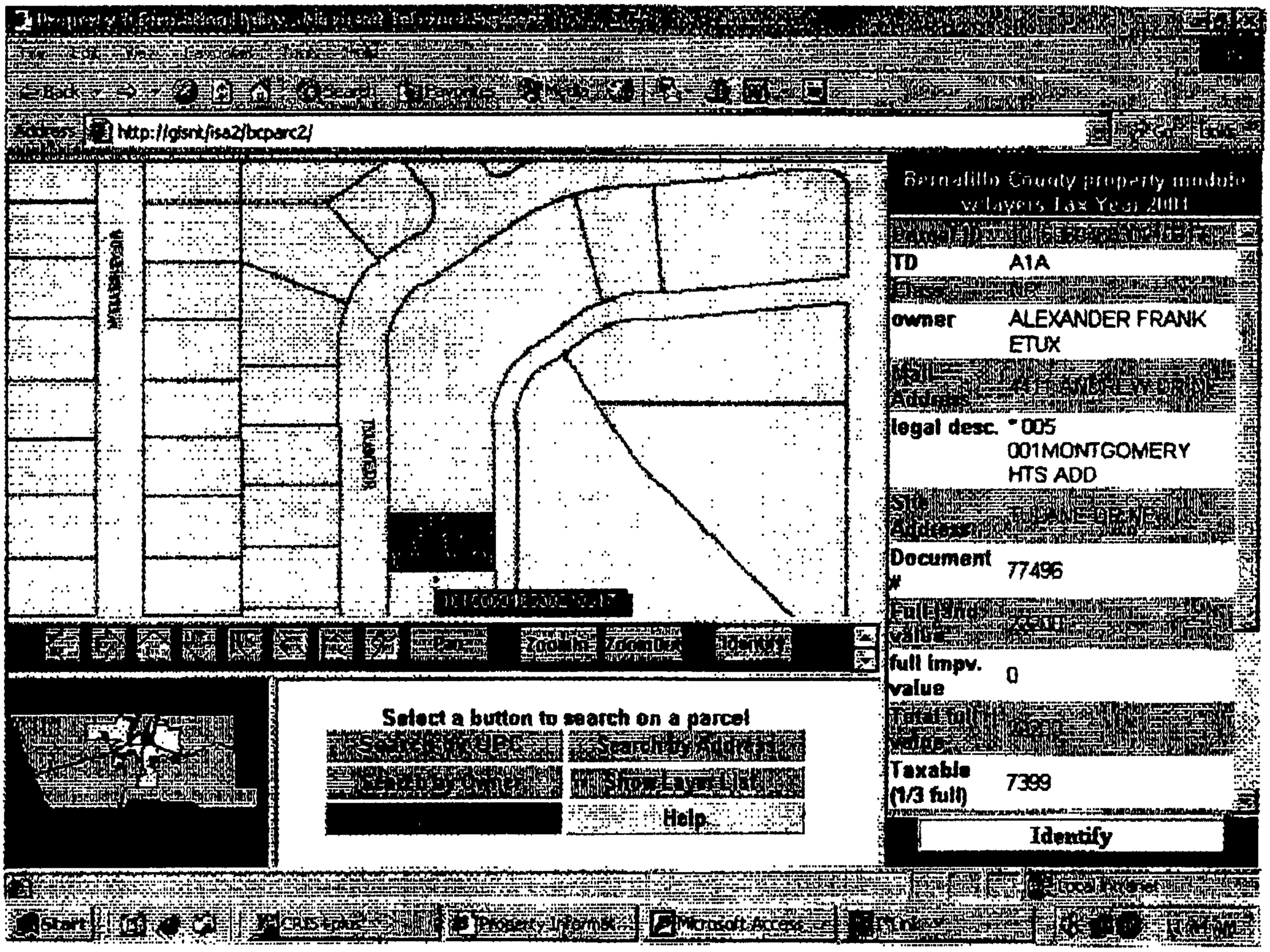
Keith Cheshire, my nephew, speaks highly of you and we look forward to hearing from you. Please contact Ray (975-1249) or me (991-3213) regarding a time we can meet at the property.

Sincerely,

Vonda Cheshire

RAY CHESHIRE

10:45 am


Back
Search
Favorites
Media
Address
http://gisnt/isa2/bcparc2/
Bernalillo County property module
w/layers Tax Year 2001
TD A1A
owner ALEXANDER FRANK
ETUX
legal desc. *005
001MONTGOMERY
HTS ADD
Document #
77496
full impv. value
0
Taxable (1/3 full)
7399
Identify
Select a button to search on a parcel
Search by Address
Show Layer List
Help
Start
CLIS-plus
Property Informati...
Microsoft Access
Local intranet

ArcIMS HTML Viewer Map

Overview

Legend

Legend

- ADDRESS POINTS
- FREEWAYS
- STREET NAMES
- ZONING
- METRO ADDRESS
- PARCELS
- 2004 AIR PHOTO
- MUNICIPAL LIMITS
- OTHER
- CITY
- COUNTY
- VILLAGE

ArcIMS HTML Viewer Map

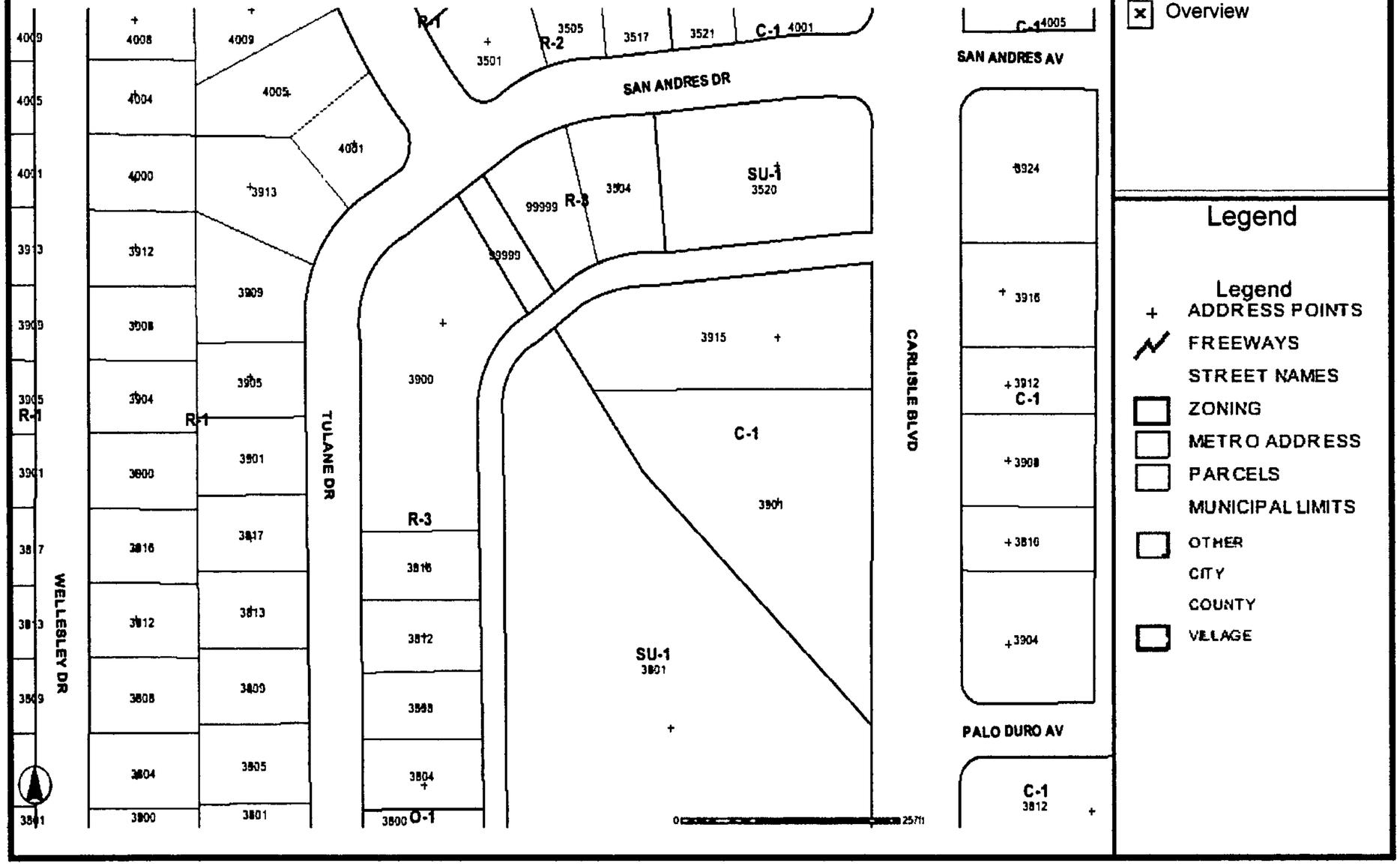
Overview

Legend

Legend

- ADDRESS POINTS
- FREEWAYS
- STREET NAMES
- ZONING
- METRO ADDRESS
- PARCELS
- 2004 AIR PHOTO
- MUNICIPAL LIMITS
- OTHER
- CITY
- COUNTY
- VILLAGE

ArcIMS HTML Viewer Map

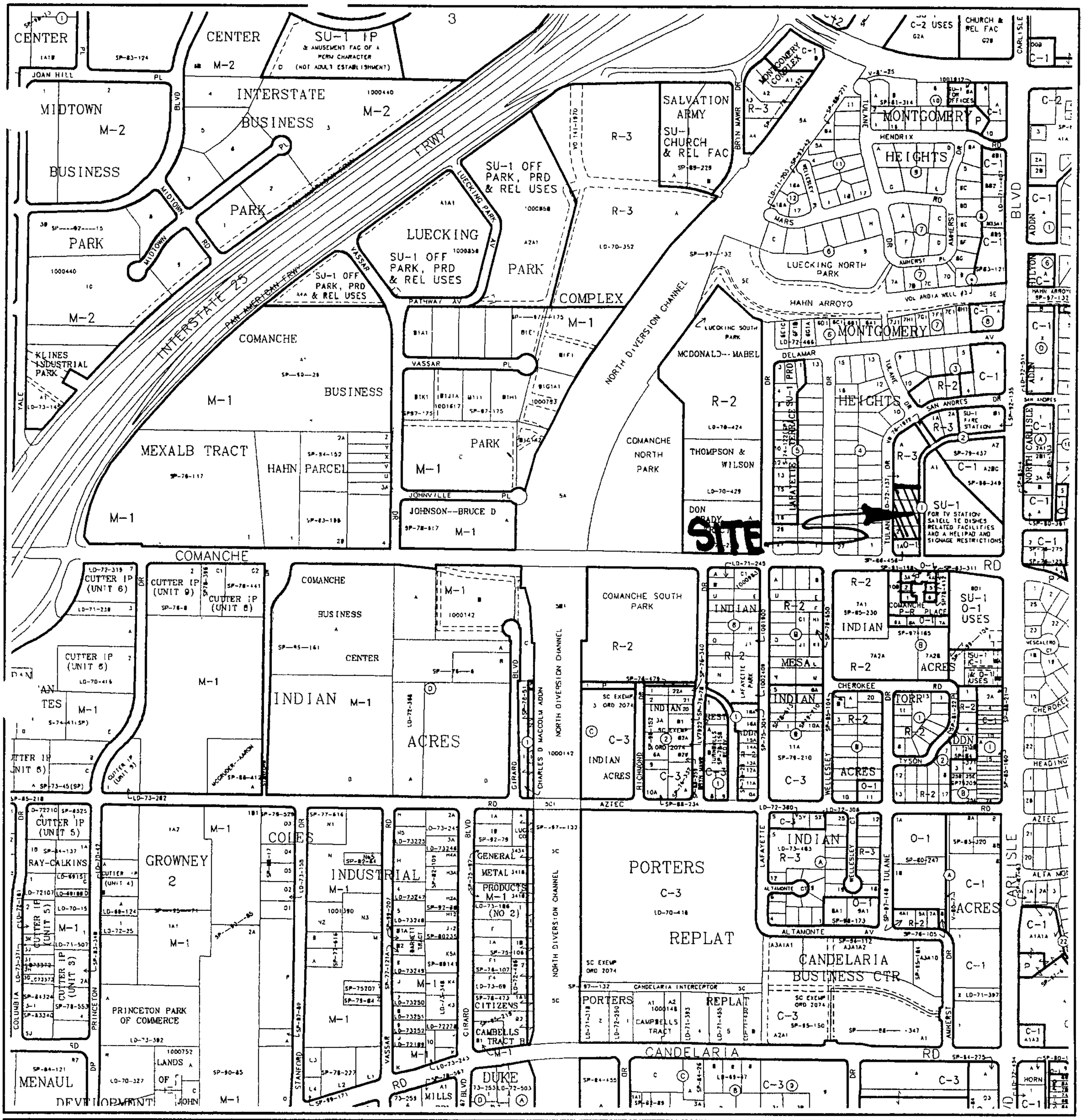


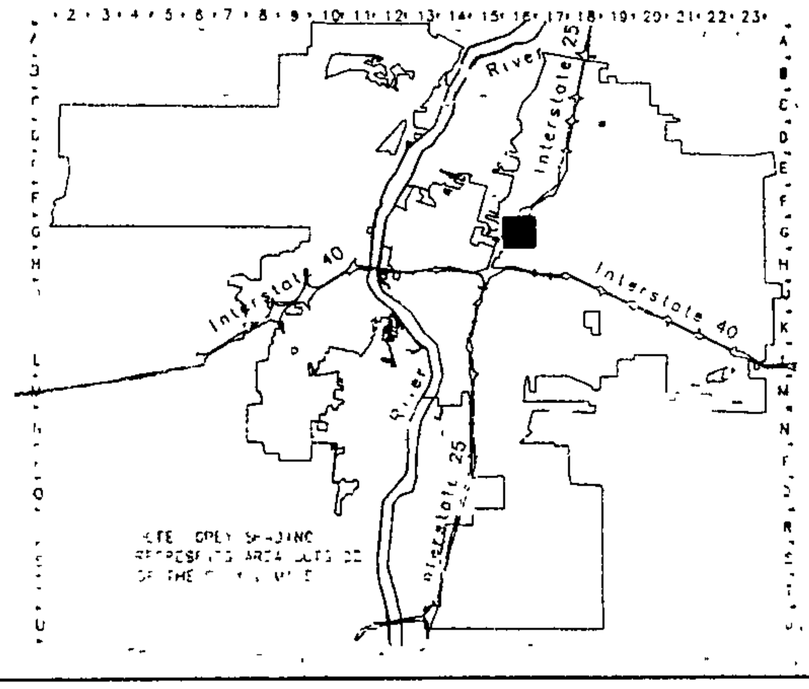
Overview

Legend

Legend

- ADDRESS POINTS
- FREEWAYS
- STREET NAMES
- ZONING
- METRO ADDRESS
- PARCELS
- MUNICIPAL LIMITS
- OTHER
- CITY
- COUNTY
- VILLAGE





CITY OF Albuquerque

Albuquerque Geographic Information System

PLANNING DEPARTMENT

© Copyright 2003

GRAPHIC SCALE IN FEET

250 0 750 1000

Zone Atlas Page

G-16-Z

Map Amended through July 10, 2003

No. of Lots: 14
Nearest Major Streets
COMANCHE & CARLISLE

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 31 day of January, 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 RIVER HORSE INVESTMENTS, L.P. ("Subdivider"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:] limited partnership, whose address is 2811 INDIAN SCHOOL RD NE ALB, NM, 87106 and whose telephone number is (505) 991-3213, is made in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

1. Recital. The Subdivider is developing certain lands within the City of Albuquerque, Bernalillo County, New Mexico, known as [existing legal description:] lots 2,3,4&5, Block 1, Montgomery Heights, recorded on June 05, 1952 in the records of the Bernalillo County Clerk at Book D1, pages 54 through - (the "Subdivision"). The Subdivider certifies that the Subdivision is owned by [state the name of the present real property owner exactly as shown on the real estate document conveying title in the Subdivision to the present owner:] RIVER HORSE INVESTMENTS, L.P. ("Owner").

The Subdivider has submitted and the City has approved a preliminary plat or Site Development Plan identified as TULANE TOWNHOUSES 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 Exhibit A, the required infrastructure listing ("Improvements"), to the satisfaction of the City, on or before the 13th day of JANUARY, 2007 ("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. 776081.

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

2006013531
6401079
Page: 1 of 6
01/30/2006 03:53P
Bk-A111 Pg-3465
Mary Herrera Bern Co AGRE R 19 00

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

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

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

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

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

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

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

A. Construction Surveying. Construction surveying for the construction of the public Improvements shall be performed by CARTESIAN SURVEYS, and construction surveying of the private Improvements shall be performed by CARTESIAN SURVEYS. 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 BORDENAVE DESIGNS, and inspection of the private Improvements shall be performed by BORDENAVE DESIGNS, both New Mexico Registered Professional Engineers. If the inspection is performed by an entity other than the City, the City may monitor the inspection and the Subdivider

Mary Herrera Bern Co. AGRE R 19.00

2006013531
6481879
Page: 2 of 6
01/30/2006 03:53P
Bk-A111 Pg-3465

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

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

E. 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: LETTER OF LOAN RESERVE
Amount: $ 155106.91 Name of Financial Institution or Surety: NEW MEXICO BANK & TRUST
Date City first able to call Guaranty: JAN. 13, 2007
(Construction Completion Deadline): JAN. 13, 2007 ~~20~~
If Guaranty other than a Bond, last day City able to call Guaranty is: MAR. 14, 2007, ~~20~~
Additional information:

6. Notice of Start of Construction. Before construction begins, the Subdivider shall submit an acceptable Notice to Proceed to the City and shall arrange for 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 2, 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.

2006013531
6401079
Page: 3 of 6
01/30/2006 03:53P
Bk-A111 Pg-3465
Mary Herrera Bern Co. AGRE R 19.00

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 instruction by the indemnitee, where such giving or failure to give directions or instruction 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 specification of any applicable insurance coverage. Nothing herein is intended to waive any right or immunity under the laws of the State of New Mexico.

Mary Herrera Bern. Co. AGRE R 19.00
2006013531
6481879
Page: 4 of 6
01/30/2006 03:53P
Bk-A111 Pg-3465

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. 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.

20060013531
6481079
Page: 5 of 6
01/30/2006 03:53P
Mary Herrera Bern Co AGRE R 19 00 Bk-A111 Pg-3465

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

SUBDIVIDER:

By [Signature]: Vonda C Cheshire
Name: Vonda C. Cheshire
Title: President / Partner, River Horse Inv LP
Dated: Jan 16, 2006

CITY OF ALBUQUERQUE

City Engineer
Dated: 1-24-06

SUBDIVIDER'S NOTARY

STATE OF NM)
) ss.
COUNTY OF Bernalillo)

This instrument was acknowledged before me on 16th day of January, 2006 by [name of person:] VONDA C. CHESHIRE, [title or capacity for instance, "President" or "Owner":] PRESIDENT [Subdivider: RIVER HORSE INVESTMENT, L.P.

Lavonne Addy
Notary Public

My Commission Expires:
01/1/2009

CITY'S NOTARY

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

This instrument was acknowledged before me on 24th day of January, 2006 by Richard Dineen, City Engineer of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

Notary Public

My Commission Expires:
11-25-07

EXHIBIT A AND POWER OF ATTORNEY ATTACHED

Maru Herrera Bern Co. AGRE R 19.00
2006013531
6401079
Page: 6 of 6
01/30/2006 03:53P
Bk-A111 Pg-3465
/02

NEW MEXICO
BANK & TRUST

LOAN RESERVE LETTER

January 13, 2006

Bruce J. Perlman, Ph.D.
Chief Administrative Officer
City of Albuquerque
P. O. Box 1293
Albuquerque, New Mexico 87103

Re: Loan Reserve for River Horse Investments, LP
City of Albuquerque Project No. 776081
Project Name: Tulane Townhouses

Dear Mr. Perlman:

This letter is to advise the City of Albuquerque ("City") that, at the request of River Horse Investments, LP, New Mexico Bank & Trust ("Financial Institution") in Albuquerque, New Mexico holds as a loan reserve the sum of One Hundred Fifty Five Thousand One Hundred Six Dollars and 91/100 ($155,106.91) ("Loan Reserve") for the exclusive purpose of providing the financial guarantee which the City requires of River Horse Investments, LP ("Subdivider") to provide for the installation of the improvements which must be constructed at Tulane Townhouses/ Project No. 776081 ("Project"). The amount of the Loan Reserve is 125% of the City's estimated cost of the Project, as required by the City's Subdivision Ordinance. The improvements are identified in the agreement between the City of Albuquerque and Subdivider, which was recorded on 30, 2006 in the records of the Clerk of Bernalillo County, New Mexico in Book Misc. 1111, pages 3465 to 3465 ("Agreement").

1. Reduction of Reserve. If the City Engineer/Engineering for the City, or that person's authorized designee, determines that it is appropriate to release a specified amount of the loan reserves as a result of the Subdivider's construction of a portion of the required infrastructure, then the City Engineer, or that person's authorized designee, may execute an "Authorization to Release" which will authorize the Financial Institution to release a specified amount from the loan reserves. The Authorization to Release will state the amount of the "Reduced Loan Reserve Balance" which must be maintained following the reduction. The Reduced Loan Reserve Balance shall not be reduced by more than 90% of the City's estimated cost of the Project until the Project is accepted by the City. When the Financial Institution receives the Authorization to Release, which has

been signed by the City, the Financial Institution may reduce the loan reserve to the Reduced Loan Reserve Balance.

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

3. Draw on Reserve. If by January 13, 2007, the improvements described in the Agreement have not been fully installed, inspected, approved and accepted by the City, then, upon presentation between January 13, 2007 and March 14, 2007, inclusive, the City may demand payment from the Financial Institution up to the lesser of the amount stated in this Loan Reserve Letter or the latest Reduced Loan Reserve Balance authorized in writing by the City. The City may demand payment by delivering to the Financial Institution a certified "Demand for Payment" executed by the CAO or the CAO's authorized designee, which shall state that the Subdivider has failed to comply with the terms of the Agreement and also shall state the estimated cost of completing the improvements specified in the Agreement ("Estimated Cost of Completion"). Upon receipt of the Demand for Payment, the Financial Institution promptly shall draw from the loan reserves by cashier's check to the City of Albuquerque the amount of 125% of the estimated cost of completion, not to exceed the lesser of the total Loan Reserve amount stated in this Loan Reserve Letter or the latest Reduced Loan Reserve Balance authorized in writing by the City. The Financial Institution shall deliver the cashier's check promptly to the City.

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

   A. Sixty (60) days after the City accepts the completed improvements specified in the Agreement; or

   B. City delivery of the Demand for Payment and the Financial Institution's payment to the City by cashier's check as required in Section 3 herein; or

   C. Expiration of the date (March 14, 2007); or

   D. Written termination of this Loan Reserve Letter, signed by City Engineer.

New Mexico Bank & Trust
January 13, 2006

Very truly yours,

NEW MEXICO BANK & TRUST

James J. Bertram
Senior Vice President

ACCEPTED:

CITY OF ALBUQUERQUE

By: _____
City Engineer

Dated: 1-24-06

002

ORIGINAL

INFRASTRUCTURE LIST

Date Site Plan Approved _____
Date Preliminary Plat Approved 11/30/05
Date Preliminary Plat Expires 11/30/06
DRB Project No 1004361
DRB Application No 05-01698

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

TULANE TOWNHOUSES
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

LOT 2,3,4&5, BLOCK 1, MONTGOMERY HEIGHTS
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Const Engineer
		30'	ASPHALT ALLEY W/ ALLEY GUTTER	EXISTING ALLEY R.O.W.	COMANCHE BLVD	NORTH PROP BDRY	/	/	/
		20'	PRIVATE ACCESS LOOP	COMMON AREA LOT 14	TULANE	TULANE	/	/	/
		4"	PUBLIC WATER LINE LOOP W/ 13 - 3/4" SERVICES	COMMON AREA LOT 14	TULANE	TULANE	/	/	/
		8"	PUBLIC SAS W/ 9-4" SERVICES	EXISTING ALLEY R.O.W.	COMANCHE BLVD	NORTH PROP. BDRY	/	/	/
		4"	SAS SERVICES	LOTS 1-2, 12&13	LOT	TULANE	/	/	/
		4'	PRIVATE SIDEWALKS (3 each)	SOUTH OF LOT 3 NORTH OF LOT 11 BETWEEN LOTS 6&7	PRIVATE ACCESS ALLEY		/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/

01/06/06 FRI 14:57 FAX 5059243864

FINANCIAL GUARANTY AMOUNT

01/12/2006

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

Project Description.

Project ID #: 776081, Tulane Townhouses, Phase/Unit #: 1

Requested By: **Jake Bordenave, P.E. - Bordenave Designs**

Approved estimate amount.		$97,304.02
Contingency Amount:	10 00%	$9,730.40
Subtotal.		$107,034 42
NMGRT	6 75%	$7,224.82
Subtotal:		$114,259.24
Engineering Fee	6.60%	$7,541.11
Testing Fee	2 00%	$2,285.18
Subotal·		$124,085.53
FINANCIAL GUARANTY RATE		1.25
Retainage Amount·		$.00
TOTAL FINANCIAL GUARANTY REQUIRED		**$155,106.91**

APPROVAL DATE·

ZLA25 1/12/06

Notes: 10% Contingency, project not yet approved; Engineer certification of G&D plan required prior to ROFG

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

PAID RECEIPT

APPLICANT NAME RIVER HORSE INV.

AGENT JAKE BORDENAVE

ADDRESS

PROJECT & APP # 1004361 / 00307

PROJECT NAME TULANE TOWN HOUSES

$ 20.50 **441032/3424000 Conflict Management Fee**

$ _____ **441006/4983000 DRB Actions**

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

$ _____ **441018/4971000 Public Notification**

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

$ 20.50 **TOTAL AMOUNT DUE**

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

Counterreceipt.doc 6/21/04

DUPLICATE
City Of Albuquerque
Treasury Division

3/7/2006 11:18AM LOC: ANNX
RECEIPT# 00056311 WS# 006 TRANS# 0011
Account 441032 Fund 0110
Activity 3424000 TRSEJA
Trans Amt $20.00
JZ4 Misc

$20.00

CA $20.00
CHANGE $0.00

Thank You

Project Number _____

Date Submitted 11/04/05
Date Site Plan Approved _____
Date Preliminary Plat Approved. _____
Date Preliminary Plat Expires. _____
DRB Project No.: 1004361
DRB Application No.: _____

ORIGINAL

INFRASTRUCTURE LIST

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

TULANE TOWNHOUSES
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

LOT 2,3,4&5, BLOCK 1, MONTGOMERY HEIGHTS
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		30'	ASPHALT ALLEY W/ ALLEY GUTTER	EXISTING ALLEY R.O.W.	COMANCHE BLVD	NORTH PROP BDRY	/	/	/
		20'	PRIVATE ACCESS LOOP	COMMON AREA LOT 14	TULANE	TULANE	/	/	/
		4"	PUBLIC WATER LINE LOOP W/ 13 - 3/4" SERVICES	COMMON AREA LOT 14	TULANE	TULANE	/	/	/
		8"	PUBLIC SAS W/ 9-4" SERVICES	EXISTING ALLEY R.O.W.	COMANCHE BLVD	NORTH PROP. BDRY	/	/	/
		4"	SAS SERVICES	LOTS 1-2, 12&13	LOT	TULANE	/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
							/	/	/
							/	/	/
							/	/	/
							/	/	/

NOTES

1

2

3

AGENT / OWNER

JEAN J. (JAKE) BORDENAVE
NAME (print)

BORDENAVE DESIGNS
FIRM

11/04/05
SIGNATURE - date

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

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

_____ DRB CHAIR - date

_____ PARKS & GENERAL SERVICES - date

_____ TRANSPORTATION DEVELOPMENT - date

_____ AMAFCA - date

_____ UTILITY DEVELOPMENT - date

_____ - date

_____ CITY ENGINEER - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

City of Albuquerque

DEVELOPMENT PLAN REVIEW APPLICATION

SUBDIVISION — Supplemental form **S**
- [X] Major Subdivision action
- [ ] Minor Subdivision action
- [ ] Vacation — **V**
- [ ] Variance (Non-Zoning)

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

ZONING — Supplemental form **Z**
- [ ] Annexation & Zone Establishment
- [ ] Sector Plan (Phase I, II, III)
- [ ] Amendment to Sector, Area, Facility or Comprehensive Plan
- [ ] Zone Change
- [ ] Text Amendment

APPEAL / PROTEST of... — **A**
- [ ] Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeal

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

APPLICANT INFORMATION:

NAME: CHESHIRE ENT., INC — PHONE: 9913213
ADDRESS: 2811 INDIAN SCHOOL RD NE — FAX: ____
CITY: ALBUQUERQUE — STATE NM ZIP 87106 — E-MAIL: ____
Proprietary interest in site: OWNER

AGENT (if any): D. DUDLEY Architect — PHONE: 243-8100
ADDRESS: 400 GOLD SW SUITE 850 — FAX: 243-8101
CITY: ALBUQUERQUE — STATE NM ZIP 87102 — E-MAIL: ____

DESCRIPTION OF REQUEST: PRELIMINARY PLAT & INFRASTRUCTURE LIST APPROVAL FOR 14 LOT SUBD.

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

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

Lot or Tract No. 2,3,4 & 5 — Block: 1 — Unit: —

Subdiv / Addn. MONTGOMERY HEIGHTS TBK TULANE TOWNHOUSES

Current Zoning: R-3 — Proposed zoning: R-3

Zone Atlas page(s): G-13 Z4

Total area of site (acres): 0.8999 — No. of **existing** lots: 4 — No. of **proposed** lots: 14

Density if applicable: dwellings per gross acre: 14 — dwellings per net acre: 14

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

UPC No. 101606046828710319, ...12, ...05, ...18 — Within 1000FT of a landfill? NO

LOCATION OF PROPERTY BY STREETS: On or Near: TULANE — MRGCD Map No. —

Between: COMANCHE and ~~WELLESLEY~~ Delmar Lane

CASE HISTORY:

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 1004361

Check-off if project was previously reviewed by Sketch Plat/Plan [ ], or Pre-application Review Team [X]. Date of review: 08/17/05

SIGNATURE ____ DATE ____

(Print) DON DUDLEY, ARCHITECT

[ ] Applicant [X] Agent

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

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

Application case numbers	Action	S.F.	Fees
05DRB - ____ - 01494	PP	1(2)	$ 959.00
____ - ____ - ____	ADV	____	$ 75.00
____ - ____ - ____	CMF	____	$ 20.00
____ - ____ - ____	____	____	$ ____
____ - ____ - ____	____	____	$ ____
			Total $ 1054.00

Hearing date 11/30/05

Kevin Sais 11/4/05
Planner signature / date

Project # 1004361

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

A **Bulk Land Variance** requires application on **FORM-V** in addition to application for subdivision on **FORM-S-3**.

☐ **MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL**

- ☒ Proposed Preliminary Plat including the Grading Plan (folded to fit into an 8.5" by 14" pocket) **24** copies
- ☒ Proposed Infrastructure List.
- ☒ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- ☑ Letter briefly describing, explaining, and justifying the request
- ☑ Property owner's and City Surveyor's signature on the proposed plat
- ☐ FORM DRWS Drainage Report, Water & Sewer availability statement filing information
- ☐ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- ☑ Sign Posting Agreement
- ☒ TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
- ☑ Fee (see schedule)
- ☐ Any original and/or related file numbers are listed on the cover application

Preliminary plat approval expires after one year.
DRB Public hearings are approximately ONE MONTH after the filing deadline. **Your attendance is required.**

☐ **MAJOR SUBDIVISION AMENDMENT TO PRELIMINARY PLAT (with significant changes)**
☐ **MAJOR SUBDIVISION AMENDMENT TO INFRASTRUCTURE LIST (with significant changes)**
☐ **MAJOR SUBDIVISION AMENDMENT TO GRADING PLAN (with significant changes)**

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

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

Amended preliminary plat approval expires after one year.
DRB Public hearings are approximately ONE MONTH after the filing deadline. **Your attendance is required.**

☐ **MAJOR SUBDIVISION EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT**

(Temporary sidewalk deferral uses FORM-V)

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

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

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

DON DUDLEY
Applicant name (print)

Applicant signature / date 11/4/05

Form revised April 2003

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

Application case numbers
05DRB - _____ - 01494
_____ - _____ - _____
_____ - _____ - _____

Planner signature / date 11/4/05

Project # 1004361

g donald dudley architect ltd

October 20, 2005

City of Albuquerque
Planning Department
600 2nd St. NW
Albuquerque, NM 87103

Re: Tulane Townhouses → Request for Major Subdivision Preliminary Plat

To whom it may concern:

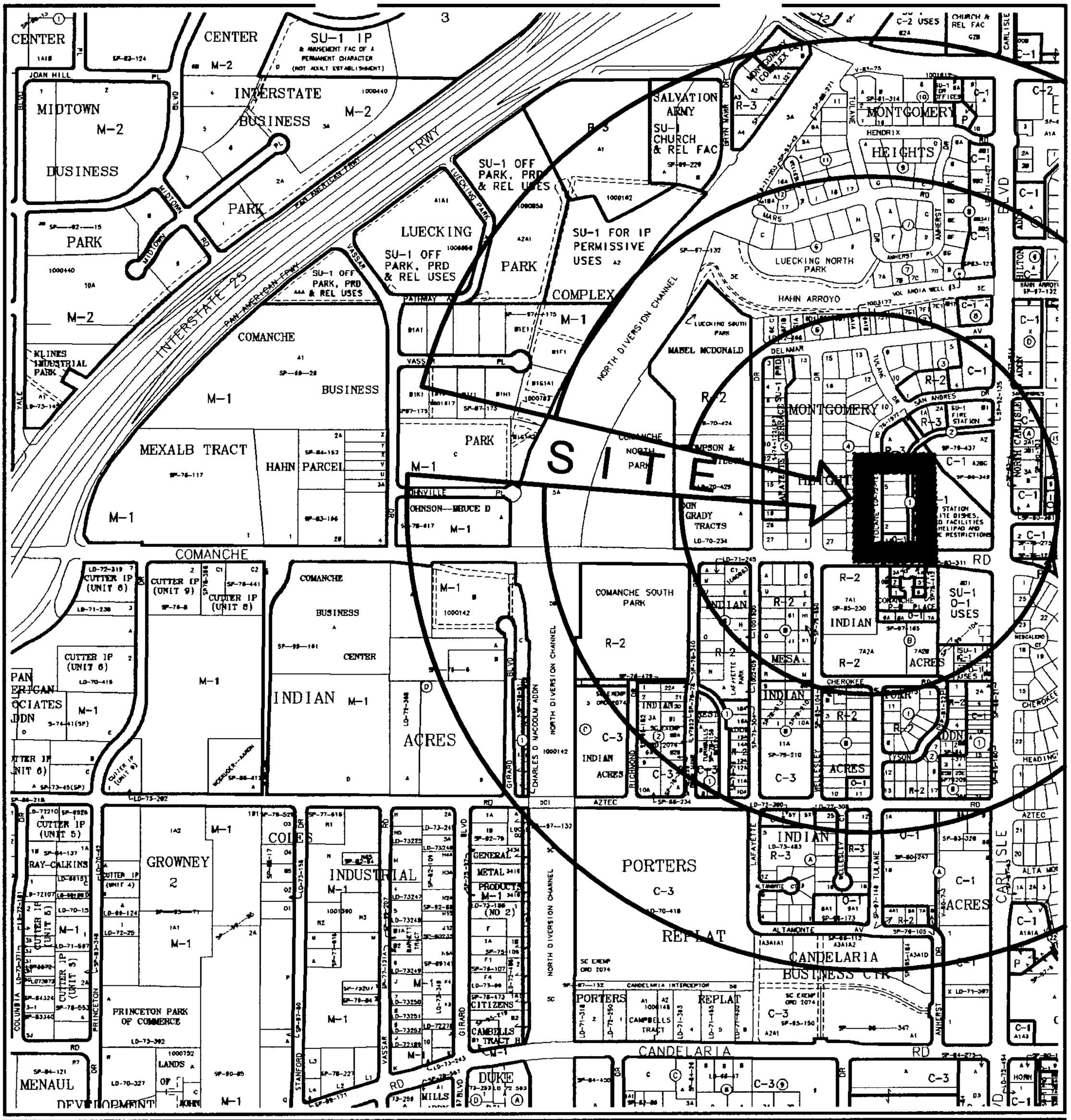
On behalf of our clients, we are seeking a major subdivision preliminary plat approval to re-plat lots 2, 3, 4, and 5 into fourteen separate parcels as indicated in the attached site plan. There will be thirteen individual townhouse homes and one collective open space parcel of land for the use by the residents. As permitted under R-3 residential zoning, the units will be two stories with an attached garage. The square footage of each unit will be approximately 1900 square feet heated and 500 square feet of garage. Every unit will have a small garden courtyard that reduces the overall mass of the development.

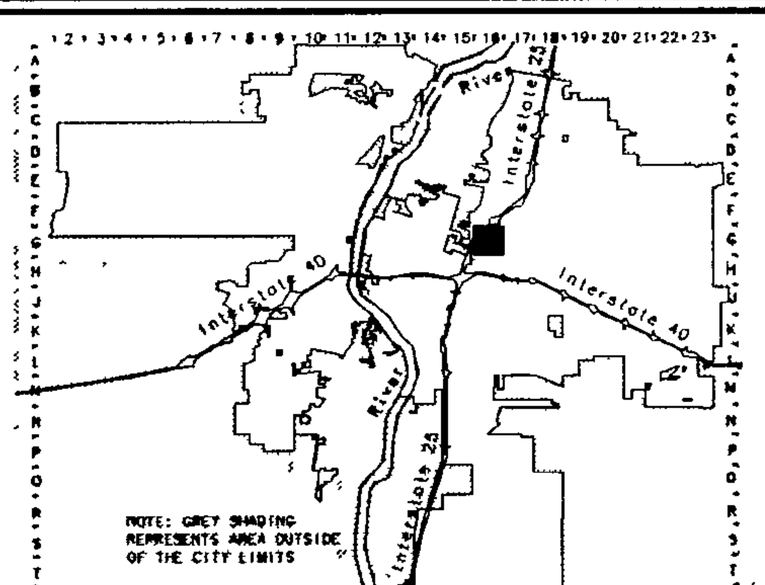
Our clients are long time residents of Albuquerque and their desire is to create a place of higher quality than what is found in the area presently. Thank you for your attention on this request and please do not hesitate to contact me if you have any questions.

Sincerely,
G. Donald Dudley Architect, Ltd.

by:
Don Dudley, AIA
President

simms tower studio 850
400 gold avenue s w
albuquerque new mexico 87102
u s a
t 505 243 8100
f 505 243 8101
e studio@dondudleydesign.com
DONDUDLEYDESIGN.COM





CITY OF ALBUQUERQUE · NEW MEXICO · 1706

A lbuquerque G eographic I nformation S ystem

PLANNING DEPARTMENT

©Copyright 2004

GRAPHIC SCALE IN FEET

250 0 750 1000

Zone Atlas Page

G-16-Z

Map Amended through March 08, 2005

CITY OF ALBUQUERQUE

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

APPLICANT: CHESHIRE ENT., INC DATE OF REQUEST: 11/04/05 ZONE ATLAS PAGE(S): G-16

CURRENT:

ZONING R-3

PARCEL SIZE (AC/SQ. FT.) 39,200

LEGAL DESCRIPTION:

LOT OR TRACT # 2-5 BLOCK # 1

SUBDIVISION NAME MONTGOMERY HEIGHTS

REQUESTED CITY ACTION(S):

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

PROPOSED DEVELOPMENT: **GENERAL DESCRIPTION OF ACTION:** [1]

NO CONSTRUCTION/DEVELOPMENT [ ] # OF UNITS: 13

NEW CONSTRUCTION [X] BUILDING SIZE: 1900 (sq. ft.)

EXPANSION OF EXISTING DEVELOPMENT [ ]

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

APPLICANT OR REPRESENTATIVE [signature] DATE 11/05/05
(TO BE SIGNED UPON COMPLETION OF PROCESSING BY TRAFFIC ENGINEER AND ENVIRONMENTAL HEALTH)

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

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

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

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

[signature]
TRAFFIC ENGINEER

11-4-05
DATE

Air Quality Impact Analysis (AQIA) May Be Required:

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

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

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

[signature]
APPLICANT

11/04/05
DATE

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

TIS **-SUBMITTED** ___/___/___
-FINALIZED ___/___/___

TRAFFIC ENGINEER

DATE

Revised June 27, 2005

CITY OF ALBUQUERQUE

October 18, 2005

Mr. Don Dudley, AIA
G. Don Dudley Architect Ltd.
400 Gold Ave. SW
Albuquerque, NM 87102

RE: Water and Sanitary Sewer Availability Statement Revision G-16
Lots 2, 3, 4, and 5 Block 1 of the Montgomery Heights Addition

Mr. Dudley:

Service requirements for the subject site were detailed in a letter dated October 3, 2004. Subsequent to the issuance of that letter, a meeting was held regarding the statements presented therein. The statements contained in the original correspondence remain valid except as specifically modified herein. Construction of public water and sanitary sewer lines will still be necessary in order to serve your proposed development.

Sewer: The new public sewer line shall drain south within the alley on the east side of your site and outfall to the 12-inch in Comanche. Lots fronting on Tulane as well as the two (2) lots immediately to the east will drain west to Tulane. A total of four (4) service connections will be made to the Tulane sewer. Two (2) separate private sewer service line easements will be necessary. The remaining parcels will drain east to the new sewer within the alley.

Water: The original availability statement described the construction of a water line loop within the alley then west to Tulane. However, an alternative water line configuration is available. You propose to loop the new water line through what is to be the private driveway. That is acceptable provided that none of the private sewer service lines cross the new water line or the water service lines upstream of the water meters. Private water service line easements will be necessary for the four (4) lots not fronting on the private driveway (public water line easement – see below). The new waterline size may be 4-inch but it must be looped. Any new fire hydrants, should they be required by the Fire Marshal's Office, must be connected to the 6-inch in Tulane.

Easements: Albuquerque Bernalillo County Water Authority public water and sewer easements are required for all lines to be constructed outside of dedicated rights-of-way. The minimum easement width for the public water line loop shall be 20-feet or as approved by the DRB. Acceptable easements must be documented on the final site plan prior to DRB approval.

This letter serves as an addendum to the original availability statement. It should be attached to the original document and made a part thereof. Please feel free to contact the undersigned at (505) 924-3987, or by fax at (505) 924-3864 if you have questions regarding the information presented herein or need additional information.

Sincerely,

Jeremy Hoover, P.E.
Engineering Associate
Utility Development Section
Water Utility Department

cc: f/ Readers #50810R
f/ Availability G-16
f/ DRB #1004361
Vonda Cheshire (fax 792-5758)
Bordenave Designs

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

Vonda Cherkee
Fax 792-5258
cell 991-3213

6"

4"

8" SAS

N

REVISED
5080
TO REFLECT
4" ↓ IN
PRIV. DRV.

SAS

COPY
DON SUDLER
JAMES RANCH

ALBUQUERQUE
Making History

City of Albuquerque

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

Date: 10/14/05

TO CONTACT NAME: Don Dudley
COMPANY/AGENCY: G. Donald Dudley Architect, LTD
ADDRESS/ZIP: 400 Gold Ave SW / Studio 850
PHONE/FAX #: 243-8100 / 243-8101

Thank you for your inquiry of October 14, 2005 (date) requesting the names of **Recognized Neighborhood Associations** who would be affected under the provisions of O-92 by your proposed project at lots 2,3,4,5 / Block 1, Montgomery Heights Add'n. on 3804, 3808, 3812, 3816 Tulane Dr NE Between Carlisle & Wellesley & Commanche and San Andres. zone map page(s) G-16.

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

Montgomery Heights
Neighborhood Association
Contacts: Andy Caird
3412 Mars Rd NE / 87107
884-5656 (h)
Beatrice Davies

Neighborhood Association
Contacts:

See reverse side for additional Neighborhood Association Information: YES { } NO {X}

Please note that according to O-92 you are required to notify each of these contact persons by ***CERTIFIED MAIL, RETURN RECEIPT REQUESTED, BEFORE*** the Planning Department will accept your application filing. ***IMPORTANT! FAILURE OF ADEQUATE NOTIFICATION MAY RESULT IN YOUR APPLICATION HEARING BEING DEFERRED FOR 30 DAYS.*** If you have any questions about the information provided, please contact our office at (505) 924-3914 or by fax at 924-3913.

Sincerely,

Dalaina A Carmona
OFFICE OF NEIGHBORHOOD COORDINATION

Attention: Both contacts per neighborhood association need to be notified.

planning.recognized.na.form(10/14/04)

Addit l Neighborhood Associatio formation

Neighborhood Association

Contacts:

Neighborhood Association

Contacts:

Neighborhood Association

Contacts:

Neighborhood Association

Contacts:

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

Neighborhood Association

Contacts:

Neighborhood Association

Contacts:

Neighborhood Association

Contacts:

Neighborhood Association

Contacts:

NOTICE TO APPLICANTS

SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

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

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

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

* *

(Below this line for ONC use only)

Date of Inquiry: 10/14/05 Time Entered: 11:55 AM ONC Rep. Initials: OC

DEVELOPER INQUIRY SHEET

(To be completed prior to application submittal)

The Office of Neighborhood Coordination (ONC) located in Room 120 (basement) of the Plaza Del Sol Building, 600 Second St. NW, **Fax – (505) 924-3913** - will need the following information **BEFORE** neighborhood association information will be released to the applicant/developer on any project being presented to the Planning Department. If you have any questions, please feel free to contact our office at (505) 924-3914. **Your request is for the following:**

Cell Tower [ ]; Private Development [X]; City Project [ ]; -OR- Other [ ]

CONTACT NAME: DON DUDLEY

COMPANY NAME: G. DONALD DUDLEY ARCHITECT, LTD.

ADDRESS/ZIP: 400 GOLD AVE, SW / STUDIO 850

PHONE: 243-8100 FAX: 243-8101

NEIGHBORHOOD ASSOCIATION INFORMATION

PLEASE FORWARD INFORMATION ON ANY NEIGHBORHOOD ASSOCIATIONS IN THE

AREA OF THE PROPERTY DESCRIBED AS:

LOTS 2, 3, 4, 5 / BLOCK 1 / MONTGOMERY HEIGHTS ADD'N.

LEGAL DESCRIPTION

LOCATED ON

3804, 3808, 3812, 3816 TOWNE DR, NE

STREET NAME OR OTHER IDENTIFYING LANDMARK

BETWEEN CARLISLE / WELLESLEY AND

STREET NAME OR OTHER IDENTIFYING LANDMARK

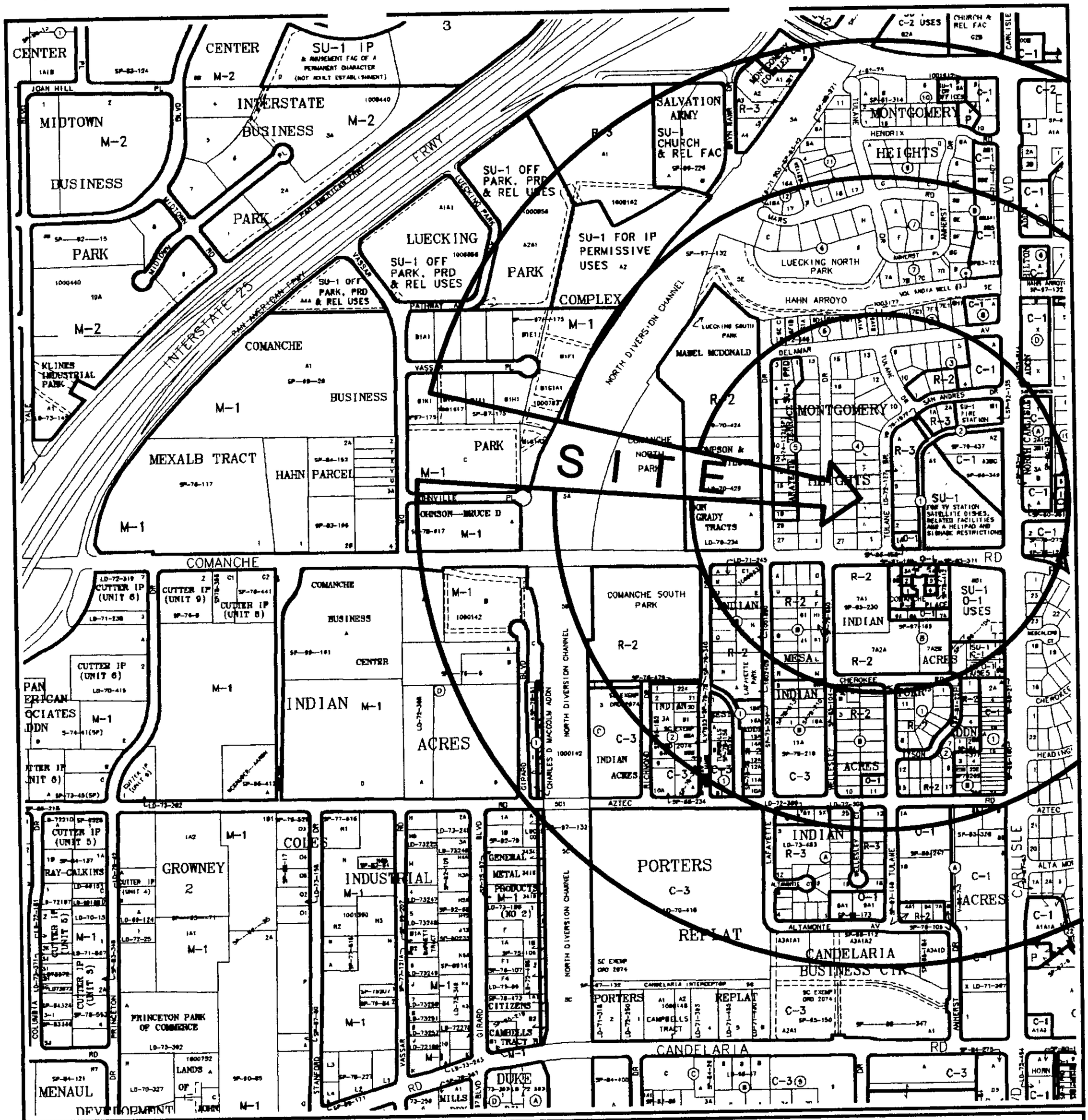
COMMANCHE / SAN ANDRES

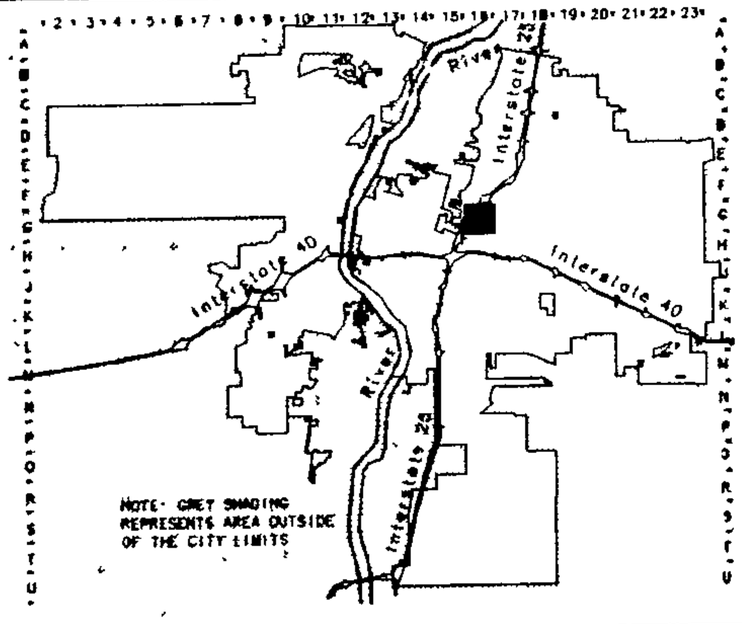
STREET NAME OR OTHER IDENTIFYING LANDMARK

THE SITE IS INDICATED ON THE FOLLOWING ZONE ATLAS PAGE (G-16).

(PLEASE MARK/HATCH ZONE MAP WHERE PROPERTY IS LOCATED)

(Zone Map MUST be provided with request)





CITY OF ALBUQUERQUE · NEW MEXICO · 1706

Albuquerque Geographic Information System
PLANNING DEPARTMENT

© Copyright 2004

GRAPHIC SCALE IN FEET

250 0 750 1000

Zone Atlas Page

G-16-Z

Map Amended through March 08, 2005

RIVER HORSE INVESTMENTS, LP

2811 Indian School Rd, NE, Alb, NM 87106
(505) 991-3213 / fax (505) 792-5758
e-mail: lvchesh@msn.com

October 17, 2005

Andy Caird
Montgomery Heights Neighborhood Assoc.
3412 Mars Rd, NE
Alb, NM 87107

RE: Town homes to be built on Tulane, NE

Dear Mr. Caird:

Enclosed find a map showing the location within the Montgomery Heights neighborhood for 13 town homes to be built during 2006. This property was purchased from Mr. Frank Alexander, who originally planned an apartment complex with 44 one bedroom units.

The property is zoned R-3. Each town home will be sold as a single family residence, with the purchase price starting in the $170's. As you will see from the site sketch, the alley will be improved/paved for parking access for 9 of the homes, and a private drive, off of Tulane, with provide access to parking for 4 of the homes and walk-up access to all.

COPY

The traffic impact for the town home project will be considerably less than what the original apartment complex would have generated. And lastly, the development without doubt will result in an increase in the property values for the area.

The Design and Review Board requires notification of the planned development go to your neighborhood association. I have enclosed a form and a self-addressed, stamped envelope you may use in responding to this notice. **Please feel free to contact me, Vonda Cheshire (991-3213) or Mr. Don Dudley, (cell) 280-6820 or 243-8100 (office), the architect for the project if you have any questions or would like to have additional information before responding.**

Sincerely,

Vonda C. Cheshire
President

RESPONSE TO NOTIFICATION
OF
PROPERTY DEVELOPMENT

I, Andy Caird, the contact person for the Montgomery Heights Neighborhood Association, acknowledge receipt of Notice for the proposed construction of 13 town homes on lots 2,3,4, and 5, block 1 of the Montgomery Heights Addition (3804, 3812, and 3816 Tulane Dr, NE, between Carlisle and Wellesley and Comanche and San Andreas.

The Montgomery Heights Neighborhood Association's response to the development is as indicated by my initials below:

_____ No objection to the proposed development

_____ Opposed to the proposed development (see below)

Reason for opposition:_____

_____

_____

COPY

_____

_____

Signed:_____ DATE :_____

Andy Caird

Montgomery Hghts Neighborhood Assoc.

7005 0390 0001 4082 0434

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

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

OFFICIAL USE

ALBUQUERQUE, NM 87107

Postage	$ 0.60	UNIT ID: 0127
Certified Fee	2.30	
Return Receipt Fee (Endorsement Required)	1.75	Postmark Here
Restricted Delivery Fee (Endorsement Required)		Clerk: KYHSBH
Total Postage & Fees	$ 4.65	10/17/05

Sent To: Andy Caird, Montgomery Hghts Neigh Assoc
Street, Apt. No.; or PO Box No.: 3412 Mars Rd., NE
City, State, ZIP+4: Alb, NM 87107

PS Form 3800, June 2002 — See Reverse for Instructions

7005 0390 0001 4082 0427

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

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

OFFICIAL USE

ALBUQUERQUE, NM 87107

Postage	$ 0.60	UNIT ID: 0127
Certified Fee	2.30	
Return Receipt Fee (Endorsement Required)	1.75	Postmark Here
Restricted Delivery Fee (Endorsement Required)		Clerk: KYHSBH
Total Postage & Fees	$ 4.65	10/17/05

Sent To: Beatrice Davies Mont. Heights N. Assoc.
Street, Apt. No.; or PO Box No.: c/o 3412 Mars Rd. NE
City, State, ZIP+4: Alb, NM 87107

PS Form 3800, June 2002 — See Reverse for Instructions

FIRE HYDRANT AND INSTANTANEOUS FIRE FLOW REQUIREMENTS

ALBUQUERQUE FIRE DEPARTMENT
FIRE MARSHAL'S PLAN CHECKING OFFICE
600 2ND ST N.W, 8TH Floor, Plaza del Sol
Albuquerque, New Mexico 87102
(505) 924-3611 / FAX (505) 924-3619

ZONE MAP NUMBER G16 **REFERRAL #** _____

SITE ADDRESS 3804, 3808, 3812, 3816 Tulane Dr N.E

LEGAL DESCRIPTION: SUBJECT TRACT _____

NUMBER HYDRANTS REQUIRED FOR THE LARGEST BUILDING 1

INSTATANEOUS FLOW REQUIRED 1,269

SQUARE FOOTAGE – LARGEST BUILDING 2210 Sq Ft

TYPE CONSTRUCTION V B

PERTINENT DATA FOR DETERMINATION AND LOCATION OF FIRE HYDRANTS

ALL REQUIRED HYDRANTS SHALL BE INSTALLED AND OPERABLE PRIOR TO CONSTRUCTION

☑ ALL REQUIRED HYDRANTS SHALL BE WITHIN 450 FEET TO THE FURTHEST POINT OF THE BUILDING AS A TRUCK ROLLS.

☐ ALL REQUIRED HYDRANTS SHALL BE WITHIN 300 FEET TO THE FURTHEST POINT OF THE BUILDING AS A TRUCK ROLLS.

TOTAL NUMBER HYDRANTS REQUIRED FOR THIS PHASE OF CONSTRUCTION OR SITE 1

DATE: 10/7/05

FIRE DEPARTMENT INSPECTOR: Lt S Marquez

RECEIVED BY: D. Dal TELEPHONE: 243-8100

NOTES:

1. ALL HYDRANTS NEEDED TO PROTECT AN INDIVIDUAL BUILDING MUST BE ABLE TO PROVIDE A MINIMUM RESIDUAL OF 20 PSI. UNDER REQUIRED FIRE FLOW CONDITIONS.

2. DETERMINATION OF THE WATER SYSTEM CAPASITY TO PROVIDE REQUIRED FIRE FLOW SHALL BE MADE BY THE PUBLIC WORKS DEPARTMENT, UTILITY DEVELOPMENT SECTION (924-3987), BASED ON PEAK DAY CRITERIA.

3. DESIGN OF PRIVATE FIRE PROTECTION SYSTEMS IS THE RESPOSIBILITY OF THE DEVELOPER'S CONSULTANT. APPROVAL OF DESIGN MUST BE MADE BY THE PUBLIC WORKS DEPARTMENT, UTILITY DEVELOPMENT SECTION.

WHITE – INDIVIDUAL YELLOW - FILE

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

PROJECT NAME: Tulane Town Houses

AGIS MAP # G-16

LEGAL DESCRIPTIONS:

A **DRAINAGE REPORT**

A drainage report, as per the Drainage Ordinance, was submitted to the City of Albuquerque Public Works Department, Hydrology Division (2nd Floor Plaza del Sol) on 11/4/05 (date).

Applicant/Agent — Date: 11/4/05

Hydrology Division Representative — Date: 11/4/05

___ **WATER AND SEWER AVAILABILITY STATEMENT**

A Water and Sewer Availability Statement for this project was requested from the City of Albuquerque Utilities Development Division (2nd floor, Plaza del Sol) on _____ (date).

Applicant/Agent — Date

Utilities Division Representative — Date

PROJECT # 1004361

Revised 4/03

7005 0390 0001 6082 0434

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

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

OFFICIAL USE

ALBUQUERQUE, NM 87107

Postage	$ 0.60	UNIT ID: 0127
Certified Fee	2.30	
Return Receipt Fee (Endorsement Required)	1.75	Postmark Here
Restricted Delivery Fee (Endorsement Required)		Clerk: KYHSBH
Total Postage & Fees	$ 4.65	10/17/05

Sent To: Andy Caird, Montgomery Hghts Neigh Assoc
Street, Apt. No.; or PO Box No.: 3412 Mars Rd., NE
City, State, ZIP+4: Alb, NM 87107

PS Form 3800, June 2002 — See Reverse for Instructions

7005 0390 0001 6082 0429

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

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

OFFICIAL USE

ALBUQUERQUE, NM 87107

Postage	$ 0.60	UNIT ID: 0127
Certified Fee	2.30	
Return Receipt Fee (Endorsement Required)	1.75	Postmark Here
Restricted Delivery Fee (Endorsement Required)		Clerk: KYHSBH
Total Postage & Fees	$ 4.65	10/17/05

Sent To: Beatrice Davies Mont. Heights N. Assoc.
Street, Apt. No.; or PO Box No.: c/o 3412 Mars Rd. NE
City, State, ZIP+4: Alb, NM 87107

PS Form 3800, June 2002 — See Reverse for Instructions

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

PAID RECEIPT

APPLICANT NAME CHESHIRE ENT. INC

AGENT D. DUDLEY

ADDRESS 460 Gold SW. STE. 850.

PROJECT & APP # 1004361 / 51698.

PROJECT NAME TULANE TOWNHOUSES

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

$ 959.00 **441006/4983000 DRB Actions**

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

$ 75.00 **441018/4971000 Public Notification**

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

$ 1054.00 **TOTAL AMOUNT DUE**

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

**********DUPLICATE**********
City Of Albuquerque
Treasury Division
11/4/2005 11:44AM LOC: ANNX
RECEIPT# 00049343 WS# 006 TRANS# 0015
Account 441006 Fund 0110
Activity 4983000 TRSEJA
Trans Amt $1,054.00
J24 Misc $959.00
Thank You

11/4/2005 11:44AM LOC: ANNX
RECEIPT# 00049343 WS# 006 TRANS# 0015
Account 441032 Fund 0110
Activity 3424000 TRSEJA
Trans Amt $20.00
J24 Misc
Thank You
**********DUPLICATE**********
City Of Albuquerque
Treasury Division

50786
95-145/1070
DATE 11/4/05
PAY TO THE ORDER OF $ 1054.00
DOLLARS
FIRST STATE BANK
www.fsbnm.com
FOR Tulane Townhouses Submittal
⑈050786⑈ ⑆107001452⑆ 00228435⑈

**********DUPLICATE**********
City Of Albuquerque
Treasury Division
11/4/2005 11:44AM LOC: ANNX
RECEIPT# 00049344 WS# 006 TRANS# 0015
Account 441018 Fund 0110
Activity 4971000 TRSEJA
Trans Amt $75.00
J24 Misc
CK $1,054.00
CHANGE $0.00
G. DONALD DUDLEY ARCHITECT LTD.
SIMMS TOWER STUDIO 850
460 GOLD AVENUE SW
ALBUQUERQUE, NM 87102
PH. (505) 243-8160

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

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

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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

4. TIME

Signs must be posted from NOV. 15, 2005 To NOV. 30, 2005

5. REMOVAL

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

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

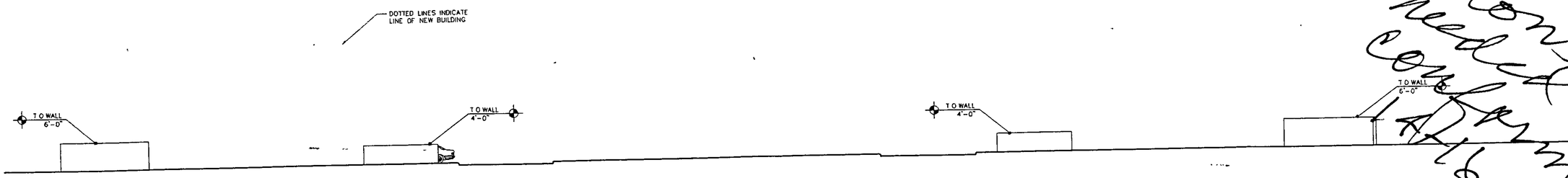
(Applicant or Agent) 11/4/05 (Date)

I issued 2 signs for this application, 11/4/05 (Date), (Staff Member)

DRB PROJECT NUMBER: 1004361

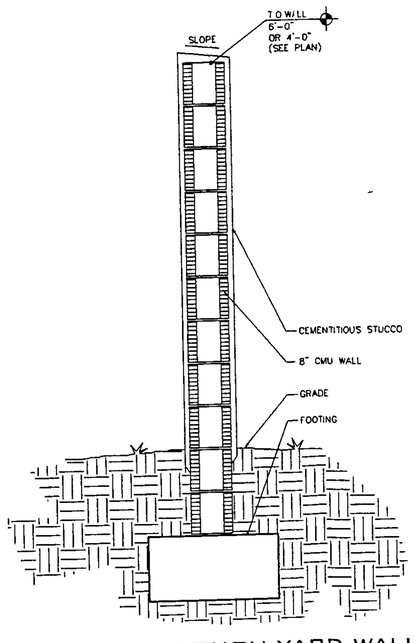
Rev. 1/11/05

Revisions needed to conform to 14-16-3-19 & our submittal requirements



NOTE.
ALL WALLS ARE CMU STUCCOED EARTHTONE COLOR

1 C2.2 SITE WALL ELEVATION FROM TULANE DRIVE
SCALE: 1"=1'0"



2 C2.2 SECTION THROUGH YARD WALL
SCALE: 1"=1'-0"

LEGAL DESCRIPTION: LOTS 2,3,4,5 / BLOCK 1 / MONTGOMERY HEIGHTS ADD'N
CURRENT STREET ADDRESS: 3804, 3808, 3812, 3816 TULANE DRIVE, NE
SUBDIVISION NAME: TULANE TOWNHOUSES
ZONE ATLAS PAGE: G-16
CLOSEST MAJOR INTERSECTION: CARLISLE AND COMANCHE
CLOSEST INTERSECTION: COMANCHE AND TULANE
DRB PROJECT #: 1004361

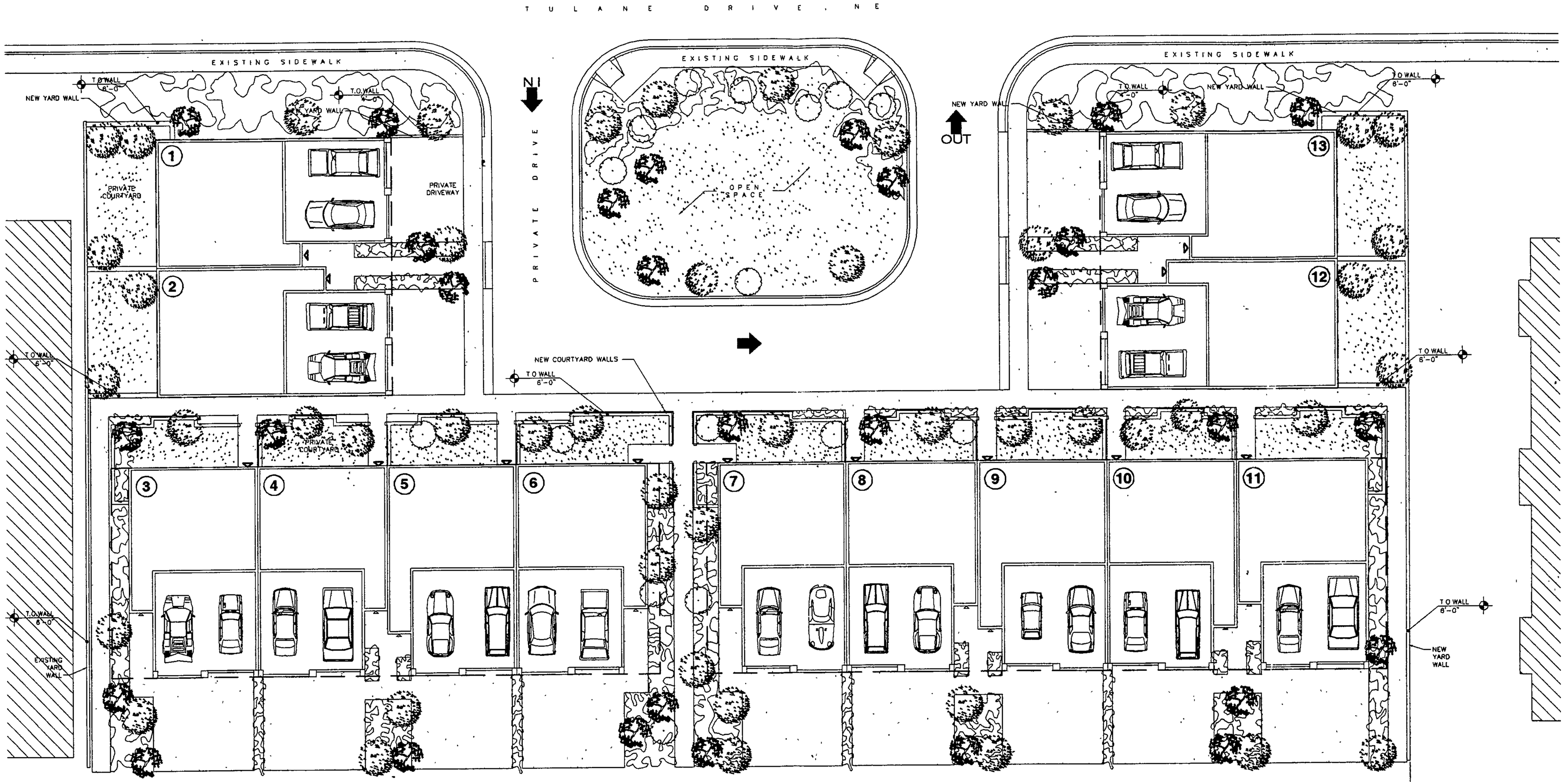
TULANE TOWNHOUSES

3804-3816 Tulane Dr. NE
Albuquerque, New Mexico 87107

G. DONALD DUDLEY AIA
ARCHITECT
SIMMS TOWER STUDIO 850
400 GOLD AVENUE SW
ALBUQUERQUE NEW MEXICO
87102
TEL 505.243.8100
FAX 505.243.8101

date OCTOBER 7, 2005
drawn by dr, gdd

C2.2



1/C2.1 SITE PLAN W/ SITE WALLS

SCALE: 1"=1'0"

TULANE TOWNHOUSES

3804-3816 Tulane Dr. NE
Albuquerque, New Mexico 87107

LEGAL DESCRIPTION:	LOTS 2,3,4,5 / BLOCK 1 / MONTGOMERY HEIGHTS ADD'N
CURRENT STREET ADDRESS:	3804, 3808, 3812, 3816 TULANE DRIVE, NE
SUBDIVISION NAME:	TULANE TOWNHOUSES
ZONE ATLAS PAGE:	G-16
CLOSEST MAJOR INTERSECTION:	CARLISLE AND COMANCHE
CLOSEST INTERSECTION:	COMANCHE AND TULANE
DRB PROJECT #:	1004361

G. DONALD DUDLEY AIA
ARCHITECT
SIMMS TOWER STUDIO 850
400 GOLD AVENUE SW
ALBUQUERQUE NEW MEXICO
87102
TEL 505.243.8100

date: OCTOBER 7, 2005
drawn by: dr, gdd

C2.1

City of Albuquerque
Parks and Recreation Department

PO Box 1293, Albuquerque, New Mexico 87103

Inter-Office Correspondence

Development Review Board Comments

Project Number: 1004361

Application Number: 05DRB-01247

DRB Date: 8/17/2005

Item Number: 21

Subdivision: Tulane Townhouses

Lots 2, 3, 4 and 5, Block 001, Montgomery Heights

Zoning: R-3

Zone Page: G-16

New Lots (or units) : 14

Request for:

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

Parks and Recreation Comments:

This development will be subject to Parks, Recreation, Trail and Open Space Impact Fees, due at building permit.

Signed: _____

Christina Sandoval, (DMD) Phone: 768-3808

DEVELOPMENT REVIEW BOARD (DRB)
CITY OF ALBUQUERQUE

REVIEW COMMENTS
By the

UTILITY DEVELOPMENT SECTION (WATER & SEWER)

DEVELOPMENT & BUILDING SERVICES DIVISION
PUBLIC WORKS DEPARTMENT

PHONE 924-3989 Roger Green
PHONE 924-3988 Nancy Musinski

D.R.B. CASE NO.: 1004361 **DATE:** 8/17/05 **ITEM NO.:** 21

ZONE ATLAS PAGE: G-16 **LOCATION:** just north of Comanche/Tulane east side of Tulane

REQUEST FOR: Sketch Plat

COMMENTS:

1. Will need public line extensions
2. Request a water/sewer Avail statement.

SIGNED: Nancy Musinski **DATE:** 8/12/05

DEVELOPMENT REVIEW BOARD

TRANSPORTATION DEVELOPMENT

Standard Comment Sheet

DRB- 1004361 Item No. 21 Zone Atlas G-16

DATE ON AGENDA 8-17-05

INFRASTRUCTURE REQUIRED (X)YES ( )NO

CROSS REFERENCE: _____

_____

TYPE OF APPROVAL REQUESTED:

(X)SKETCH PLAT ( )PRELIMINARY PLAT ( )FINAL PLAT

( )SITE PLAN REVIEW AND COMMENT ( )SITE PLAN FOR SUBDIVISION

( )SITE PLAN FOR BUILDING PERMIT

No.	Comment
1)	Standard infrastructure per DPM is required.
2)	Assuming that the lots will be P1 designated.
3)	The alley will need to be paved.
4)	The ADA ramps may have to be uni-directional.
5)	What are the radii?
6)	The sidewalk connections to the alley may need to be widened or combined into one wide connection.
7)	Where are the sidewalk connections across lots 1-2 & 12-13?

If you have any questions or comments please call Wilfred Gallegos at 924-3991. Meeting notes:

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1004361 **AGENDA ITEM NO: 21**

SUBJECT:

Sketch Plat

ACTION REQUESTED:

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

ENGINEERING COMMENTS:
An approved grading and drainage report must be on file prior to Preliminary Plat approval.
This project will need an infrastructure list.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION:

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee

DATE: August 17, 2005

IMPACT FEES – # 1004361

Development Review Board 8/17/05
Agenda Item #21
Sketch Plat: Lots 1-13
Tulane Townhouses

Construction of a new (Townhouse) single family residence within the proposed subdivision will require the payment of Impact Fees. Based on a townhouse size of 1800 square feet, it is estimated that the impact fees will total approximately $915.55 if a building permit is obtained by December 30, 2005, $1804.18 if a permit is obtained prior to December 29, 2006, and $2692.80 thereafter.

JACK CLOUD
IMPACT FEE ADMINISTRATOR

CITY OF ALBUQUERQUE
Planning Department
August 17, 2005
DRB Comments

ITEM # 21

PROJECT #1004361 **APPLICATION # 05-01247**

Re: Tulane Townhouses/sketch plat

Planning has no adverse comments.

HOA planned - need plat prior to signature

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

CITY OF ALBUQUERQUE

www.cabq.gov

ALBUQUERQUE GIS DATA WEBSITE

LAYERS

All Layers

Refresh Map

Auto Refresh

Help:

- Closed group, click to open.
- Open group, click to close.
- Map layer.
- Hidden group/layer, click for visible.
- Visible group/layer, click to hide.
- Layer not visible at this scale.
- Partially visible group, click for visible.
- Inactive layer, click for active.
- The active layer.

ZONING is now the Active Layer

Pan SEARCH REFRESH HELP INDEX PAGE CONTACT

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SKETCH PLAT

SUBDIVISION — **S**
- X Major Subdivision action
- ____ Minor Subdivision action
- ____ Vacation — **V**
- ____ Variance (Non-Zoning)

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

STORM DRAINAGE
- ____ Storm Drainage Cost Allocation Plan — **D**

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)

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

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

APPLICANT INFORMATION:

OWNER

NAME: RIVER HORSE INVESTMENTS PHONE: ____

ADDRESS: ____ FAX: ____

CITY: ____ STATE ____ ZIP ____ E-MAIL: ____

Proprietary interest in site: TOWNHOUSE DEVELOPMENT List all owners: *

AGENT (if any): G. DONALD DUDLEY ARCHITECT PHONE: 243-8100

ADDRESS: 400 GOLD AVE, SW / STUDIO 850 FAX: 243-8101

CITY: ALBUQUERQUE STATE NM ZIP 87102 E-MAIL: dudleyarch@sbcglobal.net

DESCRIPTION OF REQUEST: SKETCH PLAT - MAJOR SUBDIVISION

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

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

Lot or Tract No. LOTS: 2, 3, 4, & 5 Block: 001 Unit: N/A

Subdiv. / (Addn.) MONTGOMERY HEIGHTS TBK TULANE TOWNHOUSES

Current Zoning: R-3 Proposed zoning: NO CHANGE

Zone Atlas page(s): G-16 No. of **existing** lots: 4 No. of **proposed** lots: 14

Total area of site (acres): .9 ac Density if applicable: dwellings per gross acre: N/A dwellings per net acre: N/A

Within city limits? X Yes. No___, but site is within 5 miles of the city limits.) Within 1000FT of a landfill? NO

UPC No. 3804: 1-016-060-468280-1-03-20 * MRGCD Map No. ____

LOCATION OF PROPERTY BY STREETS: On or Near: 3804 ~ 3816 TULANE, NE

Between: CARLISLE and WELLESLY

CASE HISTORY:

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): NONE KNOWN

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

SIGNATURE ____ DATE 8/2/05

(Print) DON DUDLEY ___ Applicant X Agent

3808: 1-016-060-468287-1-03-19
3812: 1-016-060-468294-1-03-18

FOR OFFICIAL USE ONLY Form revised 4/04

☐ **INTERNAL ROUTING**

	Application case numbers	Action	S.F.	Fees
☑ All checklists are complete	05DRB-____-01247	SK	S(3)	$ ∅
☑ All fees have been collected	____-____-____	____	____	$ ____
☑ All case #s are assigned	____-____-____	____	____	$ ____
☑ AGIS copy has been sent	____-____-____	____	____	$ ____
☑ Case history #s are listed	____-____-____	____	____	$ ____
☑ Site is within 1000ft of a landfill	____-____-____	____	____	$ ____
☑ F.H.D.P. density bonus				Total
☑ F.H.D.P. fee rebate	Hearing date August 17, 2005			$ ∅

8/2/05
Planner signature / date

Project # 1004361

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

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

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

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

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

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

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

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

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

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

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

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

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

Amended preliminary plat approval expires after one year

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

DON DUDLEY (AGENT)
Applicant name (print)

D. C. D. 8/2/05
Applicant signature / date

Form revised 8/04 & 1/05

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

Application case numbers
05DRB - ____ - 01247
____ - ____ - ____
____ - ____ - ____

Andrew Garcia 8/2/05
Planner signature / date

Project # 1004361

g donald dudley architect ltd

August 2, 2005

City of Albuquerque
Design Review Board
600 Second Street, NW
Albuquerque, NM 87103
T: 924-3552

Re: **3804~3816 Tulane Drive, NE** → Re-Plat four existing lots into 14 separate lots with 13 townhouses

To Whom It May Concern:

We are seeking sketch plat review and comment on a re-plat for major subdivision on the above referenced properties.

Currently there are four adjoining 70'X140' parcels that our client would like to re-plat to accommodate 13 townhouses with a communal open space on the 14th parcel of land. Street access for the units will be off a new 'U'-shaped private drive that connects with Tulane drive. Parking access for units 1, 2, 12 and 13 will also be from this new private drive. Parking access for units 3 through 11 will be from the existing 30' wide alley along the eastern border of the site. The City's senior Traffic Engineer has advised that paving of the existing alley will likely be required up to the northern property line of this development.

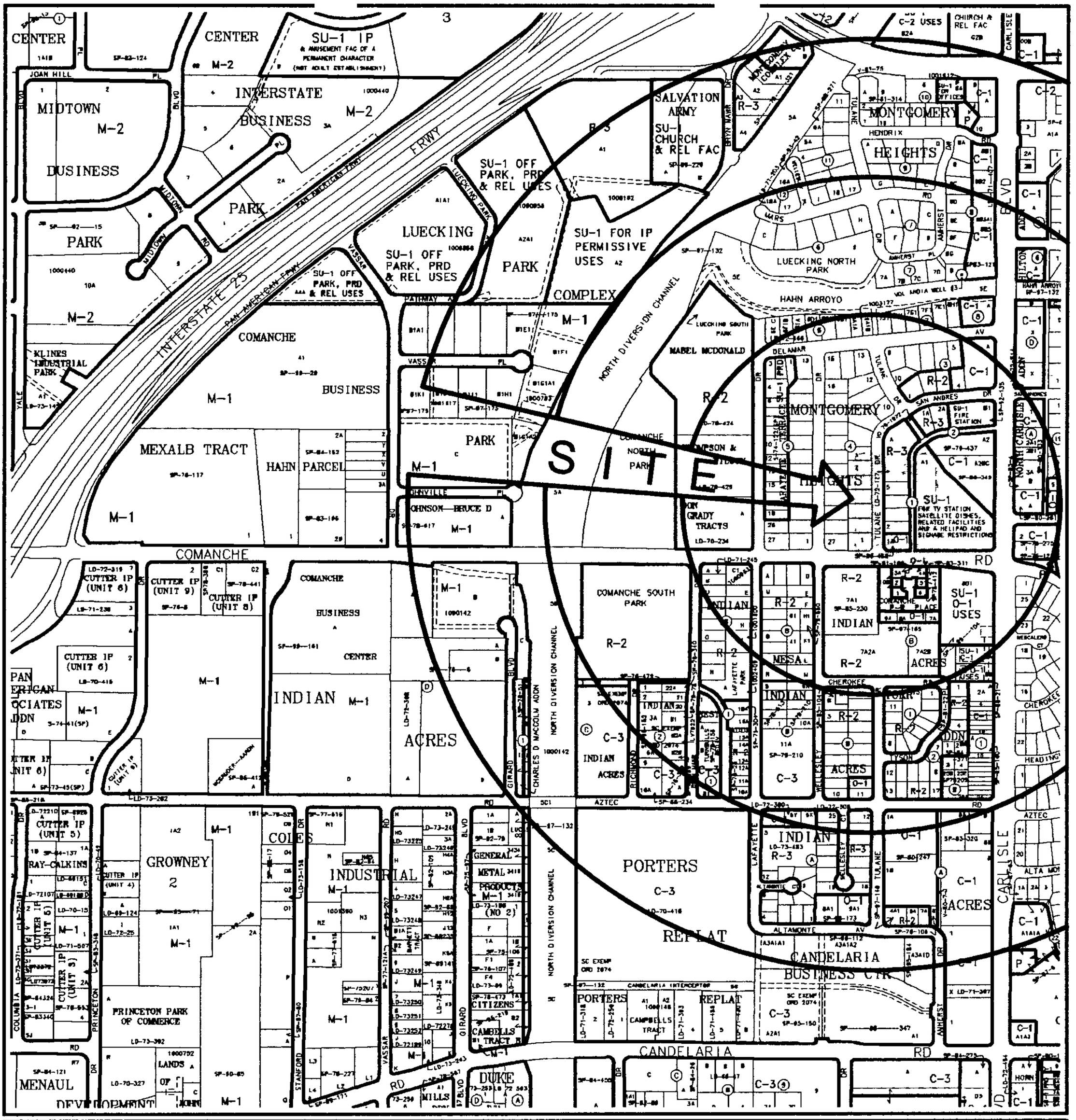
The property is zoned R-3, and the City's zoning code supervisor has directed us to section §14-16-2-12 (D)(2) of the Albuquerque Zoning Code which allows this site to abide by the zoning requirements of the R-T zone [§14-16-2-9].

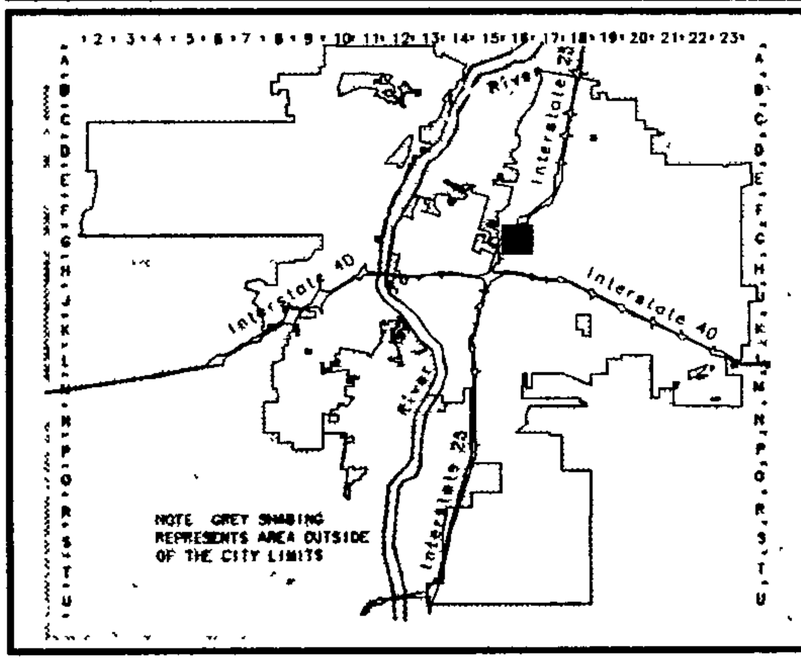
The site plan gives careful consideration to private and communal open space and garden courtyards. It is our hope that this project is seen as raising the standard for this neighborhood and exceeds the requirements for a subdivision of this type. Thank you for your review and please do not hesitate to contact our office if you have any questions or comments on this project.

Sincerely,
G. Donald Dudley Architect, Ltd.

by:
Don Dudley, AIA
President

simms tower studio 850
400 gold avenue s w
albuquerque new mexico 87102
u s a
t 505 243 8100
f 505 243 8101
e dudleyarch@sbcglobal.net
www.dondudleydesign.com





CITY OF ALBUQUERQUE · NEW MEXICO · 1706

Albuquerque Geographic Information System

PLANNING DEPARTMENT

©Copyright 2004

GRAPHIC SCALE IN FEET

250 0 750 1000

Zone Atlas Page

G-16-Z

Map Amended through March 08, 2005

EXISTING SITE PLAN

NORTH

SCALE: 1"=200'

VAC ORD 76-1972
A2
A2BC
TULANE
CARLISLE
R-3
G16
G17
SU-1
A1
PALO DURO
WELLESLEY
COMANCHE
O-1
R-1
R-2
D

11/08/05 TUE 14:07 FAX 5059243864 001

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

TRANSMISSION OK

TX/RX NO	4331
CONNECTION TEL	9p2438101
SUBADDRESS	
CONNECTION ID	
ST. TIME	11/08 14:06
USAGE T	00'51
PGS.	2
RESULT	OK

DEVELOPMENT REVIEW BOARD
FAX FORM

TO: DON DUDLEY

FAX NUMBER: 243-8101 **# PAGES** 2

SENT BY: Sheran Matson, DRB Chair **DATE:** 11/08/05

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

PROJECT NO: 1004361 **APPLICATION NO:** _____

TULANE TOWNHOMES

****

My comments only.

DEVELOPMENT REVIEW BOARD
FAX FORM

TO: DON DUDLEY

FAX NUMBER: 243-8101 **# PAGES** 2

SENT BY: Sheran Matson, DRB Chair **DATE:** 11/08/05

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

PROJECT NO: 1004361 **APPLICATION NO:** _____

TULANE TOWNHOMES

****

My comments only.

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW,** on **Wednesday, November 30, 2005,** beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1000934
05DRB-01696 Major-Two Year SIA

MARK GOODWIN & ASSOCIATES agent(s) for LONGFORD @ 106TH STREET LP request(s) the above action(s) for all or a portion of Tract(s) B, SUNRISE RANCH WEST, UNIT 1 (to be known as **SUNRISE RANCH WEST, UNIT 2**) zoned RD, located on SUNSET GARDEN AVE SW, between 106TH ST SW and 98TH ST SW containing approximately 9 acre(s). (L-8)

Planning has no objection to the SIA extension.

Project # 1004361
05DRB-01698 Major-Preliminary Plat Approval

D DUDLEY ARCHITECT agent(s) for CHESHIRE ENT INC request(s) the above action(s) for all or a portion of Block(s) 1, Lot(s) 2 - 5, MONTGOMERY HEIGHTS, (to be known as **TULANE TOWNHOUSES**) zoned R-3, located on TULANE NE, between COMANCHE NE and DELMAR NE containing approximately 1 acre(s). [REF: 05DRB01247] (G-16)

Agent needs to revise the perimeter wall submittal per City Zone Code requirements, Section 14-16-3-19, and resumit 3 copies to the DRB Chair at least one week prior to the preliminary plat hearing date. The wall design must be approved before the preliminary plat is approved by DRB.

Access to the lots must be indicated on the plat: location, width, who owns & maintains. Same for landscaped common area.

Be sure to follow the required setbacks for R3 zoning.

Lot 9 appears twice on the plat.

The granted easements should state who will own & maintain each.