OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

April 7, 2010

Project# 1004456
10DRB-70102 EXT OF SIA FOR TEMP DEFR SDWK CONST

ISAACSON AND ARFMAN PA agent(s) for BARON'S RUN, LLC request(s) the above action(s) for all or a portion of Lot(s) 1-P1- 12-P1, Block(s) A, **BARON'S RUN SUBDIVISION,** zoned R-D, located on BARSTOW SE NE BETWEEN GLENDALE AVE NE AND FLORENCE AVE NE containing approximately 5 acre(s). (B-19)

At the April 7, 2010 Development Review Board meeting, a two year extension to the four-year agreement for the deferral of sidewalks was approved.

If you wish to appeal this decision, you must do so by April 22, 2010, 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. Such appeal shall be heard within 60 days of its filing.

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

Jack Cloud, AICP, DRB Chair

Cc: Cc: Isaacson & Arfman, P.A. – 128 Monroe St. NE – Albuquerque, NM 87108
Baron's Run, LLC – 9151 Elena Drive NE – Albuquerque, NM 87122
Marilyn Maldonado
File

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

February 8, 2012

Project# 1004456
12DRB-70030 EXT OF SIA FOR TEMP DEFR SDWK CONST

ISAACSON AND ARFMAN PA agent(s) for BARON'S RUN, LLC request(s) the above action(s) for all or a portion of Lot(s) 1-P1-12-P1, Block(s) A, **BARON'S RUN SUBDIVISION** zoned R-D, located on BARSTOW ST NE BETWEEN GLENDALEAVE NE AND FLORANCE AVE NE containing approximately 5 acre(s). (B-19)

At the February 8, 2012 Development Review Board meeting, a 2 year extension to the agreement for the deferral of sidewalks was approved. Please provide an exhibit to the Design Review Committee indicating the lot number/addresses where sidwalks are still deferred.

If you wish to appeal this decision, you must do so by February 23, 2012, in the manner described below.

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

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

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

Jack Cloud, DRB Chair

Cc: Isaacson & Arman P.A
Marilyn Maldonado
file

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

February 8, 2012

Project# 1004456
12DRB-70030 EXT OF SIA FOR TEMP DEFR SDWK CONST

ISAACSON AND ARFMAN PA agent(s) for BARON'S RUN, LLC request(s) the above action(s) for all or a portion of Lot(s) 1-P1-12-P1, Block(s) A, **BARON'S RUN SUBDIVISION** zoned R-D, located on BARSTOW ST NE BETWEEN GLENDALEAVE NE AND FLORANCE AVE NE containing approximately 5 acre(s). (B-19)

At the February 8, 2012 Development Review Board meeting, a 2 year extension to the agreement for the deferral of sidewalks was approved. Please provide an exhibit to the Design Review Committee indicating the lot number/addresses where sidwalks are still deferred.

If you wish to appeal this decision, you must do so by February 23, 2012, in the manner described below.

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

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

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

Jack Cloud, DRB Chair

Cc: Isaacson & Arman P.A
Marilyn Maldonado
file

HEARING DATE: 2-8-12 (ESIA)

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

April 7, 2010

Project# 1004456
10DRB-70102 EXT OF SIA FOR TEMP DEFR SDWK CONST

ISAACSON AND ARFMAN PA agent(s) for BARON'S RUN, LLC request(s) the above action(s) for all or a portion of Lot(s) 1-P1- 12-P1, Block(s) A, **BARON'S RUN SUBDIVISION,** zoned R-D, located on BARSTOW SE NE BETWEEN GLENDALE AVE NE AND FLORENCE AVE NE containing approximately 5 acre(s). (B-19)

At the April 7, 2010 Development Review Board meeting, a two year extension to the four-year agreement for the deferral of sidewalks was approved.

If you wish to appeal this decision, you must do so by April 22, 2010, 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. Such appeal shall be heard within 60 days of its filing.

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

Jack Cloud, AICP, DRB Chair

Cc: Cc: Isaacson & Arfman, P.A. – 128 Monroe St. NE – Albuquerque, NM 87108
Baron's Run, LLC – 9151 Elena Drive NE – Albuquerque, NM 87122
Marilyn Maldonado
File

HEARING DATE 4-7-10 (ESIA)

#18

04543

COMPLETED 11/22/06 STT

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-01194 (FP)** Project # **1004456**

Project Name: **BARON'S RUN SUBDIVISION**

Agent: Brasher & Lorenz Phone No.: 888-6088

Your request for (**SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN),** was approved on 8/23/06 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): 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.**
- ☐ **Copy of recorded plat for Planning.**

Project Number 1004561

#18

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-01194 (FP)** Project # **1004456**

Project Name: **BARON'S RUN SUBDIVISION**

Agent: Brasher & Lorenz Phone No.: 888-6088

Your request for **(SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN),** was approved on 8/23/06 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): 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 1004456

4456

DXF Electronic Approval Form

DRB Project Case #: 1004456

Subdivision Name: BARONS RUN

Surveyor: ANTHONY L HARRIS

Contact Person: ANTHONY L HARRIS

Contact Information: 889-8056

DXF Received: 9/20/2006 Hard Copy Received: 9/21/2006

Coordinate System: NMSP Grid (NAD 27)

Approved 09.21.2006 Date

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

AGIS Use Only

Copied fc **4456** to agiscov on **9/21/2006** Contact person notified on **9/21/2006**

DEVELOPMENT REVIEW BOARD
ACTION SHEET

Plaza del Sol Building, 3rd FLOOR CONFERENCE ROOM, Planning Department

August 23, 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: **THE DEVELOPMENT REVIEW BOARD WILL 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: 1:37 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 # 1005033**
   06DRB-01056 Major-SiteDev Plan BldPermit

   STUDIO SOUTHWEST ARCHITECTS agent(s) for I. P. F. D. C. request(s) the above action(s) for A PORTION OF I. P. F. D. C. (INDIAN PUEBLOS FEDERAL DEVELOPMENT CORP.) 7 ACRE SITE, **INDIAN PUEBLO COUNCIL PROPERTY,** zoned SU-1 C-2 with restrictions, located on 12Tth ST NW, between INDIAN SCHOOL NW and MENAUL NW containing approximately 3 acre(s). [REF: 03EPC-01676, 03EPC-01677] *[Deferred from 8/16/06 & 8/23/06]* (H-13/H-14) **DEFERRED AT THE AGENT'S REQUEST TO 9/6/06.**

2. Project # 1002176
06DRB-01079 Major-Preliminary Plat Approval
06DRB-01080 Major-Vacation of Public Easements
06DRB-01081 Minor-Temp Defer SDWK

SURVEYS SOUTHWEST LTD agent(s) for MOUNTAIN WEST DEVELOPMENT, BILL WADE request(s) the above action(s) for all or a portion of Tract(s) A, **COVERED WAGON SUBDIVISION,** zoned SU-1 for SF residential and C1 (SC), located on FOUR HILLS RD SE near INTERSTATE 40 containing approximately 2 acre(s). [REF: 06DRB-00092] (L-23) **WITH APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 6/30/04 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS: IF THE FINAL PLAT IS APPROVED AFTER 10/31/06 THE SUBDIVIDER MUST COMPLY WITH CITY COUNCIL RESOLUTION R-06-74 REGARDING PRE-DEVELOPMENT FACILITY FEE AGREEMENTS WITH THE ALBUQUERQUE PUBLIC SCHOOLS (APS). A SUBDIVISION DESIGN VARIANCE FOR THE 46-FOOT RIGHT-OF-WAY IS REQUIRED. THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

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

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

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

SURV TEK & WILSON & COMPANY agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 9-A, THE TRAILS UNIT 2 (to be known as **SANTA FE 3 @ THE TRAILS, UNIT 2**) zoned R-D residential and related uses zone, developing area, located on WOODMONT AVE NW, between RAINBOW BLVD NW and UNIVERSE BLVD

NW containing approximately 20 acre(s). (Listed as Project 1004644 in error) *[Deferred from 8/9/06 & 8/23/06]* (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 9/13/06.**

4. Project # 1002372
06DRB-01084 Major-Preliminary Plat Approval
06DRB-01085 Minor-Sidewalk Waiver
06DRB-01086 Minor-Temp Defer SDWK

THOMPSON ENGINEERING agent(s) for DRAGONFLY DEVELOPMENT INC request(s) the above action(s) for all or a portion of Tract(s) 223 & 224, AIRPORT UNIT, TOWN OF ATRISCO GRANT (to be known as **LAS PLAYAS SUBDIVISION**) zoned R-2, located on GLEN RIO RD NW, between 68TH ST NW and 72ND ST NW containing approximately 9 acre(s). [REF: 02DRB-01827] (J-10) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 8/23/06 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 8/22/06 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS: IF THE FINAL PLAT IS APPROVED AFTER 10/31/06 THE SUBDIVIDER MUST COMPLY WITH CITY COUNCIL RESOLUTION R-06-74 REGARDING PRE-DEVELOPMENT FACILITY FEE AGREEMENTS WITH THE ALBUQUERQUE PUBLIC SCHOOLS (APS). A NOTE ON THE PLAT STATING WHICH LOTS ARE TOWNHOMES AND WHICH ARE SINGLE FAMILY IS REQUIRED. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

5. Project # 1003613
06DRB-00854 Major-Preliminary Plat Approval
06DRB-00855 Major-Vacation of

THOMPSON ENGINEERING CONSULTANTS INC agent(s) for WAREHOUSE MOLDING & DOOR CORP request(s) the above action(s) for all or a portion of Tract(s) 34, MRGCD Map 39, Lot(s) 11, Rancho Rico

Public Easements 06DRB-00859 Minor-SiteDev Plan Subd/EPC 06DRB-00856 Minor-Sidewalk Waiver 06DRB-00857 Minor-Temp Defer SDWK	and Lot(s) 1-4, Powell Gardens Addition (to be known as **SUNSET VILLA ADDITION**) zoned SU-1 for PRD, located on SUNSET GARDENS RD SW between ATRISCO RD SW and ARENAL DITCH, containing approximately 15 acres. *[Deferred from 7/12/06 & 8/9/06 & 8/23/06]* (K-12) **DEFERRED AT THE BOARD'S REQUEST TO 9/6/06.**
6. Project # 1004985 06DRB-00916 Major-SiteDev Plan BldPermit	JIM MEDLEY ARCHITECT AIA agent(s) for TNJ GROUP OF COMPANIES request(s) the above action(s) for all or a portion of Lot(s) 4, Block(s) 4-B, **SUNPORT PARK,** zoned IP, located on SUNPORT BLVD SE, between UNIVERSITY BLVD SE and I-25 containing approximately 5 acre(s). [REF: Project# 1001067] *[Deferred from 7/19/06 & 8/2/06]* (M-15) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR CITY DRAWING NUMBERS FOR WORK WITHIN THE RIGHT-OF-WAY AND PLANNING FOR 3 COPIES OF THE SITE PLAN.**
06DRB-01067 Minor-Prelim&Final Plat Approval	WAYJOHN SURVEYING INC agent(s) for TNJ GROUP OF COMPANIES request(s) the above action(s) for all or a portion of Lot(s) 4, Block(s) 4-B, **SUNPORT PARK,** zoned IP, located on WOODWARD RD SE, between TRANSPORT ST SE and SUNPORT PLACE SE containing approximately 5 acre(s). [REF: 06DRB-00916] *[Deferred from 8/2/06]* (M-15) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR CROSS LOT DRAINAGE EASEMENT AND PLANNING FOR 15-DAY APPEAL PERIOD AND TO RECORD THE PLAT.**

7. **Project # 1004675**
06DRB-01026 Major-Preliminary Plat Approval
06DRB-01027 Major-Vacation of Public Easements
06DRB-01028 Minor-Subd Design (DPM) Variance
06DRB-01029 Minor-Sidewalk Waiver
06DRB-01030 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES PA agent(s) for T. S. MCNANEY request(s) the above action(s) for all or a portion of Tract(s) 1, SP KINSCHERFFLAND AND SW ¼ ON NE ¼, SEC 35, T11N, R2E (to be known as **VISTA DE LA LUZ**) zoned SU-1 PRD, located on COORS BLVD NW, between WESTERN TRAIL NW and DELLYNE AVE NW containing approximately 29 acre(s). [REF: 06DRB00836] *[Deferred from 8/9/06 & 8/23/06]* (F-11) **DEFERRED AT THE BOARD'S REQUEST TO 8/30/06.**

06DRB-01097 Minor-SiteDev Plan Subd/EPC

CONSENSUS PLANNING agent(s) for TS MCNANEY LLC / MONTERREY LAND GROUP LLC request(s) the above action(s) for all or a portion of Tract(s) 1, KINSCHERFF, LANDS OF RAY A GRAHAM III (to be known as **VISTA DE LA LUZ**, zoned SU-1 PRD (10DU/A) located on COORS BLVD NW, between SAN ANTONIO ARROYO NW and LA LUZ DEL OESTE NW containing approximately 29 acre(s). [REF:06DRB-00836] **[Catalina Lehner, EPC Case Planner]** *[Deferred from 8/9/06 & 8/23/06]* (F-11) **DEFERRED AT THE BOARD'S REQUEST TO 8/30/06.**

8. **Project # 1004091**
06DRB-00942 Major-Preliminary Plat approval
06DRB-00943 Minor- Temp Deferral of Sidewalk

RIO GRANDE ENGINEERING agent(s) for IRVING PARTNERS LLC request(s) the above action(s) for all or a portion of Unplatted Lands of Amalgamated Partners (to be known as **DESERT GARDEN ESTATES SUBDIVISION**), zoned RLT, located on IRVING BLVD NW between RAINBOW RD NW and PASEO DEL OESTE NW containing approximately 12 acre(s). *[Deferred from 7/26/06 & 8/2/06 & 8/9/06 & 8/16/06 & 8/23/06]* (A-9) **DEFERRED AT THE AGENT'S REQUEST TO 9/20/06.**

9. Project # 1003272
06DRB-01087 Major-Vacation of Public Easements

ISAACSON & ARFMAN PA agent(s) for AMERI-CONTRACTORS request(s) the above action(s) for all or a portion of Lot(s) 2-A-1-B-2-B, **ALBUQUERQUE WEST, UNIT 2,** zoned SU-1 PDA INCLUDING C-3, located on EAGLE RANCH RD NW, between ALL SAINTS RD NW and PASEO DEL NORTE NW containing approximately 4 acre(s). [REF:06DRB-00941] (C-13) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

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

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

10. Project # 1000572
06DRB-01193 Minor-SiteDev Plan Subd/EPC

CONSENSUS PLANNING agent(s) for CENTEX HOMES request(s) the above action(s) for all or a portion of Lot(s) 3, 7 & 8, LENKURT PROPERTIES (to be known as **THE PRESIDIO**) zoned SU-1 for PRD, located on CHICO RD NE, between EUBANK BLVD NE and MORRIS ST NE containing approximately 42 acre(s). [REF: 05EPC-01116] **[Catalina Lehner, EPC Case Planner]** (K-21) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES OF THE SITE PLAN.**

06DRB-01038 Major-Preliminary Plat Approval
06DRB-01040 Minor-Sidewalk Waiver
06DRB-01041 Minor-Temp Defer SDWK

ISAACSON & ARFMAN PA agent(s) for CENTEX HOMES request(s) the above action(s) for all or a portion of Lot(s) 3, 7 & 8, LENKURT PROPERTIES (to be known as **THE PRESIDIO, UNIT 1**) zoned SU-1 PRD, located on CHICO RD NE, between EUBANK BLVD NE and MORRIS ST NE containing approximately 23 acre(s). [REF: 05EPC-01116] *[Deferred from 8/16/06]* (K-21) **WITH THE SIGNNG OF THE INFRASTRUCTURE LIST DATED 8/23/06 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 7/17/06 THE PRELIMINARY PLAT WAS APPROVED. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE**

TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.

11. **Project # 1004644**
06DRB-01189 Minor-SiteDev Plan Subd/EPC

CONSENSUS PLANNING INC agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of, THE TRAILS, UNIT 2, SANTA FE 3, (to be known as **THE TRAILS, UNIT 9A**) zoned R-D, located on WOODMONT AVE NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 20 acre(s). [Deferred from 8/23/06] (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 9/13/06.**

12. **Project # 1004473**
05DRB-01888 Minor-SiteDev Plan BldPermit/EPC

CONSENSUS PLANNING agent(s) for AEGIS REALTY GROUP request(s) the above action(s) for all or a portion of Tract(s) 4 & 6, **NORTH ANDALUCIA @ LA LUZ,** zoned SU-1 O-1, C-2 & PRD (20 DU/AC), located on COORS BLVD NW, between MONTANO RD NW and LEARNING RD NW containing approximately 24 acre(s). [REF: 04EPC-01845] **[Carmen Marrone, EPC Case Planner]** *[Indef deferred 12/21/05]* (E-12/F-12) **THE SITE PLAN FOR BUILDING EPRMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANPORTATION DEVELOPMENT FOR RADIUS, CROSS WALKS AND REPLAT FOR MOVEMENT OF "EGG-ABOUT" AND PLANNING FOR CARMEN MARRONE'S INITIALS, DETACHED OPEN SPACE APPROVAL FROM LEGAL (KEVIN CURRAN) AND 3 COPIES OF THE SITE PLAN.**

13. **Project # 1004924**
06DRB-01181 Minor-SiteDev Plan BldPermit/EPC

JEFF MORTENSEN & ASSOCIATES, INC agent(s) for HOECH REAL ESTATE CORPORATION request(s) the above action(s) for all or a portion of Tract(s) B, **FEDERAL PLAZA,** zoned SU-1 for O-1, located on HOMESTEAD RD NE, between MONTGOMERY BLVD NE and SAN MATEO BLVD NE containing approximately 4 acre(s). [REF: 06EPC-00756, Z-88-26, Z-89-18] **[Petra Morris, EPC Case Planner]** (G-18) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR RADII, EASEMENTS, PARKING OVERHANG AND PLANNING FOR 3 COPIES OF THE SITE PLAN.**

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

14. **Project # 1003762**
06DRB-01190 Major-Final Plat Approval

ISAACSON & ARFMAN, P.A. agent(s) for CHELWOOD HILLS, LLC request(s) the above action(s) for all or a portion of Tract(s) B, **CHELWOOD ELEMENTARY SCHOOL,** zoned R-LT, located on EASTRIDGE DR NE, between CHELWOOD PARK BLVD NE and INDIAN SCHOOL RD NE containing approximately 4 acre(s). [REF: 04EPC-01714, 05DRB-00316, 05DRB-01822, 05DRB-01823, 05DRB-01824] (J-22) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

15. **Project # 1000922**
06DRB-01180 Major-Final Plat Approval

WILSON & CO agent(s) for LA CUENTISTA I, LLC request(s) the above action(s) for all or a portion of Tract(s) A, **LA CUENTISTA SUBDIVISION, UNIT 1,** zoned R-1, located on KIMMICK DR NW, between URRACA ST NW and CAMINO DE PAZ NW containing approximately 47 acre(s). [REF: 05DRB-

01829, 06DRB-00555] [Deferred from 8/23/06] (C-10, C-11, D-10, D-11) **DEFERRED AT THE AGENT'S REQUEST TO 8/30/06.**

16. Project # 1004793
06DRB-01195 Minor-Final Plat Approval

MARK GOODWIN & ASSOCIATES agent(s) for TS MCNANEY AND ASSOCIATES request(s) the above action(s) for all or a portion of Lot(s) 174-P1, Tract(s) B1 & B2, MIRAVISTA SUBDIVISION (to be known as **EMBUDITO CANYON SUBDIVISION**) zoned R-T, located on the northeast corner of ELIZABETH ST SE, and SOUTHERN AVE SE, containing approximately 2 acre(s). [REF: 06DRB-00418, 06DRB-00417, 06DRB-00416] (L-21) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR WATER, SAS AND STORM DRAIN EASMENTS AT CUL-DE-SAC AND PLANNING FOR CLARIFICATION OF WALL DESIGN AND TO RECORD.**

17. Project # 1004233
06DRB-01187 Minor-Final Plat Approval

PRECISION SURVEYS INC agent(s) for WESTLAND DEVELOPMENT CO INC request(s) the above action(s) for Tract(s) H, **STORMCLOUD, UNIT 2,** zoned SU-2, R-LT, located on TIERRA PINTADA ST NW, between ARROYA VISTA BLVD NW and LADERA DR NW containing approximately 52 acre(s). [REF: 06DRB00793] (H-8, H-9, J-8, J-9) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR 20-FOOT WIDE WATERLINE EASEMENT TO CITY OF ALBUQUERQUE AT CUL-DE-SAC OF CUMULUS PL NW AND TIERRA PINTADA ST NW, A PREVIOUS CONDITION OF FINAL PLAT 'MASTER PLAN STUDY UPDATE AND PLANNING FOR AMAFCA'S SIGNATURE AND TO RECORD.**

18. **Project #1004456**
06DRB-01194 Minor-Final Plat Approval

BRASHER & LORENZ agent(s) for BARON'S RUN LLC request(s) the above action(s) for all or a portion of Lot(s) 14-18, Block(s) 11, Tract(s) 1, NORTH ALBUQUERQUE ACRES (to be known as **BARON'S RUN SUBDIVISION**) zoned R-D residential and related uses zone, developing area, located on BARSTOW ST NE, between GLENDALE AVE NE and FLORENCE AVE NE containing approximately 5 acre(s). [REF: 05DRB-01817, 05DRB-01819] (B-19) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD THE PLAT.**

19. **Project # 1004988**
06DRB-01175 Minor-Prelim&Final Plat Approval

FORSTBAUER SURVEYING LLC agent(s) for EAGLE - 3-V INVESTORS request(s) the above action(s) for all or a portion of Tract(s) 2-D, **EAGLE RANCH,** zoned O-1 office and institution zone, located on EAGLE RANCH RD NW, between CONGRESS AVE NW and IRVING BLVD NW containing approximately 4 acre(s). [REF: 06DRB-00926] (C-13) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR NMU INC SIGNATURE AND TO RECORD THE PLAT.**

20. **Project # 1005082**
06DRB-01184 Minor-Prelim&Final Plat Approval

WAY JOHN SURVEYING INC agent(s) for RIGHT WAY ROOFING request(s) the above action(s) for all or a portion of Tract(s) 15 & 16, 287, 288 & 282 and Lot(s) C & B, Block(s) 2, **BRIGHTWOOD ADDITION,** zoned M-2, located on 1ST ST NW, between ASPEN AVE NW and CONSTITUTION AVE NW containing approximately 1 acre(s). (J-14) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

21. Project # 1001900
06DRB-01183 Minor-Prelim&Final Plat Approval

WAYJOHN SURVEYING INC agent(s) for NEW MEXICO AIDS SERVICES request(s) the above action(s) for all or a portion of Block(s) C, Tract(s) J-1-A, **INDIAN MESA,** zoned R-2, located on LAFAYETTE DR NE, between AZTEC RD NE and COMANCHE RD NE containing approximately 1 acre(s). [REF: 05DRB-01775] (G-16) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR CROSS LOT ACCESS EASEMENT, CROSS LOT DRAINAGE EASEMENT, SIDEWALK AND PLANNING TO RECORD THE PLAT.**

22. Project # 1003469
06DRB-01185 Minor-Prelim&Final Plat Approval

TERRAMETRICS OF NEW MEXICO agent(s) for ED & CHARLENE WHITEHOUSE & DAVID & DEBORAH STANG request(s) the above action(s) for all or a portion of Lot(s) 8-A-P1 AND 9-A-P1, **OAKLAND HEIGHTS SUBDIVISION,** zoned RD (3 du/a), located on OAKLAND AVE NE, between BARSTOW ST NE and VENTURA ST NE containing approximately 1 acre(s). [REF: 06DRB00997] (C-20) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR DRY UTILITIES SIGNATURES, TO FIX WHERE VACATION ENDS AND TO RECORD THE PLAT.**

23. Project # 1004083
06DRB-01147 Minor-Prelim&Final Plat Approval

RHOMBUS PA INC agent(s) for SANCHEZ & WADE ENTERPRISES LLC request(s) the above action(s) for all or a portion of Block(s) 11, Tract(s) 19-21, **VALLEY VIEW ADDITION,** zoned C-2, located on ZUNI SE, between ADAMS SE and JEFFERSON SE containing approximately 1 acre(s).[REF: 05DRB-01849, 06DRB-00427] (K-17) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL**

SIGN OFF DELEGATED TO PLANNING FOR REAL PROPERTY SIGNATURE AND TO RECORD THE PLAT.

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

24. Project # 1003798
06DRB-01126 Minor-Sketch Plat or Plan

GREATER ALBUQUERQUE HOUSING PARTNERSHIP request(s) the above action(s) for all or a portion of Lot(s) 7-12, Block(s) 27, **EMIL MANN,** zoned RT, located on DALLAS NE, between PENNSYLVANIA NE and SOUTHERN NE containing approximately 2 acre(s).*[Deferred from 8/16/06]*(L-19) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

25. Project # 1005081
06DRB-01182 Minor-Sketch Plat or Plan

BOHANNAN HUSTON INC agent(s) for ANDALUCIA DEVELOPMENT CO INC request(s) the above action(s) for all or a portion of Tract(s) A-1 & B, **ANDALUCIA @ LA LUZ, UNIT 4,** zoned SU-1 PRD, located on COORS BLVD NW, between MONTE FRIO DR NW and SEVILLA AVE NW containing approximately 18 acre(s). (F-11) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

26. Project # 1005072
06DRB-01169 Minor-Sketch Plat or Plan

DEBBIE HUBERT request(s) the above action(s) for all or a portion of Lot(s) 44, **SNOW HEIGHTS,** zoned R-3 residential zone, located on NORMAN AVE NE, between ARVADA AVE NE and EUBANK BLVD NE containing approximately 1 acre(s). (H-21) **THE**

ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.

27. Project # 1005083
06DRB-01186 Minor-Sketch Plat or Plan

DOUG SMITH agent(s) for PETER HADDAD request(s) the above action(s) for all or a portion of Lot(s) 11-A, Block(s) 2, **JUAN TABO ADDITION,** zoned R-3, located on INDIAN SCHOOL RD NE, between KIRBY ST NE and PAISANO ST NE containing approximately 1 acre(s). (J-22) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

28. Project # 1005078
06DRB-01177 Minor-Sketch Plat or Plan

STEVEN BURNS agent(s) for MICHELLE TOMPSON request(s) the above action(s) for all or a portion of Lot(s) 12, Block(s) 19, **EASTERN ADDITION,** zoned SU-2 RC, located on EDITH BLVD SE, between LEWIS AVE SE and GARFIELD AVE SE containing approximately 1 acre(s). *[Deferred from 8/23/06]*(L-14) **DEFERRED TO 8/30/06.**

29. Project # 1005073
06DRB-01170 Minor-Sketch Plat or Plan

ARLENE & GABRIEL GONZALEZ-CAMARGO request(s) the above action(s) for all or a portion of Lot(s) 1 & 2, Block(s) 11, **ROSEMONT PARK ADDITION,** zoned SU-2 special neighborhood zone, located on 12TH ST NW, between ROSEMONT NW and ARIAS NW containing approximately 1 acre(s). (J-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

30. Project # 1005080
06DRB-01179 Minor-Sketch Plat or Plan

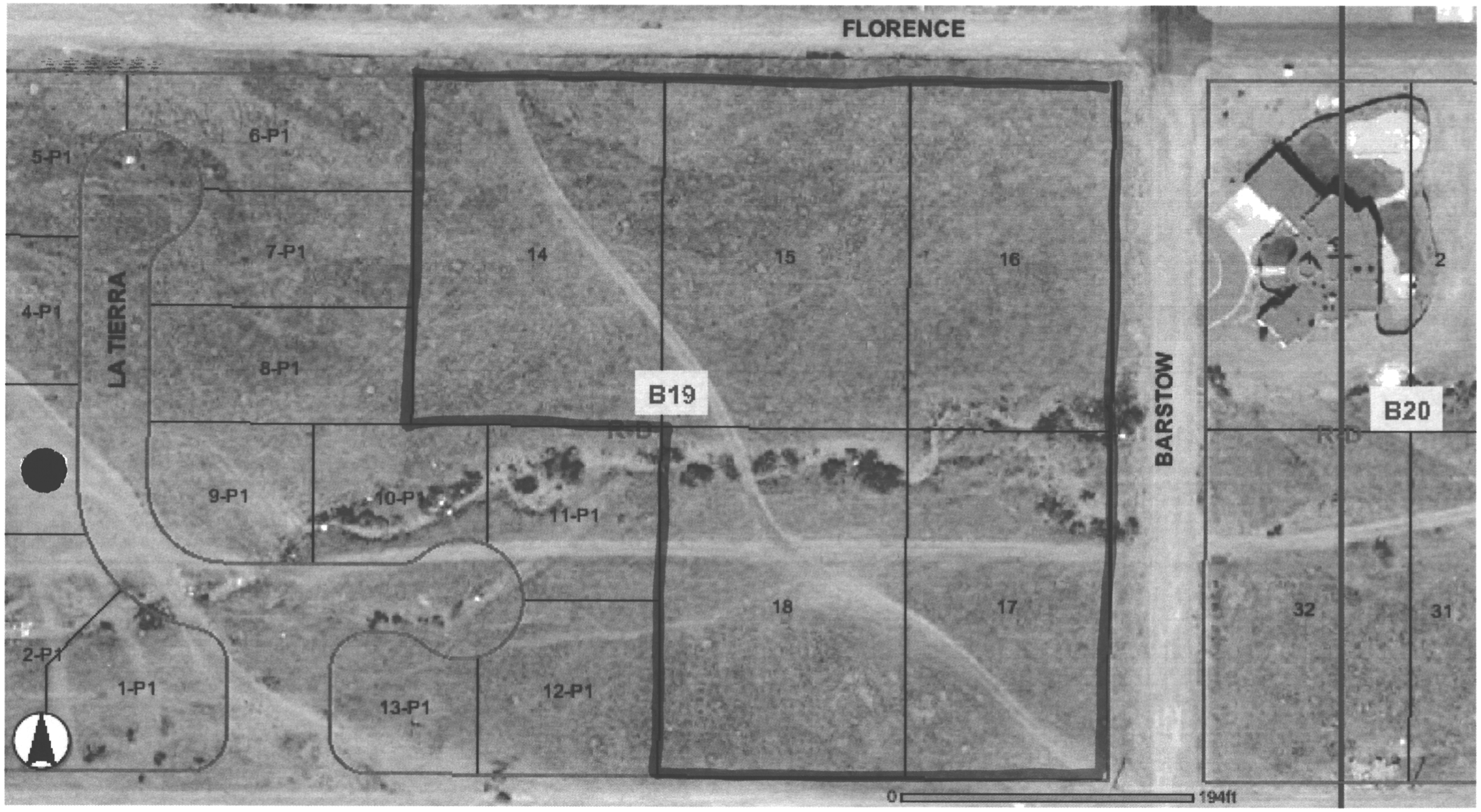
MARCOS MORALES request(s) the above action(s) for all or a portion of Lot(s) 132-A, **VISTA MANZANO, UNIT 2,** zoned R-LT, located on OJO FELIZ SW, between COORS SW and SAGE SW containing approximately 1 acre(s). (M-10) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

31. Project # 1005085
06DRB-01192 Minor-Sketch Plat or Plan

JOHN H JACKSON JR request(s) the above action(s) for all or a portion of Lot(s) 10 & 13, Block(s) 4, **MANCHESTER PLACE ADDITION,** zoned RA-2 residential and agricultural zone, located on MANCHESTER DR NW, between CANDELARIA RD NW and HEADINGLY AVE NW containing approximately 1 acre(s). (G-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

32. Approval of the Development Review Board Minutes for August 16, 2006. **THE DRB MINUTES FOR AUGUST 16, 2006 WERE APPROVED BY THE BOARD.**

ADJOURNED: 1:37 P.M.



#18
#1004456
8-23-06

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1004456 **AGENDA ITEM NO: 18**

SUBJECT:

Final Plat

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

No adverse comments.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION:

APPROVED ___; 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: AUGUST 23, 2006

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

January 4, 2006

6. Project # 1004456
05DRB-01817 Major-Preliminary Plat Approval
05DRB-01819 Minor-Temp Defer SDWK

BRASHER & LORENZ agent(s) for BARON'S RUN, LLC request(s) the above action(s) for all or a portion of Lot(s) 14, 15, 16, 17 & 18, Tract(s) 1, Block(s) 11, NORTH ALBUQUERQUE ACRES (to be known as **BARON'S RUN SUBDIVISION)** zoned RD, located on BARSTOW ST NE, between FLORENCE AVE NE and GLENDALE AVE NE containing approximately 5 acre(s). [REF: 05DRB-01507] (B-19)

At the January 4, 2006, Development Review Board meeting, with the signing of the infrastructure list dated 1/4/06 and approval of the grading plan engineer stamp dated 12/1/05 the prelimnary plat was approved with the following condition of final plat approval:

The perimeter wall design shall be approved prior to final plat.

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

If you wish to appeal this decision, you must do so by January 19, 2006, 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).

OFFICIAL NOTICE OF DECISION

PAGE 2

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

for Sheran Matson, AICP, DRB Chair

Cc:Baron's Run LLC, P.O. Box 30801, 87190
Brasher & Lorenz, 2201 San Pedro NE, 87110
Joe Yardumian, 7801 RC Gorman NE, 87122
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1004456 AGENDA#: 6 DATE: 1-4.06

NOTICE ONLY

1. Name: Joe YARDUMIAN Address: 7801 RC Boxman NE Zip: 87122
2. Name: Dennis Lorenz Address: Bohannan Huston Zip:
3. Name: _____ Address: _____ Zip: _____
4. Name: _____ Address: _____ Zip: _____
5. Name: _____ Address: _____ Zip: _____
6. Name: _____ Address: _____ Zip: _____
7. Name: _____ Address: _____ Zip: _____
8. Name: _____ Address: _____ Zip: _____
9. Name: _____ Address: _____ Zip: _____
10. Name: _____ Address: _____ Zip: _____
11. Name: _____ Address: _____ Zip: _____
12. Name: _____ Address: _____ Zip: _____
13. Name: _____ Address: _____ Zip: _____
14. Name: _____ Address: _____ Zip: _____

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1004456 **AGENDA ITEM NO: 6**

SUBJECT:

Sidewalk Deferral
Preliminary Plat

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

An approved drainage report dated 12-1-05 is on file for Preliminary Plat approval.

RESOLUTION: signed I.L.

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: January 4, 2006

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

#6

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

PAGE 2

Project # 1004083
05DRB-01849 Major-Vacation of Pub Right-of-Way

RHOMBUS PA INC agent(s) for SANCHEZ & WADE ENTERPRISES LLC request(s) the above action(s) for all or a portion of Lot(s) 19-33, Block(s) 11, **VALLEY VIEW ADDITION,** zoned C-2 community commercial zone, located on ZUNI RD SE, between ADAMS ST NE and JEFFERSON ST SE containing approximately 1 acre(s). [REF: 05ZHE00537] (K-17)

Project # 1004456
05DRB-01817 Major-Preliminary Plat Approval
05DRB-01819 Minor-Temp Defer SDWK

BRASHER & LORENZ agent(s) for BARON'S RUN, LLC request(s) the above action(s) for all or a portion of Lot(s) 14, 15, 16, 17 & 18, Tract(s) 1, Block(s) 11, NORTH ALBUQUERQUE ACRES (to be known as **BARON'S RUN SUBDIVISION)** zoned RD, located on BARSTOW ST NE, between FLORENCE AVE NE and GLENDALE AVE NE containing approximately 5 acre(s). [REF: 05DRB-01507] (B-19)

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

Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, DECEMBER 19, 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, January 4, 2006,** beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1003172
05DRB-01845 Major-Two Year SIA

TIERRA WEST LLC agent(s) for STILLBROOKE HOMES request(s) the above action(s) for **SEVILLE ESTATES, UNIT 9,** zoned R-LT residential zone, located on KAYENTA ST NW, between IRVING BLVD NW the CALABACILLAS ARROYO, containing approximately 7 acre(s). [REF: 04DRB-00529,04DRB-01955, 04DRB-01957,05DRB-01053] (A-10)

Project # 1002247
05DRB-01815 Major-Vacation of Public Easements

BOHANNAN HUSTON INC agent(s) for HUNT UPTOWN LLC request(s) the above action(s) for all or a portion of Tract(s) A, **ABQ UPTOWN SITE,** zoned SU-3 special center zone, located on LOUISIANA BLVD NE, between ARVADA AVE NE and INDIAN SCHOOL RD NE containing approximately 18 acre(s). [REF: 04DRB-00830, 04DRB-00831, 04DRB-00832, 04EPC-00914] (H-19)

Project # 1002743
05DRB-01818 Major-Preliminary Plat Approval

BORDENAVE DESIGNS agent(s) for HARVEST HOMES LLC request(s) the above action(s) for all or a portion of Tract(s) I & J, **LA LUZ DEL OESTE, UNIT 4,** zoned SU-1 FOR PRD, located on COORS BLVD NW, between WESTERN TRAILS NW and DELLYNE NW containing approximately 4 acre(s). [REF: 03DRB-00989] (F-11)

Project # 1003762
05DRB-01822 Major-Preliminary Plat Approval
05DRB-01823 Minor-Sidewalk Waiver
05DRB-01824 Minor-Temp Defer SDWK

ISAACSON & ARFMAN PA agent(s) for CHELWOOD HILLS LLC request(s) the above action(s) for all or a portion of Tract(s) B, CHELWOOD ELEMENTARY SCHOOL (to be known as **CHELWOOD HILLS SUBDIVISION**) zoned R-LT, located on EASTRIDGE PARK BLVD NE, between CHELWOOD PARK BLVD NE and INDIAN SCHOOL RD NE containing approximately 4 acre(s). [REF: 04EPC-01714, 05DRB-00316] (J-22)

SEE PAGE 2 . . . . .

CITY OF ALBUQUERQUE

ALBUQUERQUE
Making History

Planning Department

P.O. Box 1293

Albuquerque, NM 87103

VACANT LOT

UNITED STATES POSTAGE
PITNEY BOWES
02 1A $ 00.37⁰
0004329277 DEC 16 200
MAILED FROM ZIP CODE 8710

101906543604040619

FLANAGAN KIRK L & CRISTIE E
8105 VIA ENCANTADA NE
ALBUQUERQUE NM 87122

87122+2760-05 C001

PLANNING TRACKING LOG

Date	Project Name & #	Action Request	Action Taken
10/5/05	Basons Run Proj 100 4456	Sketch	Comments Given
1/4/06	Same	Prel Plat Temp Deferral of SW	Approved w/ cond.

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

January 4, 2006

Project # 1004456
05DRB-01817 Major-Preliminary Plat Approval
05DRB-01819 Minor-Temp Defer SDWK

BRASHER & LORENZ agent(s) for BARON'S RUN, LLC request(s) the above action(s) for all or a portion of Lot(s) 14, 15, 16, 17 & 18, Tract(s) 1, Block(s) 11, NORTH ALBUQUERQUE ACRES (to be known as **BARON'S RUN SUBDIVISION)** zoned RD, located on BARSTOW ST NE, between FLORENCE AVE NE and GLENDALE AVE NE containing approximately 5 acre(s). [REF: 05DRB-01507] (B-19)

AMAFCA — No adverse comments.

COG — No adverse comments.

Transit — No objection to the request.

Zoning Enforcement — No adverse comments.

Neighborhood Coordination

Letters sent to Nor Este NA (R) and North Albuquerque Acres NA (R).

APS

The developer is proposing to subdivide 5 lots into 12 lots for single-family houses, which will be known as the Baron's Run Subdivision. The proposed development will impact Double Eagle Elementary, Desert Ridge Middle School, and La Cueva High School. Currently, all three schools are operating above capacity.

School	2005-06 40 Day Count	Capacity	Space Available
DOUBLE EAGLE	832	790	-42
DESERT RIDGE MS	1,148	950	-198
LA CUEVA HS	2,226	2,141	-85

A new northeast elementary school will be built by Jan 2007 and will relieve Double Eagle Elementary.

APS

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

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

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

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

Fire Department

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

PNM Electric & Gas — Approved.

Comcast — No comments received.

QWEST — No comments received.

Environmental Health — No comments received.

M.R.G.C.D. — No comments received.

Open Space Division — No adverse comments.

City Engineer

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

Transportation Development

No objection to the sidewalk deferral. Why does Lexie Lane have a private 4' sidewalk? The intersections of Florence/Barstow and Glendale/Barstow will require left turn bays. The infrastructure list needs to reflect these requirements. Barstow may require median curb and gutter.

Parks & Recreation

The R-D zone requires 2,400 square feet of open space for each dwelling unit. With submittal of the Preliminary Plat/Site Development Plan, provide an Open Space Calculation Table showing the lot number, lot size, building & driveway area, provided open space, remaining open space requirement (this table can be separate from the plat itself). Provide a dimensioned Typical Lot Plan, which shows a typical lot with the building footprint and driveway (this should be on the Site Development Plan rather than the plat). Include one of the following notes on the Preliminary and Final Plats indicating how the total remaining open space requirement will be met:

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

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

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

Utilities Development

No comments on present actions. Future- Final plat would require water and sewer easement on north side to ABCWUA.

Planning Department

The perimeter wall design submittal location map shows walls on the front & back of many lots. The front yard wall has a maximum height of 3 feet unless it's 20 feet from the front yard property line. In addition, the side yards have a 3 foot height limitation until the wall is 20 feet back from the front yard property line. The pilasters must also protrude a minimum of 2 inches on the public side.

Be sure to correct the wall submittal & resubmit to the DRB Chair at least one week before the scheduled hearing date. No objection once these problems are addressed.

Impact Fee Administrator

Construction of a new residence within the proposed subdivision will require payment of Impact Fees. Based on a house size of 2,000 square feet, it is estimated that impact fees will total approximately $4,261 if a building permit is obtained prior to December 29, 2006, and the full impact fee of $6,360 would be payable thereafter.

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

cc: Baron's Run LLC, P.O. Box 30801, 87190
Brasher & Lorenz, 2201 San Pedro NE, 87110

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

PAGE 2

Project # 1004083
05DRB-01849 Major-Vacation of Pub Right-of-Way

RHOMBUS PA INC agent(s) for SANCHEZ & WADE ENTERPRISES LLC request(s) the above action(s) for all or a portion of Lot(s) 19-33, Block(s) 11, **VALLEY VIEW ADDITION,** zoned C-2 community commercial zone, located on ZUNI RD SE, between ADAMS ST NE and JEFFERSON ST SE containing approximately 1 acre(s). [REF: 05ZHE00537] (K-17)

Project # 1004456
05DRB-01817 Major-Preliminary Plat Approval
05DRB-01819 Minor-Temp Defer SDWK

BRASHER & LORENZ agent(s) for BARON'S RUN, LLC request(s) the above action(s) for all or a portion of Lot(s) 14, 15, 16, 17 & 18, Tract(s) 1, Block(s) 11, NORTH ALBUQUERQUE ACRES (to be known as **BARON'S RUN SUBDIVISION)** zoned RD, located on BARSTOW ST NE, between FLORENCE AVE NE and GLENDALE AVE NE containing approximately 5 acre(s). [REF: 05DRB-01507] (B-19)

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

Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, DECEMBER 19, 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, January 4, 2006,** beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1003172
05DRB-01845 Major-Two Year SIA

TIERRA WEST LLC agent(s) for STILLBROOKE HOMES request(s) the above action(s) for **SEVILLE ESTATES, UNIT 9,** zoned R-LT residential zone, located on KAYENTA ST NW, between IRVING BLVD NW the CALABACILLAS ARROYO, containing approximately 7 acre(s). [REF: 04DRB-00529,04DRB-01955, 04DRB-01957,05DRB-01053] (A-10)

Project # 1002247
05DRB-01815 Major-Vacation of Public Easements

BOHANNAN HUSTON INC agent(s) for HUNT UPTOWN LLC request(s) the above action(s) for all or a portion of Tract(s) A, **ABQ UPTOWN SITE,** zoned SU-3 special center zone, located on LOUISIANA BLVD NE, between ARVADA AVE NE and INDIAN SCHOOL RD NE containing approximately 18 acre(s). [REF: 04DRB-00830, 04DRB-00831, 04DRB-00832, 04EPC-00914] (H-19)

Project # 1002743
05DRB-01818 Major-Preliminary Plat Approval

BORDENAVE DESIGNS agent(s) for HARVEST HOMES LLC request(s) the above action(s) for all or a portion of Tract(s) I & J, **LA LUZ DEL OESTE, UNIT 4,** zoned SU-1 FOR PRD, located on COORS BLVD NW, between WESTERN TRAILS NW and DELLYNE NW containing approximately 4 acre(s). [REF: 03DRB-00989] (F-11)

Project # 1003762
05DRB-01822 Major-Preliminary Plat Approval
05DRB-01823 Minor-Sidewalk Waiver
05DRB-01824 Minor-Temp Defer SDWK

ISAACSON & ARFMAN PA agent(s) for CHELWOOD HILLS LLC request(s) the above action(s) for all or a portion of Tract(s) B, CHELWOOD ELEMENTARY SCHOOL (to be known as **CHELWOOD HILLS SUBDIVISION**) zoned R-LT, located on EASTRIDGE PARK BLVD NE, between CHELWOOD PARK BLVD NE and INDIAN SCHOOL RD NE containing approximately 4 acre(s). [REF: 04EPC-01714, 05DRB-00316] (J-22)

SEE PAGE 2 . . . . .

CITY OF ALBUQUERQUE

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Making History

Planning Department

P.O. Box 1293

Albuquerque, NM 87103

101906545612140312

CANDLEWOOD INC & ALFRED J QUA
7043 2ND ST NW
ALBUQUERQUE NM 87107

87107+6037-99 C025

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

PAGE 2

Project # 1004083
05DRB-01849 Major-Vacation of Pub Right-of-Way

RHOMBUS PA INC agent(s) for SANCHEZ & WADE ENTERPRISES LLC request(s) the above action(s) for all or a portion of Lot(s) 19-33, Block(s) 11, **VALLEY VIEW ADDITION,** zoned C-2 community commercial zone, located on ZUNI RD SE, between ADAMS ST NE and JEFFERSON ST SE containing approximately 1 acre(s). [REF: 05ZHE00537] (K-17)

Project # 1004456
05DRB-01817 Major-Preliminary Plat Approval
05DRB-01819 Minor-Temp Defer SDWK

BRASHER & LORENZ agent(s) for BARON'S RUN, LLC request(s) the above action(s) for all or a portion of Lot(s) 14, 15, 16, 17 & 18, Tract(s) 1, Block(s) 11, NORTH ALBUQUERQUE ACRES (to be known as **BARON'S RUN SUBDIVISION)** zoned RD, located on BARSTOW ST NE, between FLORENCE AVE NE and GLENDALE AVE NE containing approximately 5 acre(s). [REF: 05DRB-01507] (B-19)

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

Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, DECEMBER 19, 2005.

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

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Project # 1003172
05DRB-01845 Major-Two Year SIA

TIERRA WEST LLC agent(s) for STILLBROOKE HOMES request(s) the above action(s) for **SEVILLE ESTATES, UNIT 9,** zoned R-LT residential zone, located on KAYENTA ST NW, between IRVING BLVD NW the CALABACILLAS ARROYO, containing approximately 7 acre(s). [REF: 04DRB-00529,04DRB-01955, 04DRB-01957,05DRB-01053] (A-10)

Project # 1002247
05DRB-01815 Major-Vacation of Public Easements

BOHANNAN HUSTON INC agent(s) for HUNT UPTOWN LLC request(s) the above action(s) for all or a portion of Tract(s) A, **ABQ UPTOWN SITE,** zoned SU-3 special center zone, located on LOUISIANA BLVD NE, between ARVADA AVE NE and INDIAN SCHOOL RD NE containing approximately 18 acre(s). [REF: 04DRB-00830, 04DRB-00831, 04DRB-00832, 04EPC-00914] (H-19)

Project # 1002743
05DRB-01818 Major-Preliminary Plat Approval

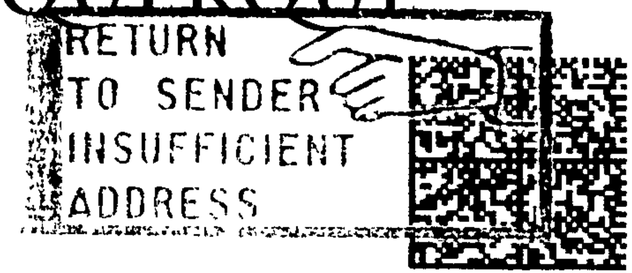
BORDENAVE DESIGNS agent(s) for HARVEST HOMES LLC request(s) the above action(s) for all or a portion of Tract(s) I & J, **LA LUZ DEL OESTE, UNIT 4,** zoned SU-1 FOR PRD, located on COORS BLVD NW, between WESTERN TRAILS NW and DELLYNE NW containing approximately 4 acre(s). [REF: 03DRB-00989] (F-11)

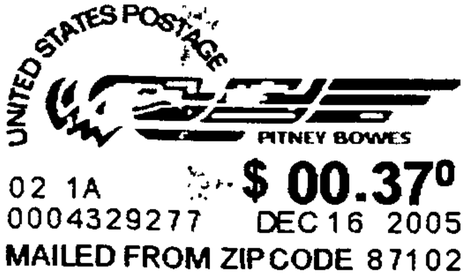
Project # 1003762
05DRB-01822 Major-Preliminary Plat Approval
05DRB-01823 Minor-Sidewalk Waiver
05DRB-01824 Minor-Temp Defer SDWK

ISAACSON & ARFMAN PA agent(s) for CHELWOOD HILLS LLC request(s) the above action(s) for all or a portion of Tract(s) B, CHELWOOD ELEMENTARY SCHOOL (to be known as **CHELWOOD HILLS SUBDIVISION**) zoned R-LT, located on EASTRIDGE PARK BLVD NE, between CHELWOOD PARK BLVD NE and INDIAN SCHOOL RD NE containing approximately 4 acre(s). [REF: 04EPC-01714, 05DRB-00316] (J-22)

SEE PAGE 2 . . . . .

CITY OF ALBUQUERQUE





THREE HUNDRED YEARS
1706 * 2006
ALBUQUERQUE
Making History

Planning Department

P.O. Box 1293

Albuquerque, NM 87103

!01906548912140314

DURAN WALTER ANTHONY & ROCHEL
8100 BARSTOW NE
ALBUQUERQUE NM 87122

Bath

87122+2801-99 C01

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

PAGE 2

Project # 1004083
05DRB-01849 Major-Vacation of Pub Right-of-Way

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Project # 1004456
05DRB-01817 Major-Preliminary Plat Approval
05DRB-01819 Minor-Temp Defer SDWK

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BOHANNAN HUSTON INC agent(s) for HUNT UPTOWN LLC request(s) the above action(s) for all or a portion of Tract(s) A, **ABQ UPTOWN SITE,** zoned SU-3 special center zone, located on LOUISIANA BLVD NE, between ARVADA AVE NE and INDIAN SCHOOL RD NE containing approximately 18 acre(s). [REF: 04DRB-00830, 04DRB-00831, 04DRB-00832, 04EPC-00914] (H-19)

Project # 1002743
05DRB-01818 Major-Preliminary Plat Approval

BORDENAVE DESIGNS agent(s) for HARVEST HOMES LLC request(s) the above action(s) for all or a portion of Tract(s) I & J, **LA LUZ DEL OESTE, UNIT 4,** zoned SU-1 FOR PRD, located on COORS BLVD NW, between WESTERN TRAILS NW and DELLYNE NW containing approximately 4 acre(s). [REF: 03DRB-00989] (F-11)

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05DRB-01824 Minor-Temp Defer SDWK

ISAACSON & ARFMAN PA agent(s) for CHELWOOD HILLS LLC request(s) the above action(s) for all or a portion of Tract(s) B, CHELWOOD ELEMENTARY SCHOOL (to be known as **CHELWOOD HILLS SUBDIVISION**) zoned R-LT, located on EASTRIDGE PARK BLVD NE, between CHELWOOD PARK BLVD NE and INDIAN SCHOOL RD NE containing approximately 4 acre(s). [REF: 04EPC-01714, 05DRB-00316] (J-22)

SEE PAGE 2 . . . . .

CITY OF PLANNING
PLANNING DEPARTMENT
PROPERTY OWNERSHIP LIST

Meeting Date: JANUARY 4, 2006
Zone Atlas Page: B-19-Z
Notification Radius: 100 Ft.

Project# 1004456
App#05DRB-01817
App#05DRB-01819

Cross Reference and Location: BARSTOW ST NE BETWEEN FLORENCE AVE NE AND GLENDALE AVE NE

Applicant: BARON'S RUN LLC
Address: PO BOX 30801
ALBUQUERQUE, NM 87190

Agent: BRASHER & LORENZ
2201 SAN PEDRO NE
ALBUQUERQUE, NM 87110

Special Instructions:

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

Date Mailed: DECEMBER 16, 2005
Signature: YVONNE SAAVEDRA

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
PROPERTY OWNERSHIP / LEGAL LIST

Project# 1004456
Application# _____

Zone Atlas Page #	Zone Atlas #	Grid Location	Parcel Sequence	Name & Address
B-19	101906S	489-092	402-19	√ Dup'
		506-092	18	√ Dup 2
		521-092	17	√ Dup 2
		473-092	20	√ Dup
		456-092	21	√ Dup 2
		432-093	77	√ Dup
		436-083	76	√ Dup 2
		426-079	75	√ Dup 2
		415-084	74	√ Dup 2
		417-094	78	√ Dup 2
		424-069	10	√ Dup
		440-069	11	√ Dup 2
		456-069	12	√ Dup 2
		437-069	13	√
		489-069	14	√ Dup 2
		506-069	15	√ Dup 2
		521-069	16	√ Dup
	102006S	010-093	302-32	√ Dup 2
		024-093	31	√ Dup
		041-093	30	√ Dup 2
		058-093	29	√ Dup 2
		058-069	04	√
		041-069	03	√ Dup
		024-069	02	√ Dup 2

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
PROPERTY OWNERSHIP / LEGAL LIST

Project# 1004456
Application# _____

Zone Atlas Page #	Zone Atlas #	Grid Location	Parcel Sequence	Name & Address
B-19	1020065	010-069	302-01	✓
		041-122	303-03	✓
		024-122	02	✓
		010-122	01	✓
	1019065	521-121	403-16	✓ Dup
		506-121	15	✓ Dup2
		489-121	14	✓
		473-121	13	✓
		456-121	12	✓ Dup
		440-121	11	✓ Dup2
	1020065	041-038	301-30	✓ Dup2
		024-038	31	✓ Dup
		010-038	32	✓ Dup2
	1019065	513-037	407-05	✓
		512-025	06	✓
		464-035	409-01	✓ Dup2
		503-040	407-04	✓ Dup2
		492-040	03	✓
		482-040	02	✓ Dup2
		472-040	01	✓
		456-040	406-21	✓ Dup2
		446-040	20	✓ Dup
		436-040	19	✓ Dup2
		426-040	18	✓ Dup2

mainframe@coa1mp3.ca
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To
cc
bcc
Subject

1 R E C O R D S W I T H L A B E L S PAGE
1
01019065 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE
0101906548909240219 LEGAL: 014 011N ORTH ALBUQ ACRES TR 1 UNIT 3
LAND USE:
PROPERTY ADDR: 00000 FLORENCE
OWNER NAME: BARRONS RUN LLC
OWNER ADDR: PO BOX 30801
ALBUQUERQUE NM 87190
0101906550609240218 LEGAL: 015 011N ORTH ALBUQ ACRES TR 1 UNIT 3
LAND USE:
PROPERTY ADDR: 00000 FLORENCE
OWNER NAME: BARONS RUN LLC
OWNER ADDR: PO BOX 30801
ALBUQUERQUE NM 87190
0101906552109240217 LEGAL: 016 011N ORTH ALBUQ ACRES TR 1 UNIT 3
LAND USE:
PROPERTY ADDR: 00000 FLORENCE
OWNER NAME: BARONS RUN LLC
OWNER ADDR: PO BOX 30801
ALBUQUERQUE NM 87190
0101906547309240220 LEGAL: 013 011N ORTH ALBUQ ACRES TR 1 UNIT 3
LAND USE:
PROPERTY ADDR: 00000 GLENDALE
OWNER NAME: 'DOUGHTY ENTERPRISES INC
OWNER ADDR: 07009 PROSPECT AV NE
ALBUQUERQUE NM 87110
0101906545609240221 LEGAL: 012 011N ORTH ALBUQ ACRES TR 1 UNIT 3
LAND USE:
PROPERTY ADDR: 00000 FLORENCE
OWNER NAME: DOUGHTY ENTERPRISES INC
OWNER ADDR: 07009 PROSPECT AV NE
ALBUQUERQUE NM 87110
0101906543209340277 LEGAL: LT 1 6 PL AT FOR DESERT RIDGE TRAILS EAST
SUBDIVISIO LAND USE:
PROPERTY ADDR: 00000 FLORENCE
OWNER NAME: TIARA HOMES INC
OWNER ADDR: 06703 ACADEMY NE
ALBUQUERQUE NM 87109
0101906543508340276 LEGAL: LT 1 7 PL AT FOR DESERT RIDGE TRAILS EAST
SUBDIVISIO LAND USE:
PROPERTY ADDR: 00000 FLORENCE
OWNER NAME: TIARA HOMES INC
OWNER ADDR: 06703 ACADEMY NE
ALBUQUERQUE NM 87109
0101906542507940275 LEGAL: LT 3 3 PL AT FOR DESERT RIDGE TRAILS EAST
SUBDIVISIO LAND USE:
PROPERTY ADDR: 00000 FLORENCE
OWNER NAME: TIARA HOMES INC
OWNER ADDR: 06703 ACADEMY NE
ALBUQUERQUE NM 87109

0101906541508440274 LEGAL: LT 3 2 PL AT FOR DESERT RIDGE TRAILS EAST SUBDIVISIO LAND USE:
PROPERTY ADDR: 00000 FLORENCE
OWNER NAME: TIARA HOMES INC
OWNER ADDR: 06703 ACADEMY NE
ALBUQUERQUE NM 87109

0101906541709440278 LEGAL: LT 1 5 PL AT FOR DESERT RIDGE TRAILS EAST SUBDIVISIO LAND USE:
PROPERTY ADDR: 00000 FLORENCE
OWNER NAME: TIARA HOMES INC
OWNER ADDR: 06703 ACADEMY NE
ALBUQUERQUE NM 87109

0101906542406940210 LEGAL: 023 011N ORTH ALBUQ ACRES TR 1 UNIT 3 LAND USE:
PROPERTY ADDR: 00000 GLENDALE
OWNER NAME: QUIVERA II LLC
OWNER ADDR: 08813 2ND ST NW
ALBUQUERQUE NM 87114

0101906544006940211 LEGAL: 022 011N ORTH ALBUQ ACRES TR 1 UNIT 3 LAND USE:
PROPERTY ADDR: 00000 GLENDALE
OWNER NAME: QUIVERA II LLC
OWNER ADDR: 08813 2ND ST NW
ALBUQUERQUE NM 87114

0101906545606940212 LEGAL: 021 011N ORTH ALBUQ ACRES TR 1 UNIT 3 LAND USE:
PROPERTY ADDR: 00000 GLENDALE
OWNER NAME: DOUGHTY ENTERPRISES INC
OWNER ADDR: 07009 PROSPECT AV NE
ALBUQUERQUE NM 87110

0101906543706940213 LEGAL: 020 011N ORTH ALBUQ ACRES TR 1 UNIT 3 LAND USE:
PROPERTY ADDR: 00000 GLENDALE
OWNER NAME: DOUGHTY ENTERPRISES INC
OWNER ADDR: 07009 PROSPECT AV NE
ALBUQUERQUE NM 87110

0101906548906940214 LEGAL: 019 011N ORTH ALBUQ ACRES TR 1 UNIT 3 LAND USE:
PROPERTY ADDR: 00000 GLENDALE
OWNER NAME: NAYLOR DON KEITH
OWNER ADDR: PO BOX 90222
ALBUQUERQUE NM 87199

0101906550606940215 LEGAL: 018 011N ORTH ALBUQ ACRES TR 1 UNIT 3 LAND USE:
PROPERTY ADDR: 00000 GLENDALE
OWNER NAME: BARONS RUN LLC
OWNER ADDR: PO BOX 30801
ALBUQUERQUE NM 87190

0101906552106940216 LEGAL: 017 011N ORTH ALBUQ ACRES TR 1 UNIT 3 LAND USE:
PROPERTY ADDR: 00000 GLENDALE
OWNER NAME: BARONS RUN LLC
OWNER ADDR: PO BOX 30801
ALBUQUERQUE NM 87190

01020065010093302 32 LEGAL: 001 016T R 1 UNIT 3 NO ALBUQ ACRES
LAND USE:
PROPERTY ADDR: 00000 BARSTOW
OWNER NAME: SMITH JOSEPH P
OWNER ADDR: 09220 BARSTOW ST NE
ALBUQUERQUE NM 87122
01020065024093302 31 LEGAL: 002 016T R 1 UNIT 3 NO ALBUQ ACRES
LAND USE:
PROPERTY ADDR: 00000 FLORENCE
OWNER NAME: SMITH JOSEPH P
OWNER ADDR: 09220 BARSTOW ST NE
ALBUQUERQUE NM 87122
01020065041093302 30 LEGAL: 003 016T R 1 UNIT 3 NO ALBUQ ACRES
LAND USE:
PROPERTY ADDR: 00000 FLORENCE
OWNER NAME: SCANLAND MARIAN C
OWNER ADDR: 02150 W BOSQUE LP
BOSQUE FARMSNM 87068
01020065058093302 29 LEGAL: 004 016T R 1 UNIT 3 NO ALBUQ ACRES
LAND USE:
PROPERTY ADDR: 00000 FLORENCE
OWNER NAME: SCANLAND MARIAN C
OWNER ADDR: 02150 W BOSQUE LP
BOSQUE FARMSNM 87068
01020065058069302 04 LEGAL: 029 016T R 1 UNIT 3 NO ALBUQ ACRES
LAND USE:
PROPERTY ADDR: 00000 GLENDALE
OWNER NAME: RAWSON F LEWIS
OWNER ADDR: 08421 GLENDALE AV NE
ALBUQUERQUE NM 87122
01020065041069302 03 LEGAL: 030 016T R 1 UNIT 3 NO ALBUQ ACRES
LAND USE:
PROPERTY ADDR: 00000 GLENDALE
OWNER NAME: JARAMILLO RUPERT G & INELDA R
OWNER ADDR: 07112 PAN AMERICAN NE
ALBUQUERQUE NM 87109
01020065024069302 02 LEGAL: 031 016T R 1 UNIT 3 NO ALBUQ ACRES
LAND USE:
PROPERTY ADDR: 00000 GLENDALE
OWNER NAME: JARAMILLO RUPERT G & INELDA R
OWNER ADDR: 07112 PAN AMERICAN NE
ALBUQUERQUE NM 87109
01020065010069302 01 LEGAL: 032 016T R 1 UNIT 3 NO ALBUQ ACRES
LAND USE:
PROPERTY ADDR: 00000 GLENDALE
OWNER NAME: JARAMILLO RUPERT G & INELDA R
OWNER ADDR: 07112 PAN AMERICAN NE
ALBUQUERQUE NM 87109
01020065041122303 03 LEGAL: 030 015T R1 UNIT 3 NO ALBUQ ACRES
LAND USE:
PROPERTY ADDR: 00000 FLORENCE
OWNER NAME: WARD JIM D & BOULWARE NANCY
OWNER ADDR: 08401 FLORENCE AV NE
ALBUQUERQUE NM 87122

0102006502412230302 LEGAL: 031 015T R1 UNIT 3 NO ALBUQ ACRES
LAND USE:
PROPERTY ADDR: 00000 FLORENCE
OWNER NAME: THOMAS SCOTT C & BETTY G
OWNER ADDR: 08321 FLORENCE AV NE
ALBUQUERQUE NM 87122

0102006501012230301 LEGAL: 032 015T R1 UNIT 3 NO ALBUQ ACRES
LAND USE:
PROPERTY ADDR: 00000 FLORENCE
OWNER NAME: PADILLA MATTHEW M
OWNER ADDR: PO BOX 90785
ALBUQUERQUE NM 87199

0101906552112140316 LEGAL: 017 010N ORTH ALBUQ ACRES TR 1 UNIT 3
LAND USE:
PROPERTY ADDR: 00000 FLORENCE
OWNER NAME: VOLLMERS RUSSELL R
OWNER ADDR: 12904 CHALFONT AV
FORT WASHINGMD 20744

0101906550612140315 LEGAL: 018 010N ORTH ALBUQ ACRES TR 1 UNIT 3
LAND USE:
PROPERTY ADDR: 00000 FLORENCE
OWNER NAME: VOLLMERS RUSSELL R ETUX
OWNER ADDR: 12904 CHALFONT AV
FT WASHINGTOMD 20022

0101906548912140314 LEGAL: 019 010N ORTH ALBUQ ACRES TR 1 UNIT 3
LAND USE:
PROPERTY ADDR: 00000 FLORENCE
OWNER NAME: DURAN WALTER ANTHONY & ROCHELL
OWNER ADDR: 08100 BARSTOW NE
ALBUQUERQUE NM 87122

0101906547312140313 LEGAL: 020 010N ORTH ALBUQ ACRES TR 1 UNIT 3
LAND USE:
PROPERTY ADDR: 00000 FLORENCE
OWNER NAME: ABRAHAM RICHARD L & DOLORES M
OWNER ADDR: 10028 WELLINGTON NE
ALBUQUERQUE NM 87111

0101906545612140312 LEGAL: 021 010N ORTH ALBUQ ACRES TR 1 UNIT 3
LAND USE:
PROPERTY ADDR: 00000 FLORENCE
OWNER NAME: CANDLEWOOD INC & ALFRED J QUAN
OWNER ADDR: 07043 2ND ST NW
ALBUQUERQUE NM 87107

0101906544012140311 LEGAL: 022 010N ORTH ALBUQ ACRES TR 1 UNIT 3
LAND USE:
PROPERTY ADDR: 00000 FLORENCE
OWNER NAME: CANDLEWOOD INC & ALFRED J QUAN
OWNER ADDR: 07043 2ND ST NW
ALBUQUERQUE NM 87107

0102006504103830130 LEGAL: 003 017T RACT 1 UNIT 3 NORTH ALBUQUERQUE ACRES
LAND USE:
PROPERTY ADDR: 00000 GLENDALE
OWNER NAME: HUSSAIN TAFAZZUL & YASMEEN
OWNER ADDR: 07004 AVENIDA LA COSTA NE
ALBUQUERQUE NM 87109

01020065024038301 31 LEGAL: 002 017T R 1 UNIT 3 NO ALBUQ ACRES
LAND USE:
PROPERTY ADDR: 00000 GLENDALE
OWNER NAME: ALPHA EQUITIES LLC
OWNER ADDR: 08813 2ND ST NW
ALBUQUERQUE NM 87114
01020065010038301 32 LEGAL: 001 017T R 1 UNIT 3 NO ALBUQ ACRES
LAND USE:
PROPERTY ADDR: 00000 GLENDALE
OWNER NAME: ALPHA EQUITIES LLC
OWNER ADDR: 08813 2ND ST NW
ALBUQUERQUE NM 87114
01019065513037407 05 LEGAL: LT 5 -P1 BLK 1 PLAT FOR QUIVERA ESTATES
SUBDIVISION LAND USE:
PROPERTY ADDR: 00000 VIA ASOMBRO
OWNER NAME: LOWE CO
OWNER ADDR: 00449 LIVE OAK LP NE
ALBUQUERQUE NM 87122
01019065512025407 06 LEGAL: LT 6 -P1 BLK 1 PLAT FOR QUIVERA ESTATES
SUBDIVISION LAND USE:
PROPERTY ADDR: 00000 VIA ASOMBRO
OWNER NAME: PRESTWICH KENNETH & KATHERINE
OWNER ADDR: 12201 CEDAR RIDGE DR NE
ALBUQUERQUE NM 87112
01019065464035409 01 LEGAL: TR A PVT ST PLAT FOR QUIVERA ESTATES
SUBDIVISION LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: ALPHA EQUITIES LLC
OWNER ADDR: 08813 2ND ST NW
ALBUQUERQUE NM 87114
01019065503040407 04 LEGAL: LT 4 -P1 BLK 1 PLAT FOR QUIVERA ESTATES
SUBDIVISION LAND USE:
PROPERTY ADDR: 00000 VIA ENCANTADA
OWNER NAME: LOWE CO
OWNER ADDR: 00449 LIVE OAK LP NE
ALBUQUERQUE NM 87122
01019065492040407 03 LEGAL: LT 3 -P1 BLK 1 PLAT FOR QUIVERA ESTATES
SUBDIVISION LAND USE:
PROPERTY ADDR: 00000 VIA ENCANTADA
OWNER NAME: CHEN SHAO PING & HIU CHUN LIN
OWNER ADDR: 06104 BANCROFT CT NE
ALBUQUERQUE NM 87111
01019065482040407 02 LEGAL: LT 2 -P1 BLK 1 PLAT FOR QUIVERA ESTATES
SUBDIVISION LAND USE:
PROPERTY ADDR: 00000 VIA ENCANTADA
OWNER NAME: LOWE CO
OWNER ADDR: 00449 LIVE OAK LP NE
ALBUQUERQUE NM 87122
01019065472040407 01 LEGAL: LT 1 -P1 BLK 1 PLAT FOR QUIVERA ESTATES
SUBDIVISION LAND USE:
PROPERTY ADDR: 00000 VIA ENCANTADA
OWNER NAME: LEVY LARRY F & KAREN S
OWNER ADDR: 08723 TIERRA ALEGRE NE
ALBUQUERQUE NM 87112

0101906545604040621 LEGAL: LT 1 2-P1 BLK 2 PLAT FOR QUIVERA ESTATES
SUBDIVISIO LAND USE:
PROPERTY ADDR: 00000 VIA ENCANTADA
OWNER NAME: TRAUB BENJAMIN J & CAROLYN B
OWNER ADDR: 08115 VIA ECANTADA NE
ALBUQUERQUE NM 87122
0101906544604040620 LEGAL: LT 1 1-P1 BLK 2 PLAT FOR QUIVERA ESTATES
SUBDIVISIO LAND USE:
PROPERTY ADDR: 00000 VIA ENCANTADA
OWNER NAME: FLANAGAN KIRK L & CRISTIE E
OWNER ADDR: 11601 SAN RAFAEL NE
ALBUQUERQUE NM 87122
0101906543604040619 LEGAL: LT 1 0-P1 BLK 2 PLAT FOR QUIVERA ESTATES
SUBDIVISIO LAND USE:
PROPERTY ADDR: 00000 VIA ENCANTADA
OWNER NAME: FLANAGAN KIRK L & CRISTIE E
OWNER ADDR: 08105 VIA ENCANTADA NE
ALBUQUERQUE NM 87122
0101906542504040618 LEGAL: LT 9 -P1 BLK 2 PLAT FOR QUIVERA ESTATES
SUBDIVISION LAND USE:
PROPERTY ADDR: 00000 VIA ENCANTADA
OWNER NAME: LOWE CO
OWNER ADDR: 00449 LIVE OAK LP NE
ALBUQUERQUE NM 87122

.
QUIT

101906548909240219 LEGAL: *014 011 NORTH ALBUQ ACRES TR 1 UNIT 3
PROPERTY ADDR: FLORENCE AVE NE

OWNERS NAME: WONG PING & REGINA
OWNERS ADDR: 8728 MADRE NE
ALBUQUERQUE, NM 87111

101906550609240218 LEGAL: *015 011 NORTH ALBUQ ACRES TR 1 UNIT 3
PROPERTY ADDR: 8900 FLORENCE AVE NE

OWNERS NAME: BARONS RUN LLC
OWNERS ADDR: PO BOX 30801
ALBUQUERQUE, NM 87190

101906552109240217 LEGAL: *016 011 NORTH ALBUQ ACRES TR 1 UNIT 3
PROPERTY ADDR: 8920 FLORENCE AVE NE

OWNERS NAME: BARONS RUN LLC
OWNERS ADDR: PO BOX 30801
ALBUQUERQUE, NM 87190

101906548906940214 LEGAL: *019 011 NORTH ALBUQ ACRES TR 1 UNIT 3
PROPERTY ADDR:

OWNERS NAME: NAYLOR DON KEITH
OWNERS ADDR: PO BOX 90222
ALBUQUERQUE, NM 87199

101906550606940215 LEGAL: *018 011 NORTH ALBUQ ACRES TR 1 UNIT 3
PROPERTY ADDR: 8301 GLENDALE AVE NE

OWNERS NAME: BARONS RUN LLC
OWNERS ADDR: PO BOX 30801
ALBUQUERQUE, NM 87190

101906552106940216 LEGAL: *017 011 NORTH ALBUQ ACRES TR 1 UNIT 3
PROPERTY ADDR: 8321 GLENDALE AVE NE

OWNERS NAME: BARONS RUN LLC
OWNERS ADDR: PO BOX 30801
ALBUQUERQUE, NM 87190

102006501012230301 LEGAL: *032 015 TR1 UNIT 3 NO ALBUQ ACRES
PROPERTY ADDR: 8301 FLORENCE AVE NE

OWNERS NAME: PADILLA MATTHEW M
OWNERS ADDR: PO BOX 90785
ALBUQUERQUE, NM 87199

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.

November 22, 2005

Dennis Lorenz
Brasher and Lorenz
2201 San Pedro NE, Bldg. 1 #1200 /87110
Phone: 888-6088 Fax: 888-6188

Dear Dennis:

Thank you for your inquiry of **November 22, 2005** requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **LOTS 14-18, BLOCK 11, TRACT 1, UNIT 3, NORTH ALBUQUERQUE ACRES LOCATED ON BARSTOW STREET NE, BETWEEN GLENDALE AVENUE NE AND FLORENCE AVE NE** zone map **B-19**.

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

NOR ESTE N.A. (NRE) "R"
***Leilani McGranahan**
7600 Rio Guadalupe NE/87122 293-5209 (h)
Joe Yardumian
7801 R.C. Gorman Ave. NE/87122-2748 797-1851 (h)

NORTH ALBUQ. ACRES COMM. ASSOC. (NAA) "R"
***Cynthia Reinhart**
11300 Oakland NE/87122 856-6054 (h) 884-3939 (w)
Jackie McDowell
7820 Beverly Hills Ave. NE/87122 821-4857 (h) 828-2430 (w)

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,

Deborah Nason

OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

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

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.

* * * \

Project # 1004456

BARONS RUN LLC
PO BOX 30801
ALBUQUERQUE, NM 87190

Project # 1004456

BRASHER & LORENZ
2201 SAN PEDRO NE
ALBUQUERQUE, NM 87110

Project # 1004456
LEILANI MCGRANAHAN
Nor Este N.A.
7600 RIO GUADALUPE NE
ALBUQUERQUE, NM 87122

Project # 1004456
JOE YARDUMIAN
Nor Este N.A.
7801 R.C. GORMAN AVE NE
ALBUQUERQUE, NM 87122

Project # 1004456
CYNTHIA REINHART
North Albuquerque Acres Comm. Assoc.
11300 OAKLAND NE
ALBUQUERQUE, NM 87122

Project # 1004456
JACKIE MCDOWELL
North Albuquerque Acres Comm. Assoc.
7820 R.C. GORMAN AVE NE
ALBUQUERQUE, NM 87122

101906547309240220

DOUGHTY ENTERPRISES INC
7009 PROSPECT AV NE
ALBUQUERQUE NM 87110

101906543209340277

TIARA HOMES INC
6703 ACADEMY NE
ALBUQUERQUE NM 87109

101906542406940210

QUIVERA II LLC
8813 2ND ST NW
ALBUQUERQUE NM 87114

101906548906940214

WONG PING & REGINA
8728 MADRE NE
ALBUQUERQUE, NM 87111

102006501009330232

SMITH JOSEPH P
9220 BARSTOW ST NE
ALBUQUERQUE NM 87122

102006504109330230

SCANLAND MARIAN C
2150 W BOSQUE LP
BOSQUE FARMSNM 87068

102006505806930204

RAWSON F LEWIS
8421 GLENDALE AV NE
ALBUQUERQUE NM 87122

102006504106930203

JARAMILLO RUPERT G & INELDA R
7112 PAN AMERICAN NE
ALBUQUERQUE NM 87109

102006504112230303

WARD JIM D & BOULWARE NANCY
8401 FLORENCE AV NE
ALBUQUERQUE NM 87122

102006502412230302

THOMAS SCOTT C & BETTY G
8321 FLORENCE AV NE
ALBUQUERQUE NM 87122

102006501012230301

PADILLA MATTHEW M
PO BOX 90785
ALBUQUERQUE, NM 87199

101906552112140316

VOLLMERS RUSSELL R
12904 CHALFONT AV
FORT WASHINGMD 20744

101906548912140314

DURAN WALTER ANTHONY & ROCHEL
8100 BARSTOW NE
ALBUQUERQUE NM 87122

101906547312140313

ABRAHAM RICHARD L & DOLORES M
10028 WELLINGTON NE
ALBUQUERQUE NM 87111

101906545612140312

CANDLEWOOD INC & ALFRED J QUA
7043 2ND ST NW
ALBUQUERQUE NM 87107

102006504103830130

HUSSAIN TAFAZZUL & YASMEEN
7004 AVENIDA LA COSTA NE
ALBUQUERQUE NM 87109

102006502403830131

ALPHA EQUITIES LLC
8813 2ND ST NW
ALBUQUERQUE NM 87114

101906551303740705

LOWE CO
449 LIVE OAK LP NE
ALBUQUERQUE NM 87122

101906551202540706

PRESTWICH KENNETH & KATHERINE
12201 CEDAR RIDGE DR NE
ALBUQUERQUE NM 87112

101906549204040703

CHEN SHAO PING & HIU CHUN LIN
6104 BANCROFT CT NE
ALBUQUERQUE NM 87111

101906547204040701

LEVY LARRY F & KAREN S
8723 TIERRA ALEGRE NE
ALBUQUERQUE NM 87112

101906545604040621

TRAUB BENJAMIN J & CAROLYN B
8115 VIA ECANTADA NE
ALBUQUERQUE NM 87122

101906544604040620

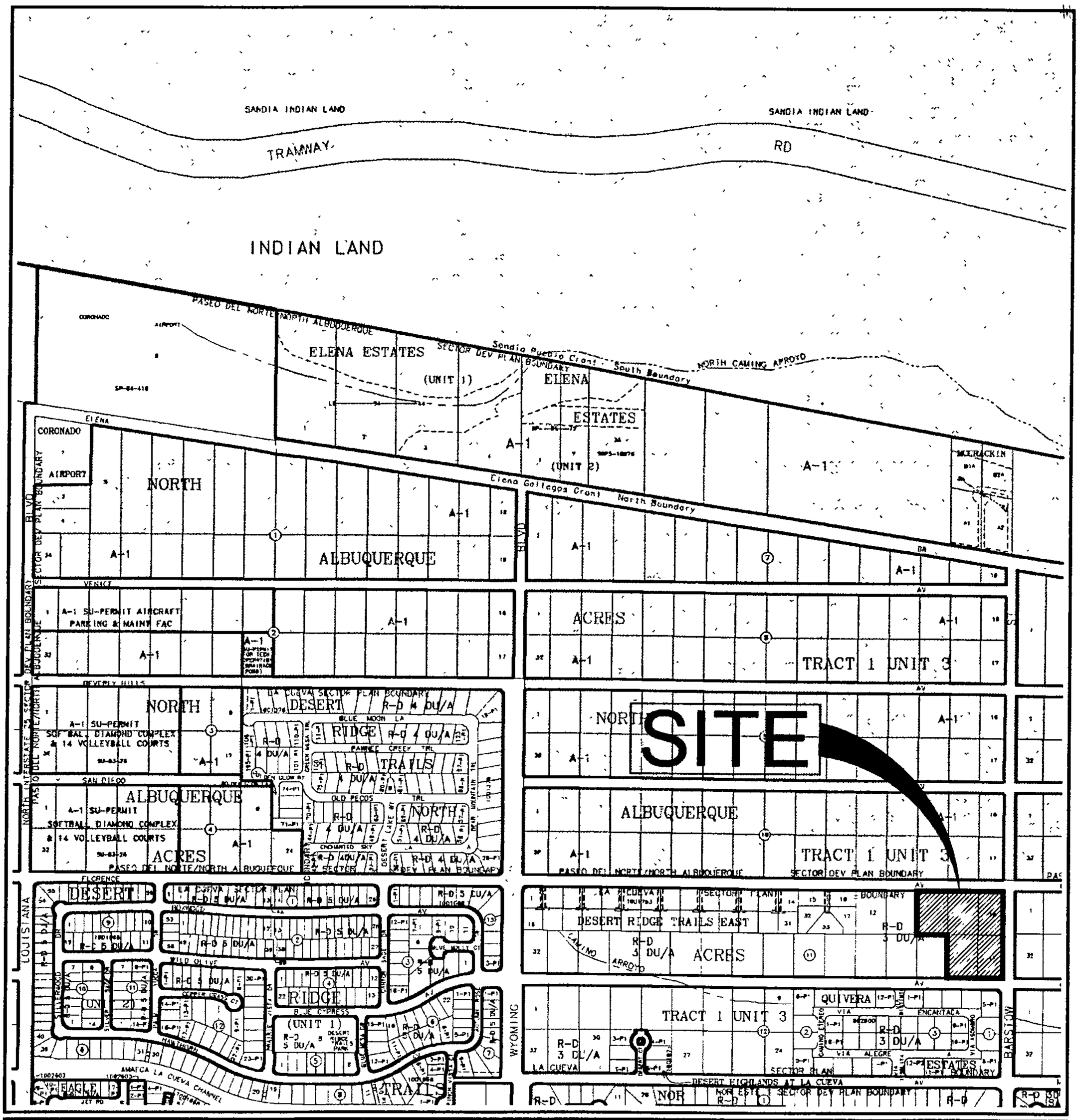
FLANAGAN KIRK L & CRISTIE E
11601 SAN RAFAEL NE
ALBUQUERQUE NM 87122

101906543604040619

FLANAGAN KIRK L & CRISTIE E
8105 VIA ENCANTADA NE
ALBUQUERQUE NM 87122

101906548906940214

NAYLOR DON KEITH
PO BOX 90222
ALBUQUERQUE, NM 87199


SANDIA INDIAN LAND
SANDIA INDIAN LAND
TRAMWAY
RD
INDIAN LAND
PASEO DEL NORTE/NORTH ALBUQUERQUE
ELENA ESTATES
SECTOR DEV PLAN BOUNDARY
(UNIT 1)
ELENA ESTATES
(UNIT 2)
Sandia Pueblo Grant South Boundary
NORTH CAMINO ARROYO
Elena Gallegos Grant North Boundary
CORONADO
AIRPORT
NORTH
ALBUQUERQUE
A-1
A-1 SU-PERMIT AIRCRAFT PARKING & MAINT FAC
ACRES
TRACT 1 UNIT 3
A-1 SU-PERMIT SOF BALL DIAMOND COMPLEX & 14 VOLLEYBALL COURTS
A-1 SU-PERMIT SOFTBALL DIAMOND COMPLEX & 14 VOLLEYBALL COURTS
DESERT RIDGE TRAILS
R-D 4 DU/A
R-D 5 DU/A
R-D 3 DU/A
SITE
DESERT RIDGE TRAILS EAST
TRACT 1 UNIT 3
QUIVERA
ESTATES
DESERT HIGHLANDS AT LA CUEVA
NORTH EAST I SECTOR DEV PLAN BOUNDARY
LA CUEVA SECTOR PLAN BOUNDARY
BLUE MOON LA
PARNICE CREEK TRL
OLD PECOS TRL
ENCHANTED SKY
BLUE MOLLY CT
WILD OLIVE
COPPER MESA DR
HAWTHORN
AMAFCA LA CUEVA CHANNEL
JET RD
EAGLE RANCH
VENICE
BEVERLY HILLS
SAN DIEGO
FLORENCE
LOUISIANA
WYOMING
BARSTOW
MURACKIN
VIA ENCANTADA
VIA ALEGRE
CAMINO ESTRELLA
CAMINO ARROYO
BLUE MESA DR
BLUE MOUNTAIN TRL
DESERT LAKE AV
GREEN MESA TRL
RIDGE CYPRESS
Interstate 25
Interstate 40
River
NOTE: GREY SHADING REPRESENTS AREA OUTSIDE OF THE CITY LIMITS
GRAPHIC SCALE IN FEET
250 0 750 1000
Albuquerque Geographic Information System
PLANNING DEPARTMENT
©Copyright 2004
Zone Atlas Page
B-19-Z
Map Amended through March 08, 2005

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: BARON'S RUN

AGIS MAP # B19

LEGAL DESCRIPTIONS: LOTS 14-18, BLOCK 11, TRACT 1
UNIT 3, NAA

___ **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 12.2.05 (date).

Applicant/Agent — 12.2.05 Date

Hydrology Division Representative — 12-2-05 Date

___ **WATER AND SEWER AVAILABILITY STATEMENT**

A Water and Sewer Availability Statement for this project was requested from the City of Albuquerque Utilities Development Division (2nd floor, Plaza del Sol) on 11.15.05 (date).

Applicant/Agent — 12.02.05 Date

Utilities Division Representative — 12-2-05 Date

PROJECT # ___

Revised 4/03

FORM DRWS: DRAINAGE REPORT / WATER & SANITARY SEWER AVAILABILITY
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Applicant/Agent — 12.02.05 Date

Utilities Division Representative — 12-2-05 Date

PROJECT # ___

Revised 4/03

CITY OF ALBUQUERQUE

FYI

ALBUQUERQUE Making History

NOTIFICATION OF HEARING for the DEVELOPMENT REVIEW BOARD

December 19, 2005

TO: Leilani McGranahan and Joe Yardumian, Nor Este NA
Cynthia Reinhart and Jackie McDowell, North Albuquerque Acres Comm. Assoc.

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 five (5) acre(s): Major Preliminary Plat Approval and Minor Temporary Deferral of Sidewalks for twelve (12) single-family residential lots.**

Proposed by: **Brasher and Lorenz at 888-6088**
Agent for: **Baron's Run, LLC**

For property located: **On or near Barstow Street NE between Florence Avenue NE and Glendale Avenue NE.**

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

The case number(s) assigned is: **05DRB- 01817 and 01819, Project # 1004456.**

City Planning accepted application for this request on **December 2, 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, January 4, 2006** 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 J. Winklepleck

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

cc: Claire Senova, DRB Administrative Assistant

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

PAGE 2

Project # 1004083
05DRB-01849 Major-Vacation of Pub Right-of-Way

RHOMBUS PA INC agent(s) for SANCHEZ & WADE ENTERPRISES LLC request(s) the above action(s) for all or a portion of Lot(s) 19-33, Block(s) 11, **VALLEY VIEW ADDITION,** zoned C-2 community commercial zone, located on ZUNI RD SE, between ADAMS ST NE and JEFFERSON ST SE containing approximately 1 acre(s). [REF: 05ZHE00537] (K-17)

Project # 1004456
05DRB-01817 Major-Preliminary Plat Approval
05DRB-01819 Minor-Temp Defer SDWK

BRASHER & LORENZ agent(s) for BARON'S RUN, LLC request(s) the above action(s) for all or a portion of Lot(s) 14, 15, 16, 17 & 18, Tract(s) 1, Block(s) 11, NORTH ALBUQUERQUE ACRES (to be known as **BARON'S RUN SUBDIVISION)** zoned RD, located on BARSTOW ST NE, between FLORENCE AVE NE and GLENDALE AVE NE containing approximately 5 acre(s). [REF: 05DRB-01507] (B-19)

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

Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, DECEMBER 19, 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, January 4, 2006,** beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1003172
05DRB-01845 Major-Two Year SIA

TIERRA WEST LLC agent(s) for STILLBROOKE HOMES request(s) the above action(s) for **SEVILLE ESTATES, UNIT 9,** zoned R-LT residential zone, located on KAYENTA ST NW, between IRVING BLVD NW the CALABACILLAS ARROYO, containing approximately 7 acre(s). [REF: 04DRB-00529,04DRB-01955, 04DRB-01957,05DRB-01053] (A-10)

Project # 1002247
05DRB-01815 Major-Vacation of Public Easements

BOHANNAN HUSTON INC agent(s) for HUNT UPTOWN LLC request(s) the above action(s) for all or a portion of Tract(s) A, **ABQ UPTOWN SITE,** zoned SU-3 special center zone, located on LOUISIANA BLVD NE, between ARVADA AVE NE and INDIAN SCHOOL RD NE containing approximately 18 acre(s). [REF: 04DRB-00830, 04DRB-00831, 04DRB-00832, 04EPC-00914] (H-19)

Project # 1002743
05DRB-01818 Major-Preliminary Plat Approval

BORDENAVE DESIGNS agent(s) for HARVEST HOMES LLC request(s) the above action(s) for all or a portion of Tract(s) I & J, **LA LUZ DEL OESTE, UNIT 4,** zoned SU-1 FOR PRD, located on COORS BLVD NW, between WESTERN TRAILS NW and DELLYNE NW containing approximately 4 acre(s). [REF: 03DRB-00989] (F-11)

Project # 1003762
05DRB-01822 Major-Preliminary Plat Approval
05DRB-01823 Minor-Sidewalk Waiver
05DRB-01824 Minor-Temp Defer SDWK

ISAACSON & ARFMAN PA agent(s) for CHELWOOD HILLS LLC request(s) the above action(s) for all or a portion of Tract(s) B, CHELWOOD ELEMENTARY SCHOOL (to be known as **CHELWOOD HILLS SUBDIVISION**) zoned R-LT, located on EASTRIDGE PARK BLVD NE, between CHELWOOD PARK BLVD NE and INDIAN SCHOOL RD NE containing approximately 4 acre(s). [REF: 04EPC-01714, 05DRB-00316] (J-22)

SEE PAGE 2 . . . . .

CITY OF ALBUQUERQUE

ALBUQUERQUE
Making History

Planning Department

P.O. Box 1293

Albuquerque, NM 87103

UNITED STATES POSTAGE
PITNEY BOWES
02 1A
0004329277
$ 00.37⁰
DEC 16 2005
MAILED FROM ZIP CODE 87102

1019065489069402l4

WONG PING & REGINA
8728 MADRE NE
ALBUQUERQUE, NM 87111

PING728 871112023 1804 14 12/27/05
FORWARD TIME EXP RTN TO SEND
WONG
8000 SAN DIEGO AVE NE
ALBUQUERQUE NM 87122-3897

RETURN TO SENDER

87103/1293

87111+6610-28 C041

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
TRANSPORTATION SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO: 1004456 AGENDA ITEM NO: 7

SUBJECT:

SIA EXTENSION – SIDEWALK DEFERRAL

ENGINEERING COMMENTS:

No objection to extension request.

RESOLUTION:

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

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

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

SIGNED: Kristal D. Metro DATE: APRIL 7, 2010
Transportation Development 505-924-3991

City of Albuquerque Planning Department

One Stop Shop – Development and Building Services

03/30/2010 Issued By: E08375 72063

Permit Number: **2010 070 102** **Category Code 910**

Application Number: 10DRB-70102, Ext Of Sia For Temp Defr Sdwk Const

Address:

Location Description: BARSTOW SE NE BETWEEN GLENDALE AVE NE AND FLORENCE AVE NE

Project Number: 1004456

Applicant
Baron'S Run, Llc
9151 Elena Dr Ne/Po Box 30801
Albuquerque NM 87122
884-8493

Agent / Contact
Isaacson And Arfman Pa
Jenny Donart
128 Monroe St Ne
Albuquerque NM 87108

iamengrs@swcp.com

Application Fees

441018/4971000	Public Notification	
441032/3424000	Conflict Mgmt Fee	$20.00
441006/4983000	DRB Actions	$50.00
	TOTAL:	**$70.00**

City Of Albuquerque
Treasury Division

3/30/2010 9:12AM LOC: ANNX
USR 008 TRAN# 0005
RECEIPT# 00116842-00116842
PERMIT# 2010070102 IRSBLC
Trans Amt $70.00
Conflict Manag. Fee $20.00
DRB Actions $50.00
$70.00
CHANGE $0.00

Thank You

City of Albuquerque Planning Department

DEVELOPMENT AND BUILDING SERVICES

STANDARD APPLICATION, Paper Plans Required

DEVELOPMENT REVIEW BOARD

Category Code 910
2012 070 030

01/31/2012 Issued By: E08375 135136

Application Number: **12DRB-70030**, Ext Of Sia For Temp Defr Sdwk Const

Address:

Location Description: BARSTOW ST NE BETWEEN GLENDALEAVE NE AND FLORANCE AVE NE

Project Number: 1004456

Applicant
BARON'S RUN, LLC

9151 ELENA DR NE
ALBUQUERQUE NM 87122
884-8493

Agent / Contact
ISAACSON AND ARFMAN PA
JENNY DONART
128 MONROE ST NE
ALBUQUERQUE NM 87108

IAMENGRS@SWCP.COM

Application Fees

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

City Of Albuquerque
Treasury Division

1/31/2012 2:16PM LOC: ANNX
WS# 008 TRANS# 0036
RECEIPT# 00143644-00143644
PERMIT# 2012070030 TRSLNP
Trans Amt $70.00
Conflict Manag. Fee $20.00
DRB Actions $50.00
CK $70.00
CHANGE $0.00

Thank You

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental Form (SF)

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

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

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

S Z ZONING & PLANNING
- ___ Annexation

V
- ___ Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plan boundaries)

P
- ___ Sector Plan **(Phase I, II, III)**
- ___ Amendment to Sector, Area, Facility or Comprehensive Plan
- ___ Text Amendment (Zoning Code/Sub Regs)

D
- ___ Street Name Change (Local & Collector)

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

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

APPLICATION INFORMATION:

Professional/Agent (if any): Isaacson & Arfman, P.A. PHONE: 268-8828

ADDRESS: 128 Monroe Street NE FAX: 268-2632

CITY: Albuquerque STATE NM ZIP 87108 E-MAIL: freda@iacivil.com

APPLICANT: Baron's Run, LLC PHONE: 884-8493

ADDRESS: 9151 Elena Drive NE (P.O. Box 30801, ABQ, NM 87190) FAX: 884-0377

CITY: Albuquerque STATE NM ZIP 87122 E-MAIL:

Proprietary interest in site: Owner **List all owners**:

DESCRIPTION OF REQUEST: Extension of the SIA for Temporary Deferral of Sidewalk Construction Approval

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

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

Lot or Tract No. Lots 1-P1 thru 12-P1 Block: A Unit:

Subdiv/Addn/TBKA: Baron's Run Subdividion

Existing Zoning: R-D Proposed zoning: Same MRGCD Map No NA

Zone Atlas page(s): B-19 UPC Code: See Attached List

CASE HISTORY:

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 05DRB-01817; 05DRB-01819; 06ZHE-00191; 06ZHE-00192; 06DRB-01194; 10DRB-70102

CASE INFORMATION:

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

No. of **existing** lots: 12 No. of **proposed** lots: 0 Total site area (acres): 5.0

LOCATION OF PROPERTY BY STREETS: On or Near: Barstow Street NE

Between: Glendale Ave. NE and Florence Ave. NE

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

SIGNATURE Fred C. Arfman DATE 01.31.12

(Print Name) Fred C. Arfman Applicant: ☐ Agent: ☒

FOR OFFICIAL USE ONLY Revised: 6/2011

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

Application case numbers	Action	S.F.	Fees
12DRB - 70030	ESIA	___	$ 50.00
___ - ___	CMF	___	$ 20.00
___ - ___	___	___	$ ___
___ - ___	___	___	$ ___
___ - ___	___	___	$ ___
			Total $ 70.00

Hearing date February 16, 2012

1-31-12
Staff signature & Date

Project # 1004456

FORM V: SUBDIVISION VARIANCES & VACATIONS

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

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

❑ **VACATION OF PUBLIC EASEMENT (DRB27)**

❑ **VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)**
- __ The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24 copies.** (Not required for City owned public right-of-way.)
- __ Drawing showing the easement or right-of-way to be vacated, etc. (not to exceed 8.5" by 11") **24 copies**
- __ Zone Atlas map with the entire property(ies) clearly outlined
- __ Letter briefly describing, explaining, and justifying the request
- __ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- __ Sign Posting Agreement
- __ Fee (see schedule)
- __ List any original and/or related file numbers on the cover application

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

❑ **SIDEWALK VARIANCE (DRB20)**

❑ **SIDEWALK WAIVER (DRB21)**
- __ Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") **6 copies**
- __ Zone Atlas map with the entire property(ies) clearly outlined
- __ Letter briefly describing, explaining, and justifying the variance or waiver
- __ List any original and/or related file numbers on the cover application

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

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

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

❑ **TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB19)**

☒ **EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB07)**
- ✓ Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") **6 copies**
- ✓ Zone Atlas map with the entire property(ies) clearly outlined
- ✓ Letter briefly describing, explaining, and justifying the deferral or extension
- ✓ List any original and/or related file numbers on the cover application

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

❑ **VACATION OF PRIVATE EASEMENT (DRB26)**

❑ **VACATION OF RECORDED PLAT (DRB29)**
- __ The complete document which created the private easement/recorded plat (not to exceed 8.5" by 14") **6 copies**
- __ Scale drawing showing the easement to be vacated (8.5" by 11") **6 copies**
- __ Zone Atlas map with the entire property(ies) clearly outlined
- __ Letter/documents briefly describing, explaining, and justifying the vacation **6 copies**
- __ Letter of authorization from the grantors and the beneficiaries (private easement only)
- __ Fee (see schedule)
- __ List any original and/or related file numbers on the cover application

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

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

Fred C. Arfman
Applicant name (print)

Applicant signature / date

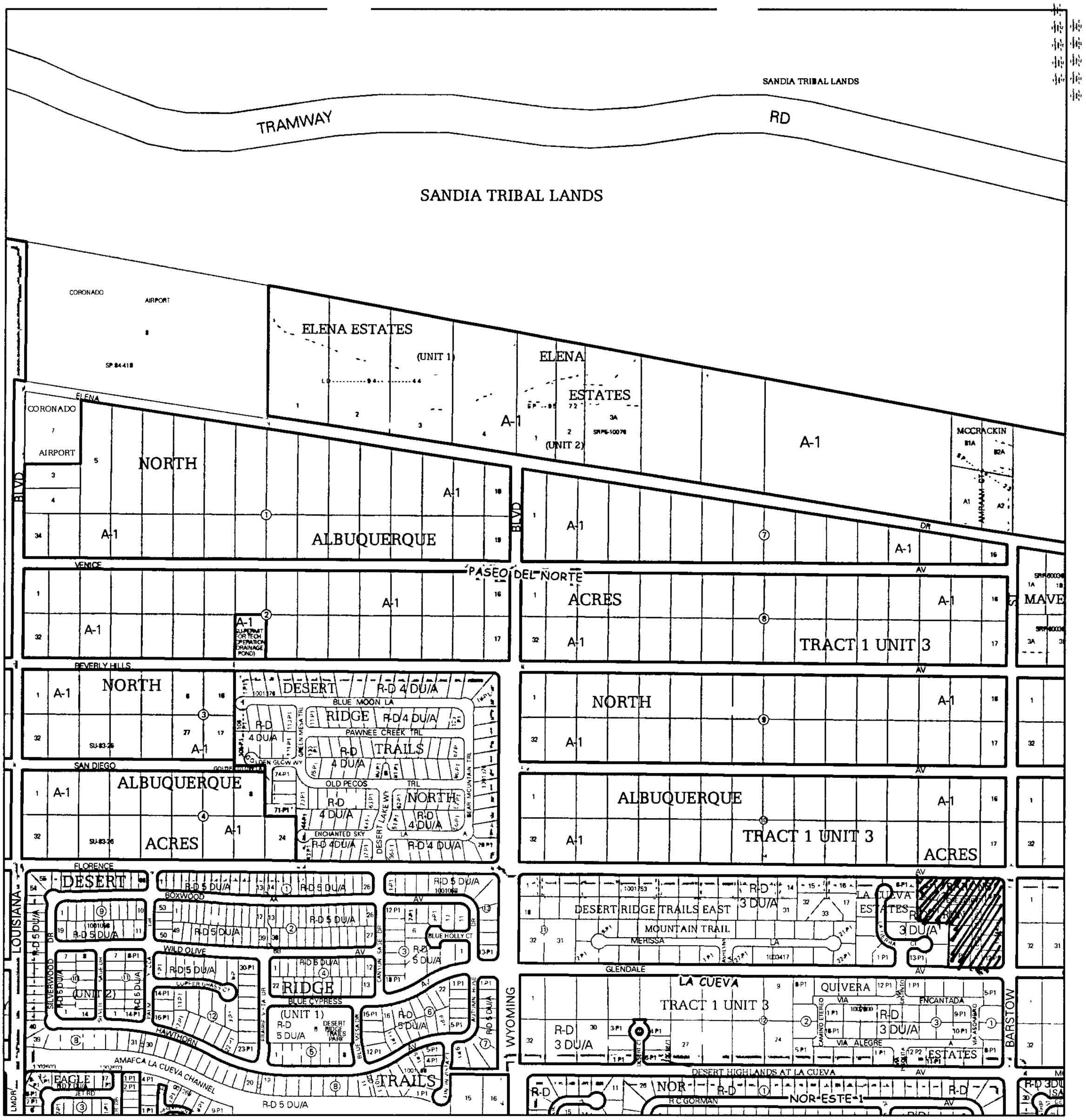
Form revised 4/07

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

Application case numbers
12DRB - ____ - 70030
____ - ____ - ____
____ - ____ - ____

1-31-12
Planner signature / date

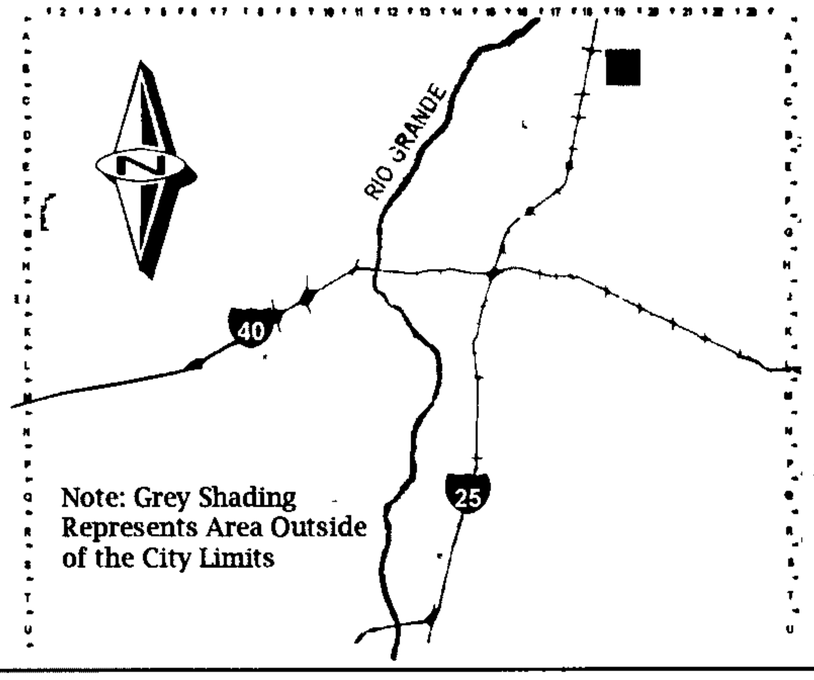
Project # 1004456



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

Albuquerque Geographic Information System

Map amended through: 1/24/2011



Zone Atlas Page:

B-19-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

DRB PROJECT NO. 1004456
UPC NUMBERS

LOT NO.	UPC NO.
1-P1	1019065 496057 41214
2-P1	1019065 496067 41215
3-P1	1019065 496078 41216
4-P1	1019065 480079 41217
5-P1	1019065 479092 41218
6-P1	1019065 493093 41219
7-P1	1019065 504093 41220
8-P1	1019065 514091 41221
9-P1	1019065 513080 41222
10-P1	1019065 513071 41223
11-P1	1019065 513063 41224
12-P1	1019065 513055 41225
Tract A	1019065 504075 41301

PROJECT MEMORANDUM

01/31/12

TO: Jack Cloud, Chairman, COA Development Review Board

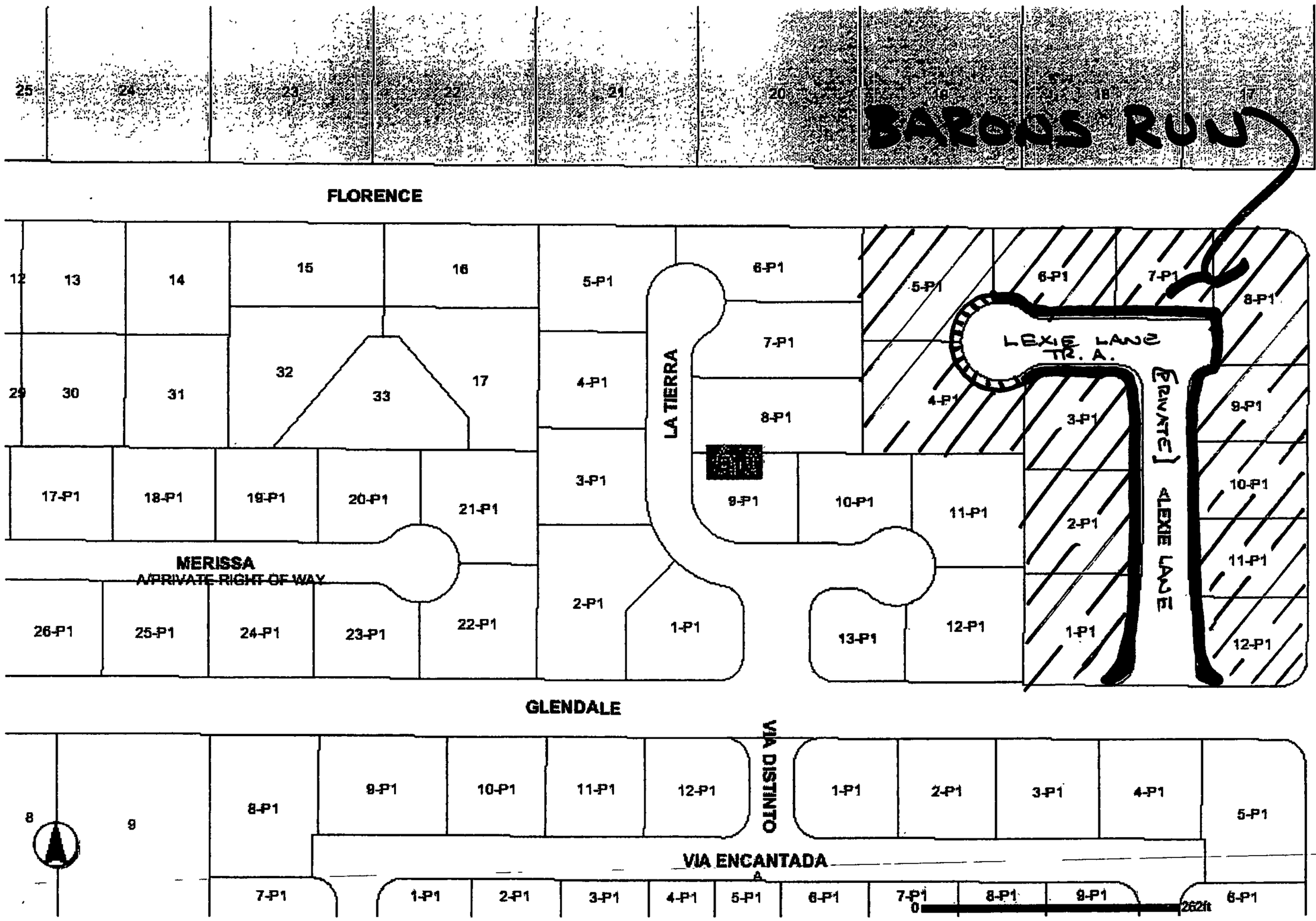
FROM: Fred C. Arfman, PE, Isaacson & Arfman, P.A.

REF: Baron's Run Subdivision
DRB Project No. 1004456

I&A PROJ NO: 1779

SUBJ: Sidewalk Deferral Justification

Isaacson & Arfman, P.A., acting as Agent for Baron's Run, LLC, respectfully request a two-year (2) extension to the Sidewalk Deferral Agreement for the remaining ten lots (10) of the referenced subdivision. The development has experienced slow lot sales due to the development climate of the past two years. Placement of the sidewalks at this time is premature.



SIDEWALK DEFERRAL EXHIBIT

EXISTING SIDEWALK

DEFERRED SIDEWALK

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION — **S**

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

SITE DEVELOPMENT PLAN — **P**

- ____ for Subdivision
- ____ for Building Permit
- ____ Administrative Amendment (AA)
- ____ IP Master Development Plan
- ____ Cert. of Appropriateness (LUCC)

STORM DRAINAGE — **D**

- ____ Storm Drainage Cost Allocation Plan

ZONING & PLANNING — **Z** **V**

- ____ 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... — **L** **A** **D**

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

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CITY: Albuquerque STATE NM ZIP 87108 E-MAIL: freda@iacivil.com

APPLICANT: Baron's Run, LLC ZIP 87190 PHONE: 884-8493
ADDRESS: 9151 Elena Drive NE / P.O. Box 30801 FAX: 884-0377
CITY: Albuquerque STATE NM ZIP 87122 E-MAIL:
Proprietary interest in site: Owner **List all owners:**

DESCRIPTION OF REQUEST: Extension of the SIA for Temporary Deferral of Sidewalk Construction Approval

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

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

Lot or Tract No. Lots 1-P1 thru 12-P1 Block: A Unit:
Subdiv/Addn/TBKA: Baron's Run Subdivision
Existing Zoning: R-D Proposed zoning: Same
Zone Atlas page(s): B-19 UPC Code: See Attached List MRGCD Map No NA

CASE HISTORY:

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 05DRB-01817; 05DRB-01819; 06ZHE-00191; 06ZHE-00192; 06DRB-01194

CASE INFORMATION:

Within city limits? ✓ Yes Within 1000FT of a landfill? No
No. of **existing** lots: 12 No. of **proposed** lots: 0 Total area of site (acres): 5.0
LOCATION OF PROPERTY BY STREETS: On or Near: Barstow St. NE
Between: Glendale Ave. NE and Florence Ave. NE

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

SIGNATURE Fred C. Arfman DATE 3/29/10
(Print) Fred C. Arfman Applicant: ☐ Agent: ☒

FOR OFFICIAL USE ONLY Form revised 4/07

☐ **INTERNAL ROUTING**

- ☒ All checklists are complete
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- ☒ All case #s are assigned
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- ☐ F.H.D.P. density bonus
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Application case numbers	Action	S.F.	Fees
10DRB - ____ - 70102	ESIA	___	$ ____
____ - ____ - ____	CMF	___	$ 20.00
____ - ____ - ____	____	___	$ ____
____ - ____ - ____	____	___	$ ____
____ - ____ - ____	____	___	$ ____
			Total
			$ ____

Hearing date April 7, 2010

3-30-10
Planner signature / date

Project # 1004456

DRB PROJECT NO. 1004456
UPC NUMBERS

LOT NO.	UPC NO.
1-P1	1019065 496057 41214
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FORM V: SUBDIVISION VARIANCES & VACATIONS

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❑ **VACATION OF PRIVATE EASEMENT (DRB26)**
❑ **VACATION OF RECORDED PLAT (DRB29)**
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I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

Fred C. Artman
Applicant name (print)

3/29/10
Applicant signature / date

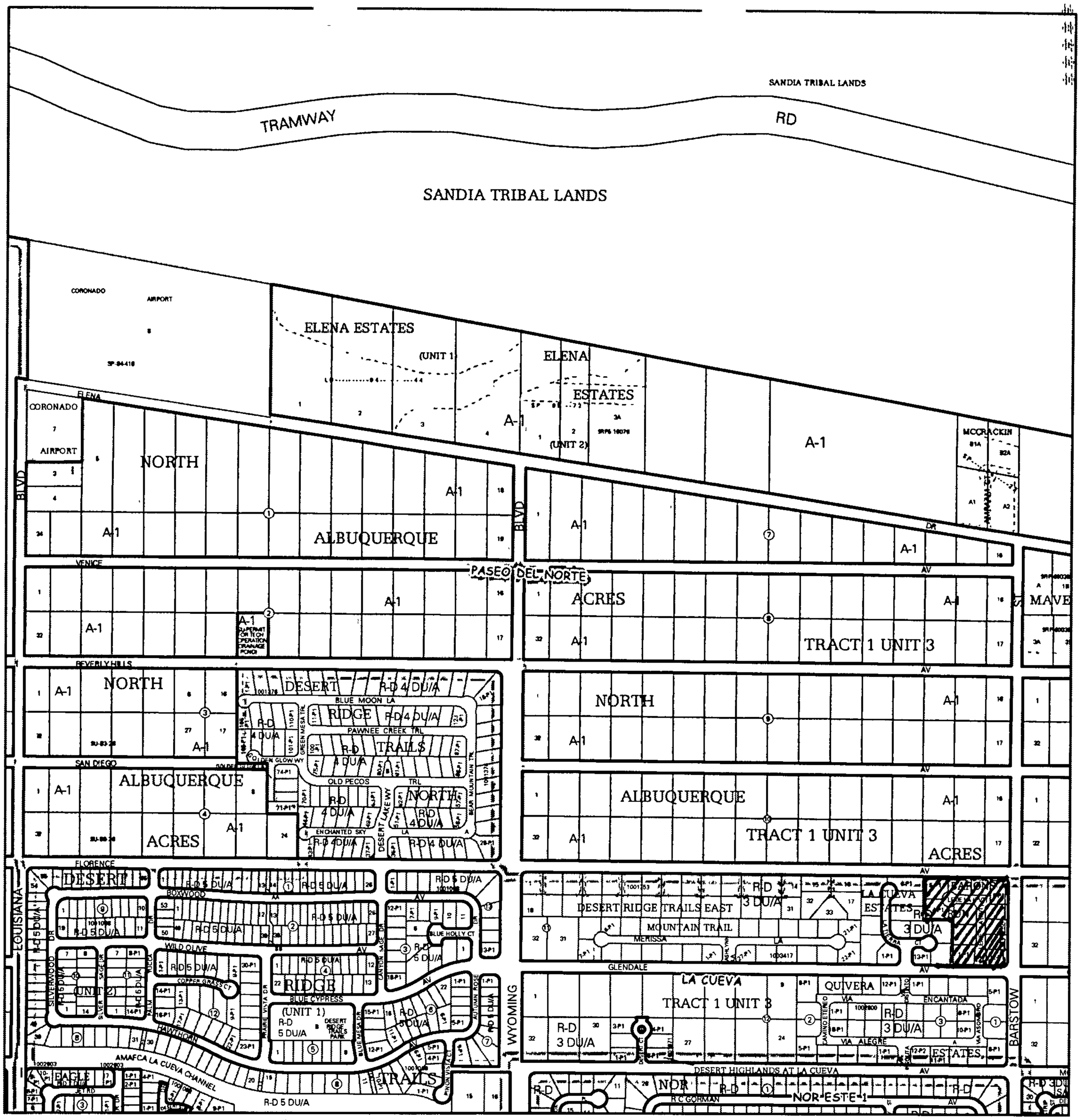
Form revised 4/07

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

Application case numbers
10DRB - _____ - 70102
_____ - _____ - _____
_____ - _____ - _____

3-30-10
Planner signature / date

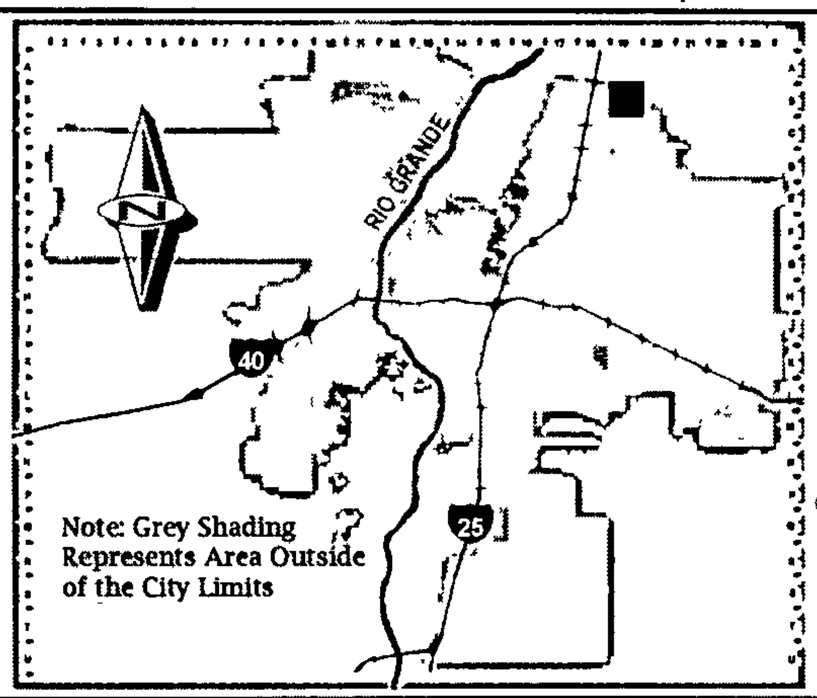
Project # 1004456



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

Albuquerque Geographic Information System

Map amended through: 6/5/2009



Zone Atlas Page:

B-19-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

PROJECT MEMORANDUM

03/29/10

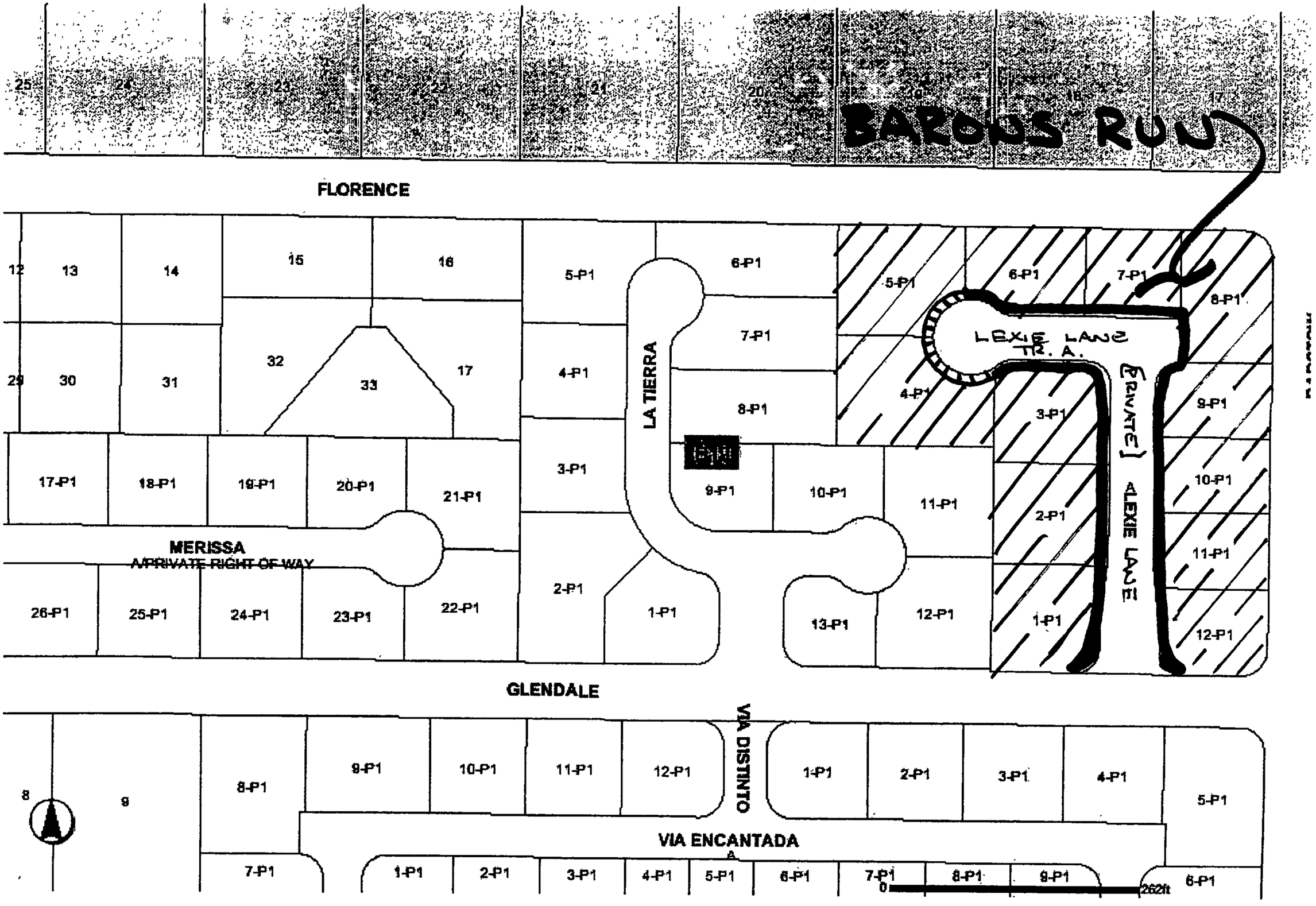
TO: Jack Cloud, Chairman, COA Development Review Board

FROM: Fred C. Arfman, PE, Isaacson & Arfman, P.A.

REF: Baron's Run Subdivision ***I&A PROJ NO:*** 1779

SUBJ: Sidewalk Deferral Justification

Isaacson & Arfman, P.A., acting as Agent for Baron's Run, LLC, respectfully request a two-year (2) extension to the Sidewalk Deferral Agreement for the remaining ten lots (10) of the referenced subdivision. The development has experienced slow lot sales due to the development climate of the past two years. Placement of the sidewalks at this time is premature.



SIDEWALK DEFERRAL EXHIBIT

EXISTING SIDEWALK

DEFERRED SIDEWALK

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

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

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

APPLICANT INFORMATION:

NAME: BARON'S RUN LLC PHONE: 884-8493

ADDRESS: PO BOX 30801 FAX: 884-0377

CITY: ABQ STATE NM ZIP 87190 E-MAIL:

Proprietary interest in site: OWNER List all owners: BARON'S RUN LLC

AGENT (if any): BRASHER + LORENZ PHONE: 888-6088

ADDRESS: 2201 SAN PEDRO NE FAX: 888-6188

CITY: ABQ STATE NM ZIP 87110 E-MAIL:

DESCRIPTION OF REQUEST: FINAL PLAT APPROVAL

BARON'S RUN SUBDIVISION LOTS 1-P1 THRU 12-P1

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 14-18 Block: 11 Unit: 3

Subdiv. / Addn. TRACT 1, NORTH ALBUQUERQUE ACRES

Current Zoning: RD Proposed zoning: RD

Zone Atlas page(s): B19 No. of **existing** lots: 5 No. of **proposed** lots: 12

Total area of site (acres): 5.0 AC Density if applicable: dwellings per gross acre: 2.4 dwellings per net acre: 2.91

Within city limits? X Yes. No___, but site is within 5 miles of the city limits.) Within 1000FT of a landfill? NO

UPC No. SEE ATTACHED MRGCD Map No. NA

LOCATION OF PROPERTY BY STREETS: On or Near: BARSTOW ST. NE

Between: GLENDALE AVE NE and FLORENCE AVE 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.):

PROJ 1004456 05DRB 01817 05DRB 01819 06ZHE 00191 06ZHE 00192

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

SIGNATURE DATE 8-14-06

(Print) DENNIS A. LORENZ ___ Applicant X Agent

FOR OFFICIAL USE ONLY Form revised 4/04

	Application case numbers	Action	S.F.	Fees
☐ INTERNAL ROUTING				
☑ All checklists are complete	06DRB-____-01194	FP	3(3)	$ 0.00
☐ All fees have been collected		CME		$ 20.00
☑ 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 08/23/06			$ 20.00

Sandy Handley 08/15/06

Project # 1004456

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

❑ SKETCH PLAT REVIEW AND COMMENT — YOUR ATTENDANCE IS REQUIRED.

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

❑ MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT — Your attendance is required.

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

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

☒ MAJOR SUBDIVISION FINAL PLAT APPROVAL — Your attendance is required.

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

❑ MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL — Your attendance is required.

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

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

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

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

Amended preliminary plat approval expires after one year

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

DENNIS A. LORENZ
Applicant name (print)
8.14.06
Applicant signature / date

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

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

Application case numbers
06DRB - 01194
- -
- -

Sandy Handley 08/15/06
Planner signature / date

Project # 1004456

1/4/06

ansportation Development

No objection to the sidewalk deferral. Why does Lexie Lane have a private 4' sidewalk? The intersections of Florence/Barstow and Glendale/Barstow will require left turn bays. The infrastructure list needs to reflect these requirements. Barstow may require median curb and gutter.

Parks & Recreation

The R-D zone requires 2,400 square feet of open space for each dwelling unit. With submittal of the Preliminary Plat/Site Development Plan, provide an Open Space Calculation Table showing the lot number, lot size, building & driveway area, provided open space, remaining open space requirement (this table can be separate from the plat itself). Provide a dimensioned Typical Lot Plan, which shows a typical lot with the building footprint and driveway (this should be on the Site Development Plan rather than the plat). Include one of the following notes on the Preliminary and Final Plats indicating how the total remaining open space requirement will be met:

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

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

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

Utilities Development

No comments on present actions. Future- Final plat would require water and sewer easement on north side to ABCWUA.

Planning Department

The perimeter wall design submittal location map shows walls on the front & back of many lots. The front yard wall has a maximum height of 3 feet unless it's 20 feet from the front yard property line. In addition, the side yards have a 3 foot height limitation until the wall is 20 feet back from the front yard property line. The pilasters must also protrude a minimum of 2 inches on the public side.

Be sure to correct the wall submittal & resubmit to the DRB Chair at least one week before the scheduled hearing date. No objection once these problems are addressed.

SANDIA INDIAN LAND

SANDIA INDIAN LAND

TRAMWAY

RD

INDIAN LAND

PASEO DEL NORTE/NORTH ALBUQUERQUE

ELENA ESTATES

SECTOR DEV PLAN BOUNDARY

(UNIT 1)

ELENA

ESTATES

(UNIT 2)

Sandia Pueblo Grant South Boundary

NORTH CAMINO ARROYO

Elena Gallegos Grant North Boundary

CORONADO AIRPORT

SP-84-416

ELENA

CORONADO AIRPORT

NORTH

ALBUQUERQUE

A-1

A-1 SU-PERMIT AIRCRAFT PARKING & MAINT FAC

A-1 SU-PERMIT FOR TEMP OPERATION OMNIMAX PROJECT

VENICE

BEVERLY HILLS

A-1 SU-PERMIT SOFTBALL DIAMOND COMPLEX & 14 VOLLEYBALL COURTS

SAN DIEGO

ALBUQUERQUE

A-1 SU-PERMIT SOFTBALL DIAMOND COMPLEX & 14 VOLLETBALL COURTS

ACRES

PASEO DEL NORTE/NORTH ALBUQUERQUE

NORTH INTERSTATE 25 SECTOR DEV PLAN BOUNDARY

PASEO DEL NORTE/NORTH ALBUQUERQUE SECTOR DEV PLAN BOUNDARY

LA CUEVA SECTOR PLAN BOUNDARY

DESERT

R-D 4 DU/A

BLUE MOON LA

RIDGE

PAWNEE CREEK TRL

TRAILS

GREEN MESA TRL

GOLDEN GLOW WY

OLD PECOS TRL

DESERT LAKE WY

BEAR MOUNTAIN TRL

ENCHANTED SKY LA

ACRES

ALBUQUERQUE

TRACT 1 UNIT 3

PASEO DEL NORTE/NORTH ALBUQUERQUE SECTOR DEV PLAN BOUNDARY

SITE

FLORENCE AVENUE NE

DESERT

LA CUEVA SECTOR PLAN

R-D 5 DU/A

BOXWOOD

WILD OLIVE

UPPER GRASS CT

RIDGE

BLUE CYPRESS

(UNIT 1)

R-D 5 DU/A

DESERT RIDGE TRAILS PARK

HAWTHORN

AMAFCA LA CUEVA CHANNEL

EAGLE

JET RD

TRAILS

LOUISIANA

WYOMING BLVD NE

DESERT RIDGE TRAILS EAST

R-D 3 DU/A

ACRES

CAMINO ARROYO

GLENDALE AVENUE NE

TRACT 1 UNIT 3

QUIVERA

VIA ENCANTADA

VIA ALEGRE

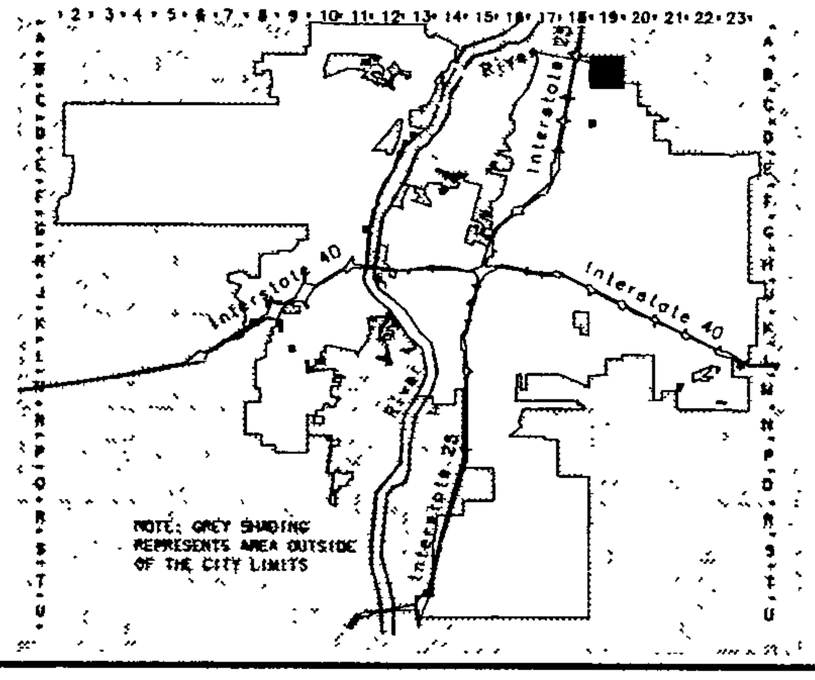
ESTATES

DESERT HIGHLANDS AT LA CUEVA

SECTOR PLAN BOUNDARY

BARSTOW ST NE

MCCRACKEN



CITY OF ALBUQUERQUE · NEW MEXICO · 1706

A lbuquerque G eographic I nformation S ystem

PLANNING DEPARTMENT

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GRAPHIC SCALE IN FEET

250 0 750 1000

Zone Atlas Page

B-19-Z

Map Amended through March 08, 2005

PARCEL LEGAL DESCRIPTIONS AND UPC NOS.

LOT 14, BLOCK 11, TRACT I, UNIT 3, NORTH ALBUQUERQUE ACRES
UPC 101906548909240219

LOT 15, BLOCK 11, TRACT I, UNIT 3, NORTH ALBUQUERQUE ACRES
UPC 101906550609240218

LOT 16, BLOCK 11, TRACT I, UNIT 3, NORTH ALBUQUERQUE ACRES
UPC 101906552109240217

LOT 17, BLOCK 11, TRACT I, UNIT 3, NORTH ALBUQUERQUE ACRES
UPC 101906552106940216

LOT 18, BLOCK 11, TRACT I, UNIT 3, NORTH ALBUQUERQUE ACRES
UPC 101906550606940215

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

January 4, 2006

6. Project # 1004456
05DRB-01817 Major-Preliminary Plat Approval
05DRB-01819 Minor-Temp Defer SDWK

BRASHER & LORENZ agent(s) for BARON'S RUN, LLC request(s) the above action(s) for all or a portion of Lot(s) 14, 15, 16, 17 & 18, Tract(s) 1, Block(s) 11, NORTH ALBUQUERQUE ACRES (to be known as **BARON'S RUN SUBDIVISION)** zoned RD, located on BARSTOW ST NE, between FLORENCE AVE NE and GLENDALE AVE NE containing approximately 5 acre(s). [REF: 05DRB-01507] (B-19)

At the January 4, 2006, Development Review Board meeting, with the signing of the infrastructure list dated 1/4/06 and approval of the grading plan engineer stamp dated 12/1/05 the prelimnary plat was approved with the following condition of final plat approval:

The perimeter wall design shall be approved prior to final plat.

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

If you wish to appeal this decision, you must do so by January 19, 2006, 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).

OFFICIAL NOTICE OF DECISION

PAGE 2

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

for Sheran Matson, AICP, DRB Chair

Cc:Baron's Run LLC, P.O. Box 30801, 87190
Brasher & Lorenz, 2201 San Pedro NE, 87110
Joe Yardumian, 7801 RC Gorman NE, 87122
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File

BRASHER & LORENZ, INC.
CONSULTING ENGINEERS
2201 San Pedro NE Bldg 1 Suite 1200 • Albuquerque, NM 87110 • Phone (505) 888-6088 • Fax (505) 888-6188 • www.brasherlorenz.com

August 15, 2006

Sheran Matson, AICP, Chair
Development review Board
City of Albuquerque
Plaza Del Sol
Albuquerque, New Mexico 87102

SUBJECT: BARON'S RUN SUBDIVISION
LOTS 14 thru 18, BLOCK 11 TRACT 1, UNIT 3, NORTH ALBUQUERQUE ACRES
Project 1004456
ZAP B-19

Dear Ms Matson:

Submitted herewith for Final Plat approval are the following:

1. DRB Application
2. Six copies of the Final Plat
3. Zone Atlas page B-19 depicting the project location.
4. One copy of the Recorded SIA's (Figures 12 and 19).
5. One copy of the Declaration of Protective and Restrictive Covenants for Baron's Run.
6. Three copies of the Perimeter Wall Plan.
7. Copies of the Notices of Decision from the Zoning Hearing Examiner approving wall height variances.
8. DRB Notice of Decision on Preliminary Plat.

The Zoning Hearing Examiner approved a wall height variance of 3-feet, 3-inches along Florence Avenue at Lot 5-P1, due to steep street grades. The Zoning Hearing Examiner also approved a 3-foot wall height variance allowing a 6-foot high wall within the frontyard setbacks of Lots 1-P1 and 12-P1. This allows for a 6-foot high entry gate.

The Declaration of Protective and Restrictive Covenants are provided as a courtesy to demonstrate how the private road is owned and maintained.

If you have any questions, or if I can be of any assistance, please feel free to call.

Sincerely,

BRASHER & LORENZ, INC.

Dennis A. Lorenz, PE
Principal

/dl/04543
encl

No. of Lots: 12
Nearest Major Streets
BARSTOW ST NE AT
GLENDALE AVE NE

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 12th day of June, 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 ("Subdivider"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:] BARON'S RUN LLC, whose address is 9151 ELENA DR NE, ALBUQUERQUE, NM 87122 and whose telephone number is 505.856.6321, 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 14-18, BLK 11, TR 1, UNIT 3, NORTH ALBQ ACRES, recorded on 9-10-1931 in the records of the Bernalillo County Clerk at Book D, pages 121 through — (the "Subdivision"). The Subdivider certifies that the Subdivision is owned by [state the name of the present real property owner exactly as shown on the real estate document conveying title in the Subdivision to the present owner:] BARONS RUN, LLC ("Owner").

The Subdivider has submitted and the City has approved a preliminary plat or Site Development Plan identified as BARON'S RUN SUBDIVISON LOTS 1-P1 THRU 12-P1 describing Subdivider's Property.

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

2. Improvements and Construction Deadline. The Subdivider agrees to install and complete the public and/or private improvements described in Exhibit A, the required infrastructure listing ("Improvements"), to the satisfaction of the City, on or before the 18 day of MARCH, 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. 779981.

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

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

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

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Mary Herrera Bern. Co. AGRE R 19.00

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

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

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

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

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

Type of Financial Guaranty: IRREVOCABLE LETTER OF CREDIT NO 152
Amount: $ 478,821.54 Name of Financial Institution or Surety: NEW MEXICO BANK + TRUST
Date City first able to call Guaranty: MARCH 18, 2007
[Construction Completion Deadline]: MARCH 18, 2007
If Guaranty other than a Bond, last day City able to call Guaranty is: MAY 18, 2007
Additional information:

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

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

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

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

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

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

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

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

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

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

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

Mary Herrera Bern. Co. AGRE R 19.00
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11. Assignment. This Agreement shall not be assigned without the prior written consent of the City and the Subdivider and the express written concurrence of any financial institution or surety which has undertaken to guarantee the completion of the Improvements. The City's approval will not be withheld unreasonably. If so assigned, this Agreement shall extend to and be binding upon the successors and assigns of the parties hereto.

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

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

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

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

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

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

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

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

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

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

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Page: 5 of 6
06/12/2006 02:40P
Mary Herrera Bern. Co. AGRE R 19.00 Bk-A118 Pg-5449

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

SUBDIVIDER:

By [Signature]: Ron B Clark
Name: Ron B Clark
Title: Managing Partner Baron's Run LLC
Dated: 5/18/06

CITY OF ALBUQUERQUE

for City Engineer
Dated: 6-12-06

6-8-06

SUBDIVIDER'S NOTARY

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

This instrument was acknowledged before me on 18th day of May, 2006 by [name of person:] Ron B Clark, [title or capacity, for instance, "President" or "Owner":] Managing Partner Baron's Run LLC of [Subdivider:] Baron's Run LLC

Cynthia S Sample
Notary Public

My Commission Expires:
August 21, 2008

OFFICIAL SEAL
CYNTHIA S. SAMPLE
NOTARY PUBLIC-STATE OF NEW MEXICO
My commission expires: August 21, 2008

CITY'S NOTARY

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

This instrument was acknowledged before me on 12th day of, June, 2006 by Wilfred Gallegos Jr., City Engineer of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

Gloria D Saavedra
Notary Public

My Commission Expires:
11-25-2007

EXHIBIT A AND POWER OF ATTORNEY ATTACHED

Mary Herrera Bern. Co. AGRE R 19.00 2006085694 6473257 Page: 6 of 6 06/12/2006 02:40P Bk-A118 Pg-5449

Current DRC
Project Number:_____

FIGURE 12

Date Submitted: 12-2-05
Date Site Plan Approved:_____
Date Preliminary Plat Approved: 1/4/06
Date Preliminary Plat Expires: 1/4/07
DRB Project No.: 1004456
DRB Application No.: 05DRB ~~01507~~ 01817

ORIGINAL

INFRASTRUCTURE LIST

(Rev. 9-20-05)

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

BARON'S RUN

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

LOTS 14 THRU 18, BLOCK 11, TRACT 1, UNIT 3, NORTH ALBUQUERQUE ACRES

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
		24'	MAJOR LOCAL STREET 1/2 WIDTH 6' SW	FLORENCE AVE	W. PL LOTS	BARSTOW ST	/	/	/
		24'	MAJOR LOCAL STREET 1/2 WIDTH 6' SW	GLENDALE AVE	W. PL LOT 1	BARSTOW	/	/	/
		30'	COLLECTOR STREET 1/2 WIDTH 6' SW + (~~MEDIAN C&G~~)	BARSTOW	FLORENCE	GLENDALE (DIVIDED MEDIAN C&G)	/	/	/
		28'	RESIDENTIAL STREET PRIVATE 4' SW	LEXIE LN	GLENDALE	CUL-DE-SAC	/	/	/
		6"	WATERLINE	LEXIE LN	GLENDALE	FLORENCE	/	/	/
		8"	SANITARY SEWER	LEXIE LN	LOT 12	FLORENCE	/	/	/
		8"	SANITARY SEWER	FLORENCE	W. PL LOTS	BARSTOW	/	/	/
		5'	CHANNEL	25' DRAINAGE EASEMENT	LEXIE LN	FLORENCE	/	/	/
		36"	STORM SEWER	BARSTOW	FLORENCE	260' SO.	/	/	/

BARON'S RUN

ORIGINAL

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To
		42"	STORM SEWER	BARSTOW	GLENDALE	290' NO.
		6'	SIDEWALK	25' EASEMENT	LEXIE	FLORENCE
		—	G+D CERT READ PRIOR TO RELEASE OF FINANCIAL GUARANTY AND SIA.			
		4'	TEMP DEFERRAL OF SW CONSTR WITHIN SUBN UNTIL CONSTR OF HOMES			
		~~40'~~ 44'	RESIDENTIAL ENTRY WITH TURN ARROWS WIDTH	LEXIE LN	GLENDALE	50' NORTH

Construction Certification		
Private		City Cnst
Inspector	P.E.	Engineer
/	/	/
/	/	/
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/	/	/

(rev. 9-20-05)

ORIGINAL

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

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

Approval of Creditable Items:

Impact Fee Admistrator Signature Date

Approval of Creditable Items:

City User Dept. Signature Date

NOTES

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

Street lights per City rquirements.

1 STREETS INCL: CONC C+G, SW, ACCESS RAMPS, ST. LIGHTS AND PAVEMENT PER DRC. GRAVEL LANDSCAPING MIN ON GLENDALE, FLORENCE, BARSTOW

2 WATER + SEWER INCL: MANHOLES, PIPES, FH, VALVES AND SERVICES PER DRC.

3 STORM SEWER INCL: MANHOLES, PIPES AND INLETS PER DRC

AGENT / OWNER

DENNIS A. LORENZ
NAME (print)

BRADITER + LORENZ
FIRM

SIGNATURE - date 12-2-05

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

DRB CHAIR - date 1/4/06

Christina Sandoval 1/4/06
PARKS & RECREATION - date

1-4-06
TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

William D. Badach 1-4-06
UTILITY DEVELOPMENT - date

_____ - date

Bradley L. Bigham 1-4-06
CITY ENGINEER - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER
A	5-11-06			

(rev. 9-20-05)

FINANCIAL GUARANTY AMOUNT

05/11/2006

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

Project Description:

Project ID #: 779981, Baron's Run Subdivision, Phase/Unit #: 1

Requested By: **Dennis Lozenz, P.E. Brasher and Lorenz**

Approved estimate amount:		$300,381.56
Contingency Amount:	10.00%	$30,038.16
Subtotal:		$330,419.72
NMGRT	6.75%	$22,303.33
Subtotal:		$352,723.05
Engineering Fee	6.60%	$23,279.72
Testing Fee	2.00%	$7,054.46
Subotal:		$383,057.23
FINANCIAL GUARANTY RATE		1.25
Retainage Amount:		$.00
TOTAL FINANCIAL GUARANTY REQUIRED		**$478,821.54**

APPROVAL: DATE:

5/11/2006

Notes: Plans not signed, 10% Contingency fee. Gravel landscaping on Glendale, Florence, Barstow

NEW MEXICO
BANK & TRUST

Post Office Box 1048
Albuquerque, New Mexico 87103-1048

IRREVOCABLE LETTER OF CREDIT AND AGREEMENT NO. 152

Amount: $478,821.54

May 18, 2006

Bruce Perlman
Chief Administrative Officer
City of Albuquerque
One Civic Plaza NW/City County Building
Albuquerque, New Mexico 87102

Re: Letter of Credit for Barons Run, LLC
City of Albuquerque Project No. 779981
Project Name: Barons Run Subdivision, Phase/Unit # 1

Dear Mr. Perlman:

This letter is to advise the City of Albuquerque ("City") that, at the request of Barons Run, LLC, New Mexico Bank & Trust, Albuquerque, New Mexico has established our Irrevocable Letter of Credit in the sum of Four Hundred Seventy Eight Thousand Eight Hundred Twenty One Dollars and 54/100 ($478,821.54) ("Letter of Credit") for the exclusive purpose of providing the financial guarantee which the City requires of Barons Run, LLC ("Subdivider") to provide for the installation of the improvements which must be constructed at Baron's Run Subdivision; Project No. 779981 ("Project"). The amount of the Letter of Credit is 125% of the City's estimated cost of construction of improvements 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 June 12, 2006 in the records of the Clerk of Bernalillo County, New Mexico in Book Misc. 118, at pages 5449 to 5449, as amended ("Agreement").

A Draft or Draft(s) for any amount up to, but not in excess of Four Hundred Seventy Eight Thousand Eight Hundred Twenty One Dollars and 54/100 ($478,821.54) is/are available at sight at New Mexico Bank & Trust; 320 Gold Ave. SW; Albuquerque, New Mexico 87102 between March 18, 2007 and May 18, 2007.

When presented for negotiation, draft(s) is/are to be accompanied by the City's notarized certification stating:

1. "Baron's Run, LLC has failed to comply with the terms of the Agreement.

2. The undersigned is the Chief Administrative Officer of the City of Albuquerque and is authorized to sign this certification; and

3. The amount of the draft does not exceed 125% of the City's estimated cost of completing the improvements specified in the Agreements."

We hereby agree with the drawer of draft(s) drawn under and in compliance with the terms of this credit and that such draft(s) will be duly honored upon presentation to the drawee if negotiated between March 18, 2007 and May 18, 2007.

The Draft(s) drawn under this credit must contain the clause: "Drawn under Letter of Credit and Agreement No. 152 of New Mexico Bank & Trust, Albuquerque, New Mexico, dated May 18, 2006" and the original Letter of Credit must be endorsed on the reverse side with the amount of each draft. This Letter of Credit must accompany each draft and be attached to the draft which exhausts this credit.

This Letter of Credit for the benefit of the City of Albuquerque shall be irrevocable until:
1. Sixty (60) days after the City accepts the completed improvements specified in the Agreement; or
2. City notification of Barons Run, LLC's failure to comply with the terms of the Agreement, and payment by Certified check from New Mexico Bank & Trust to the City of Albuquerque of 125% of the City's estimated costs of completing the improvements specified in the Agreement; or
3. Expiration of the date May 18, 2007; or
4. Written termination of this Letter of Credit by the City of Albuquerque, signed by its Chief Administration Officer.

This Letter of Credit will terminate at 4 o'clock p.m., New Mexico time, May 18, 2007.

This credit is subject to the Uniform Customs and Practice for Documentary Credits (1993 Revision), International Chamber of Commerce Publication No. 500 and any subsequent revisions.

Very truly yours,

NEW MEXICO BANK & TRUST

Authorized signature

New Mexico Bank & Trust
May 18, 2006

ACCEPTED:

CITY OF ALBUQUERQUE

By: _____
Chief Administrative Officer

Dated: 6-12-06

6-8-06

EXHIBIT "A"

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

January 4, 2006

6. Project # 1004456
05DRB-01817 Major-Preliminary Plat Approval
05DRB-01819 Minor-Temp Defer SDWK

BRASHER & LORENZ agent(s) for BARON'S RUN, LLC request(s) the above action(s) for all or a portion of Lot(s) 14, 15, 16, 17 & 18, Tract(s) 1, Block(s) 11, NORTH ALBUQUERQUE ACRES (to be known as **BARON'S RUN SUBDIVISION**) zoned RD, located on BARSTOW ST NE, between FLORENCE AVE NE and GLENDALE AVE NE containing approximately 5 acre(s). [REF: 05DRB-01507] (B-19)

At the January 4, 2006, Development Review Board meeting, with the signing of the infrastructure list dated 1/4/06 and approval of the grading plan engineer stamp dated 12/1/05 the prelimnary plat was approved with the following condition of final plat approval:

The perimeter wall design shall be approved prior to final plat.

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

If you wish to appeal this decision, you must do so by January 19, 2006, 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).

NonClark 856.6521

No. of Lots: 12
Nearest Major Streets
BARSTOW ST NE.
GLENDALE AVE NE

FIGURE 19
SIDEWALK DEFERRAL AGREEMENT
PROJECT NO. 779981

THIS AGREEMENT is made this 12th day of June, 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 BARONS RUN LLC ("Developer"), whose address is 9151 ELENA DR NE, ALBQ, NM 87122 and whose telephone number is 856.6321, a (state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:) LIMITED LIABILITY COMPANY, is made in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

WHEREAS, the Developer is developing certain lands within the City of Albuquerque, County of Bernalillo, State of New Mexico, known as (existing legal description)
(the "Subdivision"); and

WHEREAS, the Developer has submitted and the City has approved Developer's development plans and (state "preliminary" or "final":) PRELIMINARY plat, to be identified as (state name of plat:) BARONS RUN SUBDIVISION LOTS 1-P1 THRU 12-P1; and

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

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

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

THEREFORE, the City and the Developer agree:

1.A. Sidewalk Construction Deadline. Developer has obtained a sidewalk deferral, as shown in the attached Exhibit "A", which is a copy of the Development Review Board's decision regarding the deferral granted. Developer agrees to utilize the City's sidewalk permit process and complete the sidewalk to the satisfaction of the City by MARCH 18, 2008 ("Sidewalk Construction Deadline").

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

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Page: 1 of 4
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Bk-A118 Pg-5450
Mary Herrera Bern. Co. AGRE R 15.00

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

Type of Financial Guaranty: NEW MEXICO BANK AND TRUST IRREVOCABLE LETTER OF CREDIT NO 153
Amount: $ 17,112.43 Name of Financial Institution or Surety providing Guaranty: NEW MEXICO BANK AND TRUST
Date City first able to call Guaranty (Sidewalk Construction Deadline): MARCH 18, 2008.
If Guaranty other than a Bond, last day City able to call Guaranty is: MAY 18, 2008.
Additional Information: _____

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

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

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

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

Mary Herrera Bern. Co. AGRE R 15.00
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Page: 2 of 4
06/12/2006 02:40P
Bk-A118 Pg-5450

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

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

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

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

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

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

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

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

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

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

8/02
Mary Herrera Bern. Co. AGRE R 15.00
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Page: 3 of 4
06/12/2006 02:40P
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Executed on the date stated in the first paragraph of this Agreement.

DEVELOPER:

By (Signature): Ron B Clark
Name: RON B CLARK
Title: Managing Partner - Baron's Run LLC
Dated: 5/18/06

CITY OF ALBUQUERQUE:

for City Engineer
Dated: 6-12-06

VF 6/12/06

dr 6-8-06

DEVELOPER'S NOTARY

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

This instrument was acknowledged before me on 18th day of May, 2006 by (name of person:) Ron B. Clark, (title or capacity, for instance, "President" or "Owner":) Managing Partner of (Developer:) Baron's Run LLC.

Cynthia A Sample
Notary Public

My Commission Expires:
August 21, 2008

OFFICIAL SEAL
CYNTHIA S. SAMPLE
NOTARY PUBLIC-STATE OF NEW MEXICO
My commission expires: August 21, 2008

CITY'S NOTARY

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

This instrument was acknowledged before me on 13th day of June, 2006 by Richard Dourte as Wilfred Gallegos for City Engineer of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

Gloria D. Saavedra
Notary Public

My Commission Expires:
11-25-2007

EXHIBIT "A" ATTACHED

Mary Herrera Bern. Co. AGRE R 15.00
2006085695
6473258
Page: 4 of 4
06/12/2006 02:40P
Bk-A118 Pg-5450

FINANCIAL GUARANTY AMOUNT

05/11/2006

Type of Estimate: Sidewalk Deferral

Project Description:

Project ID #: 779981, Baron's Run Subdivision, Phase/Unit #: 1

Requested By: **Dennis Lorenz, P.E.; Brasher and Lorenz**

Approved estimate amount:		$12,824.30
NMGRT	6.75%	$865.64
Subtotal:		$13,689.94
125% FINANCIAL GUARANTY RATE		1.25
TOTAL FINANCIAL GUARANTY REQUIRED		**$17,112.43**

APPROVAL: DATE:

5/11/2006

Notes:

NEW MEXICO
BANK & TRUST

Post Office Box 1048
Albuquerque, New Mexico 87103-1048

IRREVOCABLE LETTER OF CREDIT
AND AGREEMENT NO. 153

Amount: $17,112.43

May 18, 2006

Bruce Perlman
Chief Administrative Officer
City of Albuquerque
One Civic Plaza NW/City County Building
Albuquerque, New Mexico 87102

Re: Letter of Credit for Barons Run, LLC
City of Albuquerque Project No. 779981
Project Name: Barons Run Subdivision, Phase/Unit # 1

Dear Mr. Perlman:

This letter is to advise the City of Albuquerque ("City") that, at the request of Barons Run, LLC, New Mexico Bank & Trust, Albuquerque, New Mexico has established our Irrevocable Letter of Credit in the sum of Seventeen Thousand One Hundred Twelve Dollars and 43/100 ($17,112.43) ("Letter of Credit") for the exclusive purpose of providing the financial guarantee which the City requires of Barons Run, LLC ("Subdivider") to provide for the installation of the improvements which must be constructed at Barons Run Subdivision; Project No. 779981 ("Project"). The amount of the Letter of Credit is 125% of the City's estimated cost of construction of improvements 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 6-12, 2006 in the records of the Clerk of Bernalillo County, New Mexico in Book Misc. 118, at pages 5950 to 5450, as amended ("Agreement").

A Draft or Draft(s) for any amount up to, but not in excess of Seventeen Thousand One Hundred Twelve Dollars and 43/100 ($17,112.43) is/are available at sight at New Mexico Bank & Trust; 320 Gold Ave. SW; Albuquerque, New Mexico 87102 between March 18, 2008 and May 18, 2008.

When presented for negotiation, draft(s) is/are to be accompanied by the City's notarized certification stating:

1. "Barons Run, LLC has failed to comply with the terms of the Agreement.

2. The undersigned is the Chief Administrative Officer of the City of Albuquerque and is authorized to sign this certification; and

3. The amount of the draft does not exceed 125% of the City's estimated cost of completing the improvements specified in the Agreements."

We hereby agree with the drawer of draft(s) drawn under and in compliance with the terms of this credit and that such draft(s) will be duly honored upon presentation to the drawee if negotiated between May 18, 2007 and May 18, 2008.

The Draft(s) drawn under this credit must contain the clause: "Drawn under Letter of Credit and Agreement No. 153 of New Mexico Bank & Trust, Albuquerque, New Mexico, dated May 18, 2006" and the original Letter of Credit must be endorsed on the reverse side with the amount of each draft. This Letter of Credit must accompany each draft and be attached to the draft which exhausts this credit.

This Letter of Credit for the benefit of the City of Albuquerque shall be irrevocable until:
1. Sixty (60) days after the City accepts the completed improvements specified in the Agreement; or
2. City notification of Barons Run, LLC's failure to comply with the terms of the Agreement, and payment by Certified check from New Mexico Bank & Trust to the City of Albuquerque of 125% of the City's estimated costs of completing the improvements specified in the Agreement; or
3. Expiration of the date May 18, 2008; or
4. Written termination of this Letter of Credit by the City of Albuquerque, signed by its Chief Administration Officer.

This Letter of Credit will terminate at 4 o'clock p.m., New Mexico time, May 18, 2008.

This credit is subject to the Uniform Customs and Practice for Documentary Credits (1993 Revision), International Chamber of Commerce Publication No. 500 and any subsequent revisions.

Very truly yours,

NEW MEXICO BANK & TRUST

Authorized signature

New Mexico Bank & Trust
May 18, 2006

ACCEPTED:

CITY OF ALBUQUERQUE

By: _____
Chief Administrative Officer

Dated: 6-12-06

6-8-06

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

PAID RECEIPT

APPLICANT NAME BARON'S RUN LLC

AGENT BRASHER & LORENZ

ADDRESS 2201 SAN PEDRO NE

PROJECT & APP # 1004456/06 DRB 01194

PROJECT NAME BARON'S RUN SUBDIVISION

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

$ _____ **441006/4983000 DRB Actions**

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

$ _____ **441018/4971000 Public Notification**

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

$ 20.00 **TOTAL AMOUNT DUE**

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

Counterreceipt.doc 6/21/04

DUPLICATE
City Of Albuquerque
Treasury Division

8/15/2006 11:38AM LOC: ANNX
RECEIPT# 00066986 WS# 007 TRANS# 0004
Account 441032 Fund 0110
Activity 3424000 TRSKAL
Trans Amt $20.00
J24 Misc
$20.00
CA $20.00
CHANGE $0.00
Thank You

CITY OF ALBUQUERQUE
OFFICE OF THE ZONING HEARING EXAMINER
NOTIFICATION OF DECISION

BARON'S RUN LLC request(s) a special exception to Section 14. 16. 3. 19. (A). (1). (a). & (2). (a). 1. Reference Section 14. 16. 2. 14.: a VARIANCE of 3 feet 3 inches to the 8 foot height allowance for an 11 foot 3 inch high wall in the rear yard on all or a portion of Lot(s) 14, Block(s) 11, Tract(s) 1, North Albuquerque Acres Addition, zoned R-D and located at 9219 LEXIE LANE NE (B-19)

Special Exception No:..... 06ZHE - 00191
Project No:..... 1004728
Hearing Date:..... 04-18-06
Closing of Public Record:..... 04-18-06
Date of Decision:..... 05-02-06

STATEMENT OF FACTS: The applicant was represented by Mr. Lorenz who indicates that the request affects Lot 5, P-1. He also indicates that there is sufficient exceptionality for the requested variance of three feet three inches to the eight foot height wall allowance for an eleven foot three inch high wall in the rear yard. He indicates there is an approximately 6.5 % slope which gives rise to the need for the variance. Furthermore there will be a 6 ½ retaining wall surrounding this property. The yellow signs were posted. There was no opposition noted in the file nor was there any opposition at the hearing. Comments from the Traffic Engineer indicate that there will not be any clear sight problem.

FINDINGS AND CONCLUSIONS: Based on all of the testimony and a review of the entire file, it is determined there is substantial evidence to make the following findings and conclusions: I find that this parcel is exceptional as compared to other parcels in the vicinity and, therefore, it meets the test for the granting of a variance as provided for by Section 14.16.4.2 Furthermore, I find that the particular variance is appropriate to prevent the unnecessary hardship and further find that the variance will differ from development which will be permitted under the existing Zoning Regulations no more that what is necessary to overcome the unnecessary hardship. Finally, the variance will not significantly interfere with the enjoyment of other land in the vicinity and is consistent with the spirit of the Zoning Ordinance, substantial justice and the general public interest.

DECISION: Approved.

If you wish to appeal this decision you may do so by 5:00 p.m. in the manner described below:

Appeal is to the Board of Appeals within 15 days of the decision. A filing fee of $55.00 shall accompany each appeal application, as well as a written explanation outlining the reason for appeal and a copy of the ZHE decision. Appeals are taken at 600 2nd Street,

Plaza Del Sol Building, Ground Level, Planning Application Counter located on the west side of the lobby. **Please present this letter of notification when filing an appeal.** When an application is withdrawn, the fee shall not be refunded.

An appeal shall be heard by the Board of Appeals within 45 days of the appeal period and concluded within 75 days of the appeal period. The Planning Division shall give written notice of an appeal, together with a notice of the date, time and place of the hearing to the applicant, a representative of the opponents, if any are known, and the appellant.

Please note that pursuant to Section 14. 16. 4. 4. (B)., of the City of Albuquerque Comprehensive Zoning Code, you must demonstrate that you have legal standing to file an appeal as defined.

You will receive notice if any other person files an appeal. If there is no appeal, you can receive building permits any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. However, the Zoning Hearing Examiner may allow issuance of building permits if the public hearing produces no objection of any kind to the approval of an application. To receive this approval, the applicant agrees in writing to return the building permit or occupation tax number.

Successful applicants are reminded that other regulations of the City must be complied with, even after approval of a special exception is secured. This decision does not constitute approval of plans for a building permit. If your application is approved, bring this decision with you when you apply for any related building permit or occupation tax number. Approval of a conditional use or a variance application is void after one year from date of approval if the rights and privileges are granted, thereby have not been executed or utilized.

Roberto Albertorio, Esq.
Zoning Hearing Examiner

cc: Zoning Enforcement (2)
ZHE File
Baron's Run LLC, PO Box 30801, 87190
Brasher & Lorenz, Inc., 2201 San Pedro NE, Bldg 1, Ste 1200, 187110
North Albuquerque Acres Neighborhood Association, 11300 Oakland NE, 87122

Post-it® Fax Note 7671	Date 5/10/06	# of pages ▶ 4
To Dennis Lorenz	From Don Gaby	
Co./Dept.	Co.	
Phone #	Phone # 884-8493	
Fax # 888-6198	Fax #	

OFFICE OF THE ZONING HEARING EXAMINER

NOTIFICATION OF DECISION

BARON'S RUN LLC request(s) a special exception to Section 14. 16. 3. 3. (A). (4). (a). 1. Reference Section 14. 16. 2. 14.: a VARIANCE of 3 feet to the 3 foot wall height allowance for a 6 foot high wall in the front yard setback area on all or a portion of Lot(s) 17 & 18, Block(s) 11, Tract(s) 1, North Albuquerque Acres, Unit 3, zoned R-D and located at 9200 LEXIE LANE NE (B-19)

Special Exception No:.....06ZHE - 00192
Project No: 1004730
Hearing Date: 04-18-06
Closing of Public Record: 04-18-06
Date of Decision: 05-02-06

STATEMENT OF FACTS: The applicant requests a variance of three feet to the three foot wall height allowance for a six foot high wall in the front yard set back area. This request affects lots 1, P-1 through 12, P-1, entrance to the subdivision. The agent indicated this will be a gated community; the street will be private, the entry will be on Barstow and Glendale front. This will be a block wall split level on each side of the wall will be forty feet with limited width. The yellow signs were posted. There was no opposition to this request. Comments from the Traffic Engineer indicate that there will not be any clear sight problem.

FINDINGS AND CONCLUSIONS: This is a new development and there are sufficient exceptional lot conditions due to grade and slope conditions that warrant approval. Based on all of the testimony and a review of the entire file, it is determined there is substantial evidence to make the following findings and conclusions: I find that this parcel is exceptional as compared to other parcels in the vicinity and, therefore, it meets the test for the granting of a variance as provided for by Section 14.16.4.2 Furthermore, I find that the particular variance is appropriate to prevent the unnecessary hardship and further find that the variance will differ from development which will be permitted under the existing Zoning Regulations no more that what is necessary to overcome the unnecessary hardship. Finally, the variance will not significantly interfere with the enjoyment of other land in the vicinity and is consistent with the spirit of the Zoning Ordinance, substantial justice and the general public interest.

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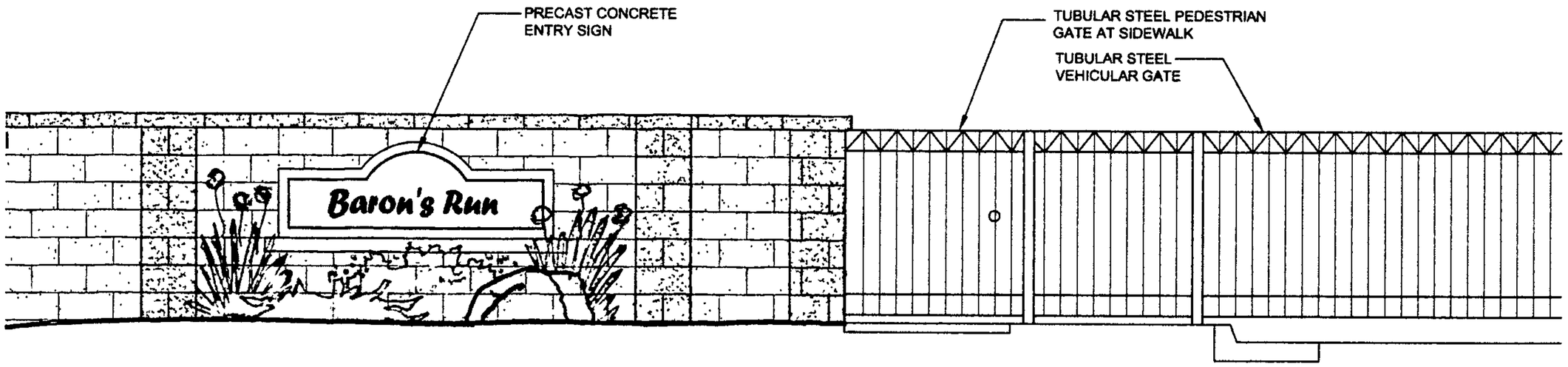
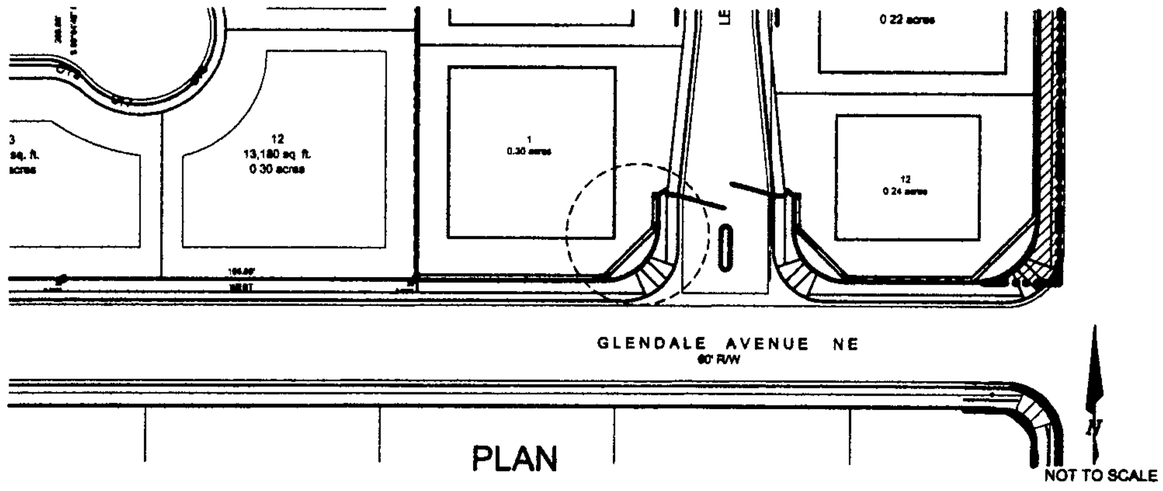
Roberto Albertorio, Esq.
Zoning Hearing Examiner

cc: Zoning Enforcement (2)
ZHE File
Baron's Run LLC, PO Box 30801, 87190
Brasher & Lorenz, Inc., 2201 San Pedro NE, Bldg 1, Ste 1200, 187110
North Albuquerque Acres Neighborhood Association, 11300 Oakland NE, 87122



ENTRY SIGN/GATE ELEVATION



PLAN

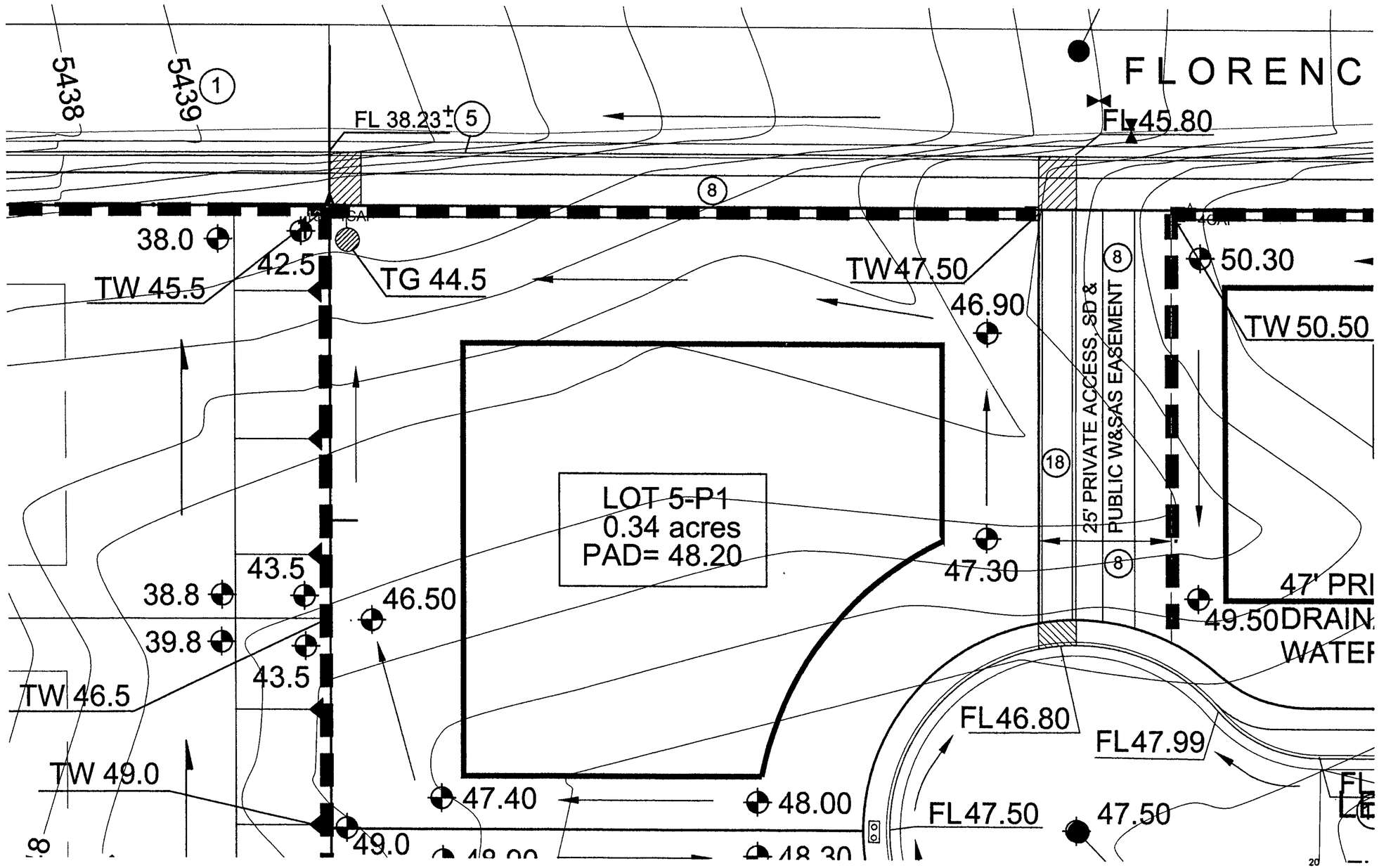
NOT TO SCALE

CONSENSUS PLANNING

BARON'S RUN SUBDIVISION
ENTRY GATE AND SIGN
PLAN AND ELEVATION

FEBRUARY 2006

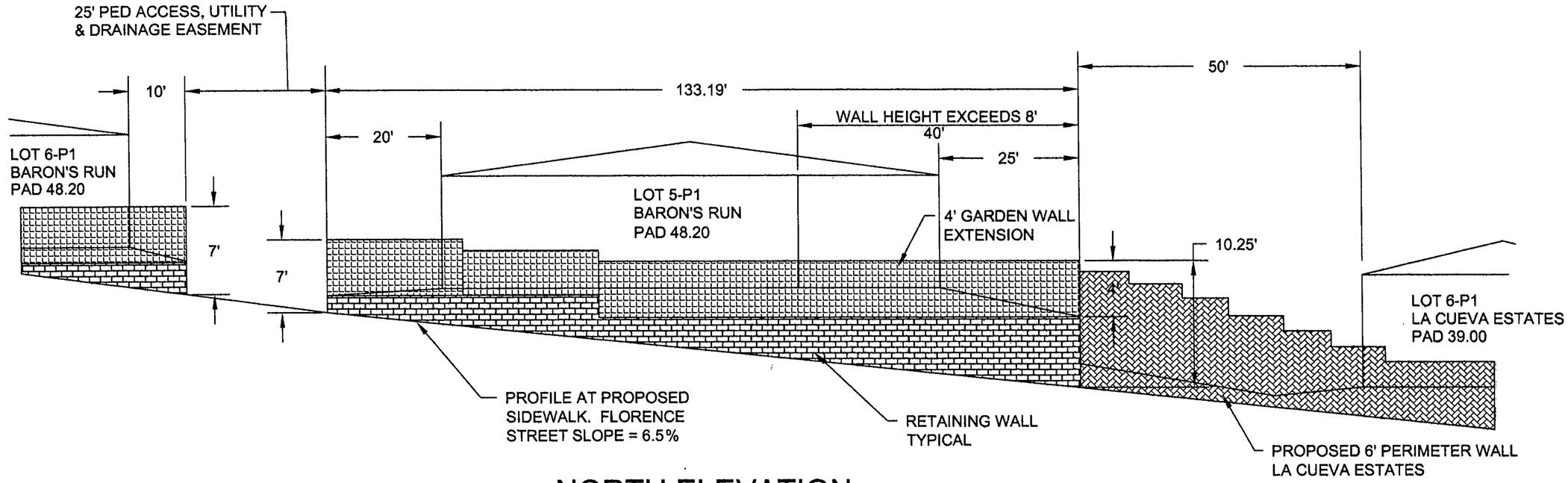
BRASHER & LORENZ
CONSULTING ENGINEERS



SITE AND GRADING PLAN

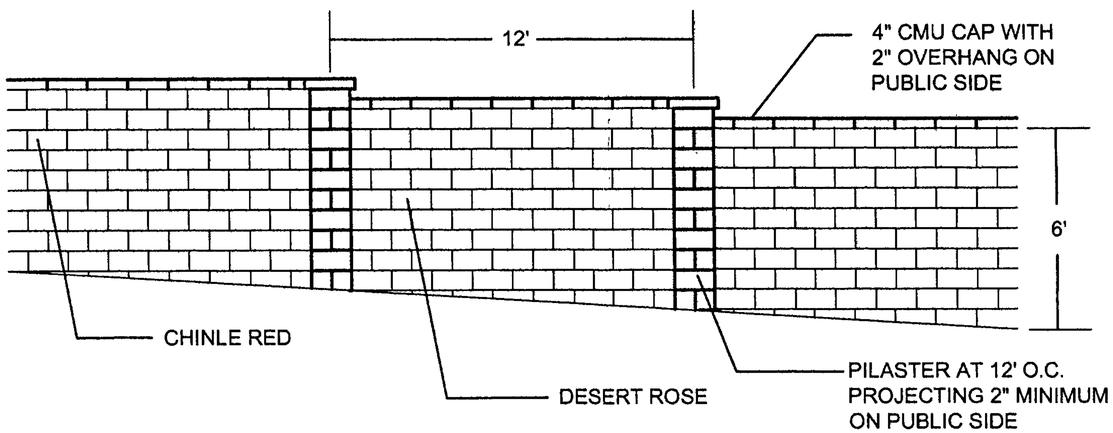
1"=20'

BARON'S RUN SUBDIVISION PERIMETER WALL WALL HEIGHT VARIANCE	APRIL 2006 1 OF 2	BRASHER & LORENZ CONSULTING ENGINEERS 2201 San Pedro NE Building 1 Suite 1200 Albuquerque, New Mexico 87110 Ph: 505-888-8088 Fax: 505-888-8186



NORTH ELEVATION

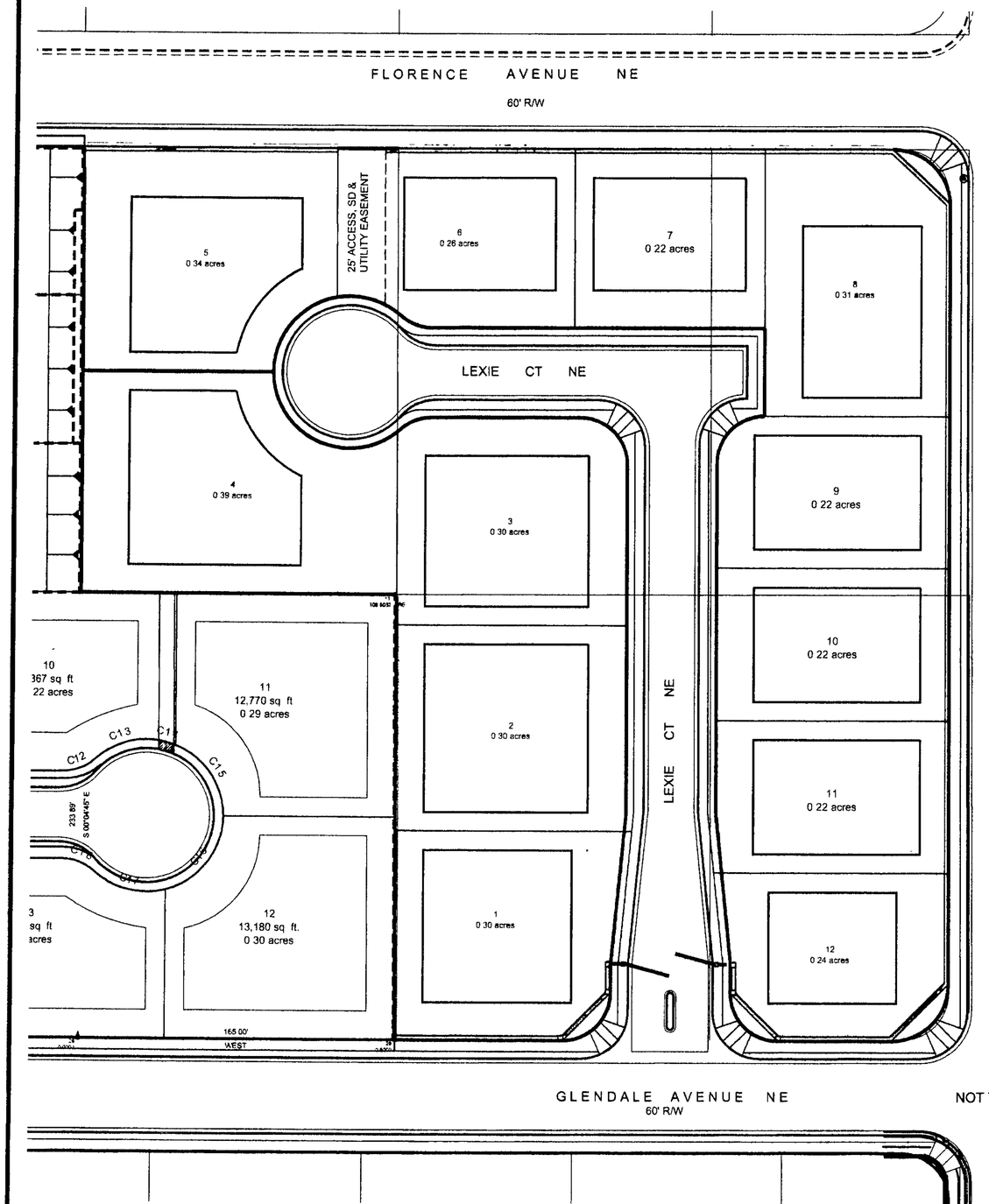
1"=20' H
1"=10' V



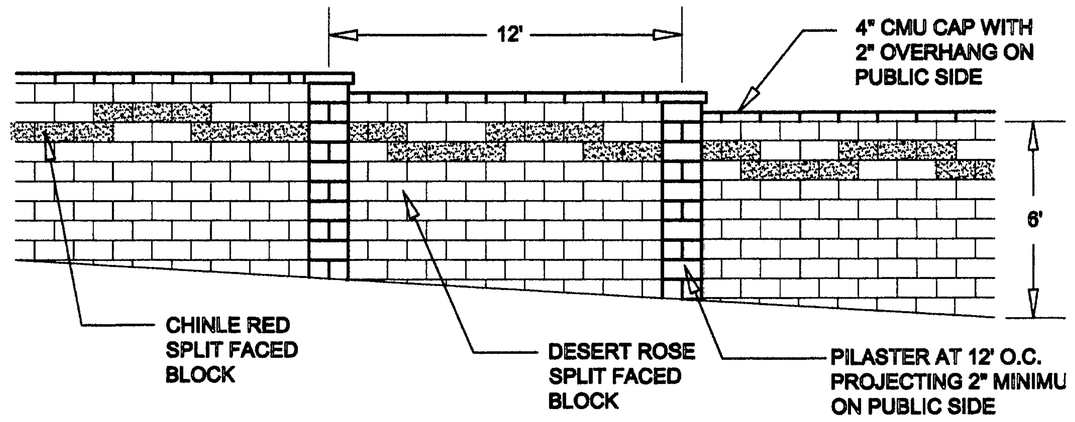
PERIMETER WALL DETAIL

NOT TO SCALE

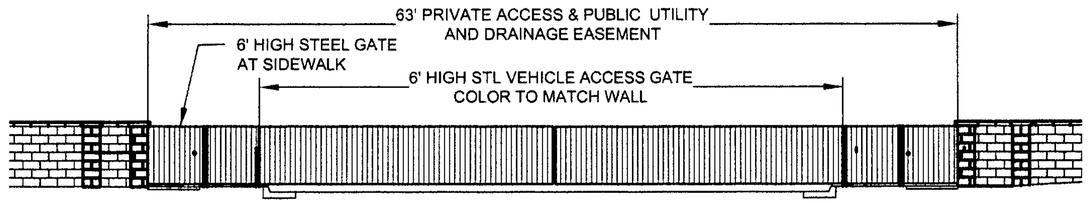
BARON'S RUN SUBDIVISION PERIMETER WALL WALL HEIGHT VARIANCE	APRIL 2006 2 OF 2	BRASHER & LORENZ CONSULTING ENGINEERS 2201 San Pedro NE Building 1 Suite 1200 Albuquerque, New Mexico 87110 Ph: 505-888-0085 Fax: 505-888-0186



PLAN
NTS



PERIMETER WALL DETAIL
NTS



ENTRY GATE DETAIL
NTS

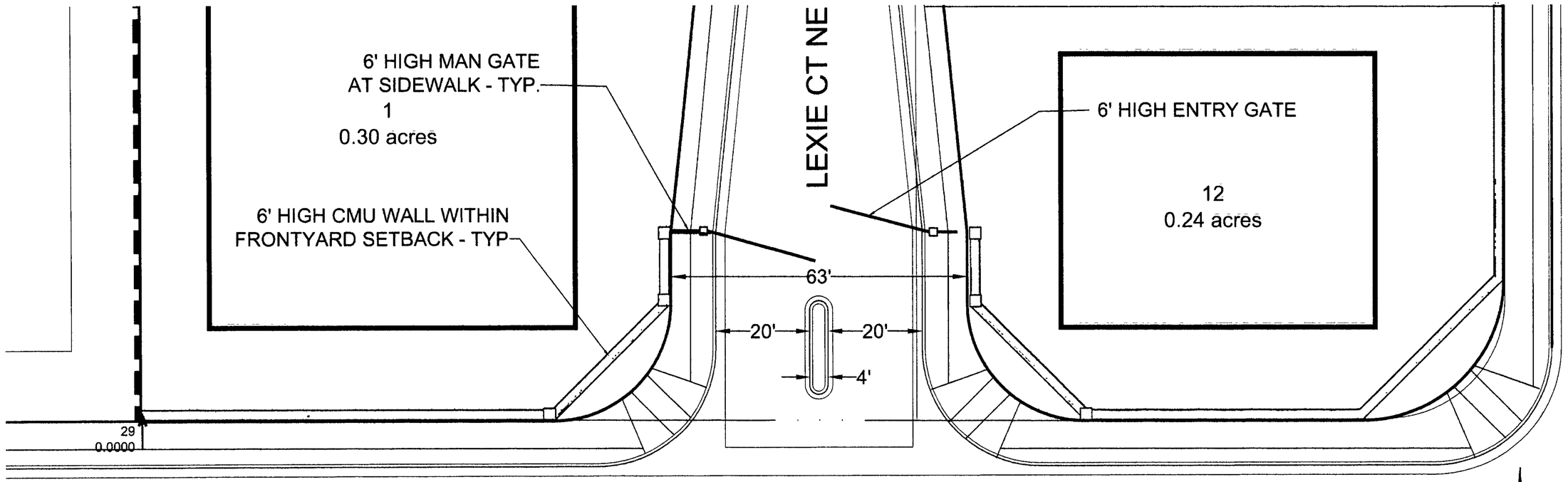
PROJECT No 1004456
ZAP B19

BARON'S RUN SUBDIVISION
PERIMETER WALL
PLAN AND DETAIL

AUGUST 2006

1 OF 4

BRASHER & LORENZ
CONSULTING ENGINEERS
2301 San Pedro NE Building 1 Suite 1200
Albuquerque, New Mexico 87110
Phn 505-888-8088 Fax 505-888-6186

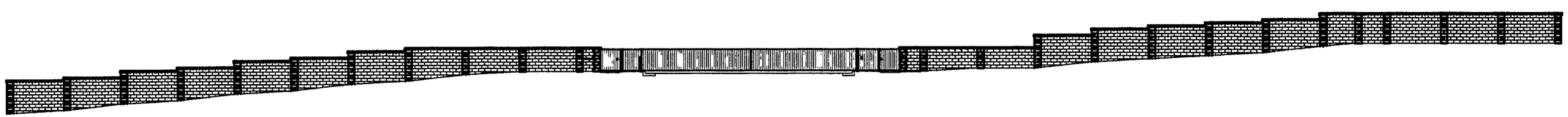


GLENDALE AVENUE NE
60' R/W

N

NOT TO SCALE

PLAN
NTS



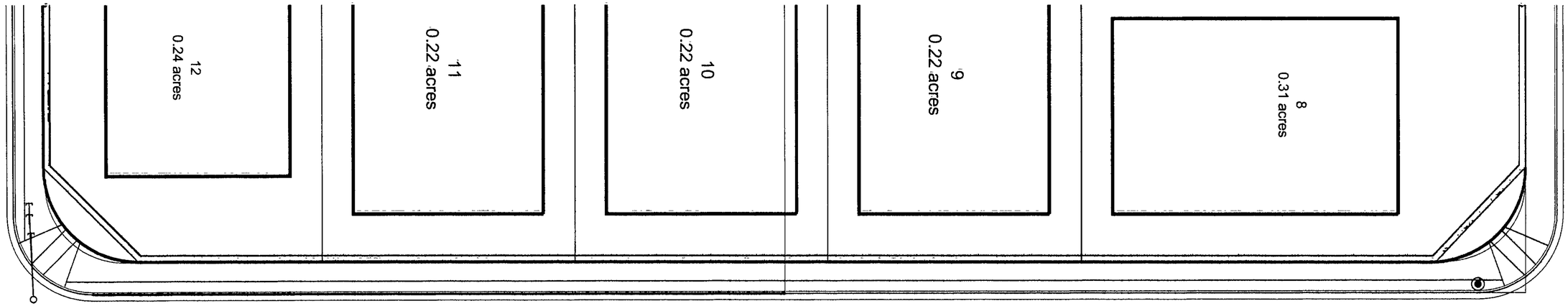
PROFILE
NTS

BARON'S RUN SUBDIVISION
PERIMETER WALL
GLENDALE AVE. PLAN AND ELEVATION

AUGUST 2006

2 OF 4

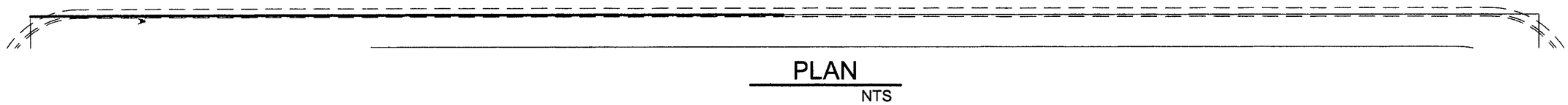
BRASHER & LORENZ
CONSULTING ENGINEERS
2201 San Pedro NE Building 1 Suite 1200
Albuquerque, New Mexico 87110
Ph: 505-888-0088 Fax: 505-889-0186



BARSTOW STREET NE

70' R/W

NOT TO SCALE



PLAN

NTS

PROFILE

NTS

BARON'S RUN SUBDIVISION PERIMETER WALL BARSTOW ST. PLAN AND ELEVATION	AUGUST 2006 3 OF 4	BRASHER & LORENZ CONSULTING ENGINEERS 2201 San Pedro NE Building 1 Suite 1200 Albuquerque, New Mexico 87110 Phn 505-888-0286 Fax 505-888-0186

8
0.31 acres

7
0.22 acres

6
0.26 acres

25' ACCESS, SD & UTILITY EASEMENT

5
0.34 acres

97 9929

FLORENCE AVENUE NE

60' R/W

PLAN
NTS

N

NOT TO SCALE

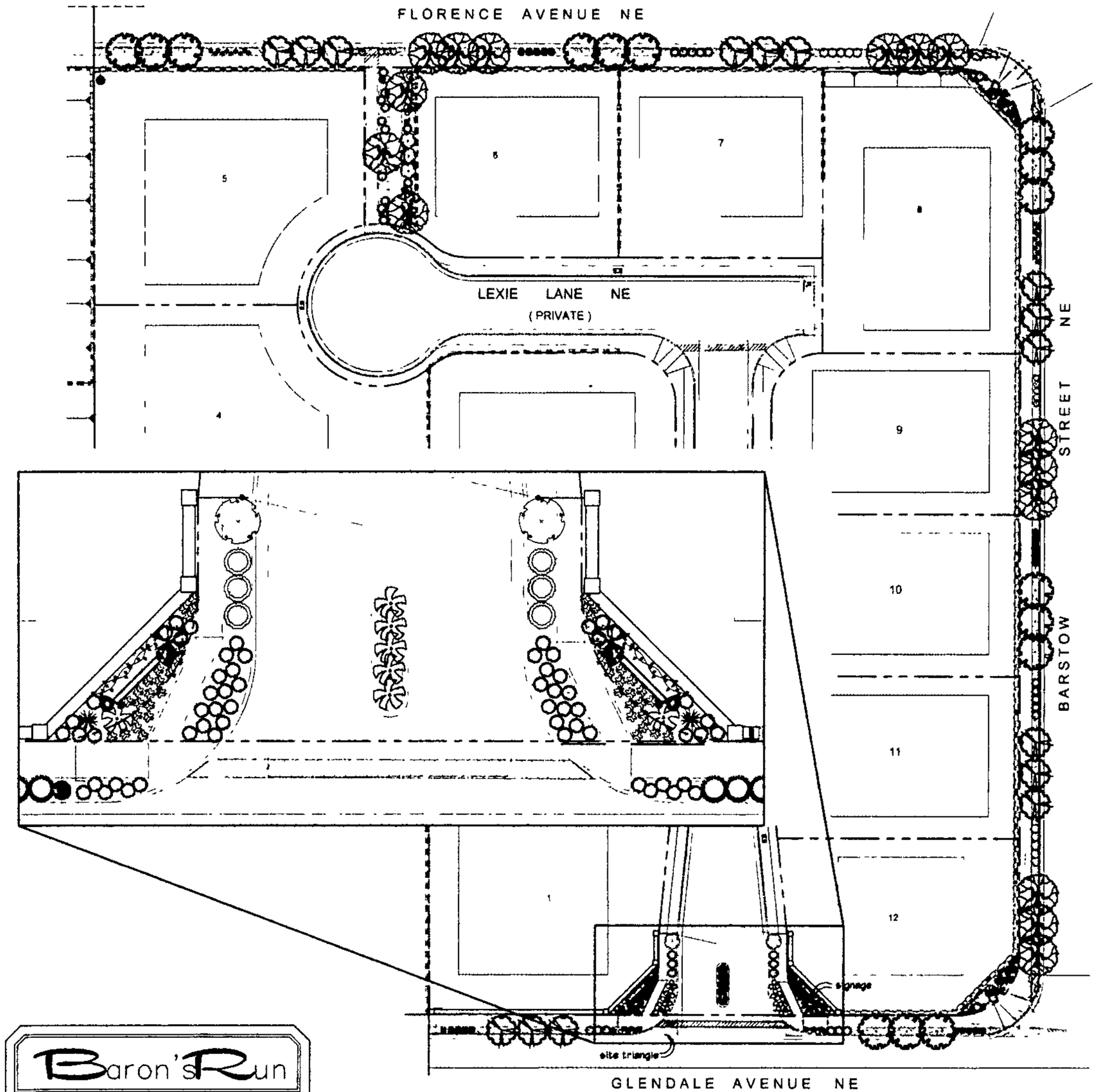
PROFILE
NTS

BARON'S RUN SUBDIVISION
PERIMETER WALL
FLORENCE AVE. PLAN AND ELEVATION

AUGUST 2006

4 OF 4

BRASHER & LORENZ
CONSULTING ENGINEERS
2201 San Pedro NE Building 1 Suite 1800
Albuquerque, New Mexico 87110
Ph: 505-888-9088 Fax: 505-888-9189



Proposed Signage
Recessed Letters and Accent in Cast Concrete

PLANT LEGEND

TREES

- REDBUD (M) — Cercis spp — 15 Gal
- DESERT WILLOW (L) — Chilopsis linearis — 15 Gal
- NEW MEXICO OLIVE (L) — Forestiera neomexicana — 15 Gal.

ACCENTS

- OCOTILLO (L) — Fouquieria splendens
- MUGO PINE (M) — Pinus mugo — 5 Gal
- AGAVE (L) — Agave spp

SHRUBS, GRASSES AND GROUNDCOVERS

- BUTTERFLY BUSH (M) — Buddleia davidii — 5 Gal — 100sf
- LANAS/ SCOTCH BROOM (M) — Cytisus scoparius/ Genista hispanica — 5 Gal — 196sf
- REGAL MIST (M) — Muhlenbergia capillaris — 5 Gal — 4sf
- RED YUCCA (L) — Hesperaloe parviflora — 5 Gal — 4sf
- ARP ROSEMARY (M) — Rosmarinus officinalis — 5 Gal — 28sf
- BANK'S ROSE (M) — Rosa banksiae — 1 Gal — 400sf
- POTENTILLA (M) — Potentilla fruticosa — 1 Gal — 4sf
- AUTUMN SAGE (M) — Salvia greggii — 1 Gal — 4sf
- LAVENDER (M) — Lavendula angustifolia — 1 Gal — 4sf
- THREADGRASS (M) — Stipa tennuisima — 1 Gal — 4sf
- BLUE FESCUE GRASS (M) — Festuca ovina glauca — 1 Gal — 2sf
- CREEPING ROSEMARY (L) — Rosmarinus officinalis 'Prostrata' — 1 Gal — 36sf

Symbol indicates 9 plants

HARDSCAPES

- BOULDERS AND OVERSIZED GRAVEL ACCENT
- SANTA FE BROWN GRAVEL WITH FILTER FABRIC
- SITE TRIANGLE. NO SHRUBS THAT HAVE A MATURE HEIGHT OF OVER 3' SHALL BE PLANTED IN THE SITE TRIANGLE

LANDSCAPE NOTES:
Landscape maintenance shall be the responsibility of the Property Owner

It is the intent of this plan to comply with the City Of Albuquerque Water Conservation Landscaping and Water Waste Ordinance planting restriction approach Approval of this plan does not constitute or imply exemption from water waste provisions of the Water Conservation Landscaping and Water Waste Ordinance

Water management is the sole responsibility of the Property Owner All landscaping will be in conformance with the City of Albuquerque Zoning Code, Street Tree Ordinance, Pollen Ordinance, and Water Conservation Landscaping and Water Waste Ordinance In general, water conservative, environmentally sound landscape principles will be followed in design and installation

Santa Fe Brown Gravel over Filter Fabric shall be placed in all landscape areas which are not designated to receive native seed

IRRIGATION NOTES:
Irrigation shall be a complete underground system with Trees to receive (3) 1.0 GPH Drip Emitters and Shrubs to receive (2) 1.0 GPH Drip Emitters Drip and Bubbler systems to be tied to 1/2" polypipe with flush caps at each end

Run time per each drip valve will be approximately 15 minutes per day to be adjusted according to the season

Point of connection for irrigation system is unknown at current time and will be coordinated in the field Irrigation will be operated by automatic controller

Location of controller to be field determined and power source for controller to be provided by others

Irrigation maintenance shall be the responsibility of the Property Owner

Water and Power source shall be the responsibility of the Developer/Builder

Should The Hilltop not receive a Grading and Drainage plan during the design process or the on site grades differ from the Grading and Drainage plan received, The Hilltop reserves the right to apply slope stabilization materials where the specified gravel will not be suitable This will be addressed as an infield-change order

GRAPHIC SCALE
30 15 0 15 30
SCALE 1"=30'

Cont. Lic. #26458
7308 Edith, I-25
Albuquerque, NM 87184
Phone (505) 898-8600
Fax (505) 890-7737
cm@hilltopwindscape.com

LANDSCAPE ARCHITECT'S SEAL

JAMES DE FLON #0007

BARON'S RUN

LANDSCAPE PLAN

All concepts, ideas, designs and plans indicated or represented by this drawing are the property of The Hilltop and shall not be used in whole or part without the written permission of The Hilltop. Contractors and are protected by copyright laws. This is an original design and must not be released or copied unless approved. Fact: Term Xxxx paid or 3.0 under Xxxxx.

The Hilltop
LANDSCAPE ARCHITECTS & CONTRACTORS

DRAWN BY	REVISION #	DATE
CJ	1	5-18-06

SHEET #
L1 OF L1

DECLARATION OF
RESTRICTIVE AND PROTECTIVE COVENANTS
FOR
BARON'S RUN SUBDIVISION

The undersigned are the owners in fee simple of the following described real estate:

> Lots One (1-P1) through twelve (12-P1), and Tract 'A', BARON'S RUN SUBDIVISION, within Elena Gallegos Grant Section 8 Township 11 North, range 4 East N.M.P.M, as the name are shown and designed on the Plat of said Addition, filed in the Office of the County Clerk of Bernalillo County, New Mexico, New Mexico, on _____ day of _____, 2006, in Book ___, page ___.

All of such real estate is referred to as the "Subdivision", and shall include all property subsequently made subject to this Declaration.

The undersigned hereby establish a general plan for the development, improvement, ownership, use and sale of the Lots (as hereinafter defined) in the Subdivision and does hereby establish the manner, provisions, conditions, restrictions and covenants upon and subject to which the Lots shall be used, improved, occupied, owned, sold and conveyed. The provisions, conditions, restrictions and covenants in this Declaration shall run with the land, all of which shall be binding upon and inure to the benefit of the present and future Owners (as hereinafter defined) of the Lots, and of any interest or interests in the Lots, all of which provisions, conditions, restrictions and covenants are, and each of them is, hereby impressed and imposed upon each and every Lot as a servitude in favor of each and every other Lot.

1. Definitions. The following words when used in this Declaration shall have the following meanings:

(a) "Association" shall mean Baron's Run Homeowners Association, a New Mexico non-profit corporation.

(b) "Board" shall mean the Board of Directors of the Association.

(c) "Common Areas" shall mean the Private Roads, Private Storm Drainage Easements, Security Gates, Landscape Easements and Perimeter Walls and related Improvements.

(d) "Declarant" shall mean Baron's Run, LLC, a New Mexico limited liability company.

(e) "Declaration" shall mean this Declaration of covenants, conditions, reservations, restrictions and easements, and any amendment or modification thereto.

(f) "Dwelling" shall mean any building or a portion of a building situated on a Lot designed and intended for use by occupancy as a single family residence.

(g) "Improvements" shall include, without limitation, buildings, out-buildings (including sheds and storage buildings), roads, driveways, parking areas, fences, gates, retaining walls, stairs, decks, windbreaks, poles, antennas, signs, utility or communication installations (whether above or underground), and any structure and excavation of any type or kind.

(h) "Lot(s)" shall mean any one of the parcels numbered Lots 1-P1 through 12-P1, inclusive, as shown on the Subdivision Plat of Baron's Run, filed in the Office of the County Clerk of Bernalillo County, New Mexico, on _____, 2006___, in Book _____, Page _____.

(i) "Owner" shall mean the persons or entities, including Declarant, holding legal title or beneficial ownership of the fee, including the purchaser of a Lot under an installment sales contract of a Lot, or a lessee of a Lot pursuant to a leasehold agreement of a term of twenty (20) years or greater. Owner shall not include a seller of a Lot under an installment sales contract of a Lot or the lessor of a Lot pursuant to a leasehold agreement with a term of twenty (20) years or greater.

(j) "Perimeter Walls" shall mean the wall constructed by Declarant or its successor on the perimeter of the Subdivision.

(k) "Plat" shall mean the Subdivision Plat of Baron's Run, filed in the Office of the County Clerk of Bernalillo County, New Mexico, on _____, in Book _____, Page _____, and all amendments and revisions thereto.

(l) "Plat Easement Notes" shall mean the "Keyed Notes - New Easements" on the Plat.

(m) "Private Roads" shall mean Lexie Lane which is described as the road on the plat of the Subdivision, located within Tract 'A'.

(n) "Private Storm Drainage Easements" shall mean the private storm drainage easement shown on the west portion of Lot 6-P1 of the plat

(o) "Security Gate(s)" shall mean the gates on the intersection of Glendale and Lexie Lane NE , on the southern portion of the Subdivision, within Tract 'A'.

(p) "Sidewalks" shall mean the concrete walk way that will be constructed between the curb and gutter and the Utility easement in the front of each lot.

2. Land Use and Building Type. The Subdivision will be a gated community consisting of Private Roads, street signs and street lamps all of which shall be maintained by the Association. No Lot, or portion of a Lot, shall be used except for residential purposes. No building shall be erected, altered, placed or permitted to remain on any Lot for use other than one Dwelling with a private garage attached to the Dwelling, for not less than two (2) automobiles. All Dwellings shall have exterior front facades of two (2) different finishes (e.g. stucco and stone), however, brick may only be used for accent. Masonite, vinyl siding and T-111 textured plywood are prohibited as exterior finishes. The exterior colors of Dwellings are limited to earth tones approved by the Committee (as hereinafter defined), and garage doors must be painted the same color as adjoining wall surfaces. No metal roofs or asphalt shingles are permitted on any Dwelling or accessory building. Unshielded high intensity exterior lighting is prohibited. There shall also be permitted, upon approval of the Committee, but not required, one (1) detached accessory building for storage of garden tools, garden and household furnishings, not to exceed 100 square feet and not to exceed eight (8) feet in height. The accessory building must be located inside required property line setbacks and not be visible from the Private Roads. The exterior of any accessory building shall be roofed and finished to match the exterior color and texture of the Dwelling.

Driveways must be earth tone and of concrete (plain or stamped), cobblestone or similar materials. Gray concrete and asphalt driveways are prohibited.

3. Architectural Control Committee. An architectural control committee (the "Committee") is hereby established and shall be comprised of three (3) persons, each of whom shall serve until his or her successor is appointed and qualified or his or her obligations otherwise terminate.

The following persons are hereby appointed and declared to comprise the Committee:

Scott B, Clark
PO Box 14641
Albuquerque, New Mexico 87191

Don Grady
PO Box 30801
Albuquerque, New Mexico 87190

and

Ron B. Clark
9151 Elena NE
Albuquerque, NM 87122

Successors shall be appointed by a majority of the remaining members of the Committee. After Declarant or its successors has sold the last Lot and Dwelling to a third party purchaser, the duties of the Committee shall be undertaken by the Association, through a committee to be appointed by the Board.

BEFORE ANYONE SHALL COMMENCE THE CONSTRUCTION, RECONSTRUCTION OR ALTERATION OF ANY IMPROVEMENTS ON ANY LOT, THERE SHALL BE SUBMITTED TO THE COMMITTEE PLANS AND SPECIFICATIONS AS FOLLOWS:

A. Plans and specifications shall clearly show the nature of the work or installation proposed and location on the Lot, which shall include elevations and sufficient description of materials, textures, etc., as shall enable the Committee to determine whether the construction, reconstruction or alteration of Improvements will harmonize with the architectural style of the Subdivision and the external design of existing structures within the Subdivision; and

B. No Improvements of any kind, or alteration, painting, or texturing thereof, shall be permitted, or ever be, erected, constructed, installed, placed or maintained on a Lot, unless and until the final plans, specifications and elevations shall have written approval of the Committee.

C. The committee shall charge a one time fee of $200.00 per house to review plans

The Committee shall have the right and power to disapprove any plans, specifications or details submitted to it, if the Committee finds that the plans and specifications are not in accordance with all provisions of this Declaration, or if the design, materials or color scheme submitted are not in harmony with other Improvements constructed within the Subdivision or if the plans and specifications are incomplete.

Neither the members of the Committee, either in their individual or in their collective capacities, nor the Declarant, shall be responsible, or have any liability, whatsoever for any defect in any plans, specifications or other data submitted to, approved by or revised by the Committee, or in any work done or Improvements made pursuant to such plans and specifications.

The Committee shall approve or disapprove the plans and specifications within thirty (30) days after receipt of the plans and specifications. If the Committee fails to approve or disapprove the plans and specifications within thirty (30) days after receipt, then such approval shall not by required; provided, that no structure, building or other improvement shall be installed, erected, painted, textured, altered or modified which violates any part of this Declaration.

4. No Further Subdivision of a Lot. No Lot may be further subdivided without the consent of the Declarant and the Association.

5. Compliance with the Grading Plan and Development Plan. All Improvements constructed on each Lot shall comply with the City of Albuquerque approved "Grading Plan" and "Development Plan" for the Subdivision. No Lot may be landscaped or re-graded in such a manner as to cause the drainage characteristics of the Lot to differ significantly from the grading plan for the Subdivision approved by, and on file with, the City of Albuquerque Development and Building Services Department (the "Drainage Report"). In no case may the drainage from one Lot drain on to any other Lot, except as allowed by the Drainage Report. All plans and specifications submitted to the Committee must contain sufficient information to enable the Committee to determine compliance with the Grading Plan and Development Plan. However, the Committee shall not be liable to the Owner or any other person for approval of plans, which are contrary to the Grading Plan and Development Plan.

It is the responsibility of the Owner that all Improvements built on each Lot are in compliance with the soils report for the Subdivision, a copy of which is available at the office of Declarant. If the Improvement is a building which is to be built on any portion of a Lot outside the prepared pad, the Improvement must be built on controlled fill dirt.

6. Minimum Area of Dwelling; Height Restrictions. The total enclosed living area of any Dwelling, exclusive of open porches, garage and any accessory building shall not be less than 2,200 square feet. Dwellings shall not exceed a height of twenty-five feet (25') above finished curb height at the front of the Lot.

7. Setbacks. No Dwelling shall be located on any Lot in contradiction of the following setback requirements:

A. There shall be a front-yard setback of not less than twenty feet (20') from the front Lot line.

B. There shall be a rear-yard setback of not less than fifteen feet (15') from the rear Lot line.

C. There shall be a side yard setback of not less than five feet (5') from each side yard Lot line, except for corner Lots which shall have a side yard setback of not less than ten feet (10') from Private Roads.

Pitched roofs overhanging the setback lines not more than two feet (2') shall not be construed as violating the setback requirements provided they are built at the time of construction of the original Dwelling.

8. Landscaping. The builder constructing any Dwelling shall install the front-yard landscaping. The Owner shall ensure the front yard landscaping is maintained in good condition at all times.

9. Tolerance. A four-inch (4") tolerance for mechanical variances in construction is hereby automatically allowed for buildings and other Improvement setback requirements imposed by this Declaration.

10. Completion of Work. Once construction, reconstruction or alteration of new Improvements shall commence, all such construction, reconstruction or alteration shall be finished and completed in all respects in accordance with the Committee approved plans and specifications within nine (9) months after said commencement. All construction, reconstruction or alteration activities shall be accomplished in such a manner as shall not create unreasonable, unsightly, noisy or objectionable conditions.

11. Nuisances. No noxious or offensive activity shall be carried on, or permitted upon any Lot. Nothing shall be done, placed or stored on any Lot which may be or may become an annoyance or nuisance to the Owner(s) of other Lot(s), or which will occasion any noise or odor which will or might disturb the peace, comfort or serenity of the occupants of Dwellings on other Lot(s). Owners of vacant Lots shall be responsible for keeping, and shall keep, their Lots clear of weeds, trash and other detracting impediments. No trash or garbage shall be burned on any Lot. Garbage and other waste materials shall be placed in the covered containers provided by the City of Albuquerque and shall not be placed out for collection more than 24 hours prior to scheduled collection times. These containers shall be concealed from the street on non-garbage collection days.

A wire receptacle shall be provided by the builder in the construction area and all debris easily displaced by wind shall be placed in the receptacle. The receptacle shall be emptied when full. All Lots shall be maintained in a neat, orderly condition at all times.

12. Temporary Buildings. No Improvement of a temporary character, such as a shack, barn, basement, trailer, tent, garage or other outbuilding, mobile home, or motor home, shall be used on any Lot at any time as a Dwelling, either temporarily or permanently. No Dwelling placed or erected on a Lot shall be occupied in any manner at any time prior to its being fully completed; provided, however, that this provision shall not prevent the occupancy and use of Improvements on a Lot for residential purposes while additions, modifications, or alterations are being made to a completed Dwelling pursuant to plans and specifications duly approved by the Committee.

Notwithstanding anything to the contrary, any Lot may be used for a sales office, model home complex, or storage and construction yard during the initial construction of a Dwelling and the sales period. All such temporary uses must have the prior approval of the Committee, which shall establish the requirements for such uses.

13. Equipment. No satellite dish, radio, television or other antennas shall be erected upon a Lot unless the antenna(s) can be concealed from view behind a parapet or inside the roof structure or attic, or unless approved by the Committee. Where external air conditioners or evaporative coolers are installed, whether ground or roof mounted, they shall be so installed that they will not be visible from the front or side Private Roads. No clotheslines shall be placed outside any Dwelling.

14. Parking and Storage of Vehicles, Etc., Within the Subdivision. No camper, recreational vehicle, trailer, mobile home, boat, commercial type vehicle, van, motorcycle, dune buggy, bus, inoperable vehicle or tractor shall be stored or parked on any Lot continuously for a period of more than twenty-four (24) hours. No camper, recreational vehicle, trailer, mobile home, boat, commercial type vehicle, van, motorcycle, dune buggy, bus, inoperable vehicle or tractor shall be parked on the Private Roads overnight. Operable vehicles may only be parked on the Private Roads for up to seventy-two (72) hours continuously and the same vehicle may not be parked on the Private Roads more than nine (9) days in any calendar month. The Association shall have the right to adopt rules and regulations regarding parking on the Private Roads which amend the requirements of the previous sentence of this paragraph.

15. Security Gates. The Security Gate on Glendale shall be the main access to the Subdivision.

16. No Improvement to Obstruct Vision of Vehicle Operator. No Improvement, including walls, fences, hedges or other obstructions shall be erected, placed, altered or permitted to remain upon any Lot which would obstruct or reduce the vision of an operator of any type of vehicle or obstruct the entrance to the Subdivision and said Improvements shall also comply with the City of Albuquerque's ordinances or guidelines for the clear sight triangle.

17. Party Walls. Party walls include privacy walls. The rights and duties of the Owners with respect to party walls are as follows:

A. If any party wall is damaged or destroyed through the act of an Owner or any of his/her guests, tenants, licensees, agents or family members, such Owner shall immediately proceed to rebuild and repair the wall to as good a condition as formerly existed without cost to the adjoining Lot Owner.

B. If any party wall is damaged or destroyed by some cause (including ordinary wear and tear and deterioration from lapse of time), other than the act of one of the Owners, his/her guests, tenants, licensees, agents or family members, then both adjoining Lot Owners shall proceed forthwith to rebuild or repair the wall to as good a condition as existed prior to the damage or destruction at their joint and equal expense.

C. Any and all resurfacing or repainting of a party wall shall be done in a color to match the original.

D. If a party wall is constructed without the contribution to the cost thereof

from adjoining Owners, the owner constructing the Party Wall shall be reimbursed by the Owner of the adjoining Lot for one-half (1/2) the cost of the Party Wall, not to exceed $2,500.00. Reimbursement shall be made within thirty (30) days of billing therefore and thereafter shall bear interest at 2% per month until paid in full. If an Owner does not pay its share of the cost of the Party Wall, the obligation shall constitute a lien upon said Owner' Lot and the Owner constructing the Party Wall may file evidence of said lien in the real estate records of Bernalillo County, New Mexico and the lien shall be subject to foreclosure in the same manner as mortgages.

18. Privacy Walls & Gates.

A. Walls for purposes of visual screening or privacy may be constructed within the rear and side yard set back lines, provided the style, color and materials are the same as the Perimeter Walls. Side, front and rear yard walls shall have a maximum height of seventy-two (72) inches.

B. All front walls completing court yards that face the Private Roads shall be constructed to match the Dwelling and be either stone, stucco or a combination.

C. No barbed wire, welded wire, welded pipe, chain link or wood slat fences shall be permitted on any Lot. During the construction of the Dwellings, temporary privacy fences will be permitted between adjoining Lots, until such adjoining Dwellings are completed. All temporary fences must be uniform, provide privacy and be a minimum of five feet (5') in height.

19. Casualty. If any Improvement on any Lot is destroyed, wholly or in part, by fire or other casualty, the Improvement so damaged or destroyed shall be promptly and properly rebuilt or repaired in conformity with the provisions of this Declaration; or, in the alternative, all remaining portions of the Improvement, including all foundations and all debris, shall be removed from the Lot. If the Owner of the Lot elects to clear the Lot, the razing and clearing work shall be completed within one hundred twenty (120) days after the casualty.

20. Animals and Pets. No animals, livestock or poultry of any kind shall be raised, bred or kept on any Lot, except that domestic dogs and cats or other household pets may be kept, provided that they are not kept, bred or maintained for any commercial breeding purpose.

21. Oil and Mining Operations. No oil drilling, oil development operations, oil refining, quarrying, or mining operations or exploration of any kind shall be permitted upon any Lot. No oil wells, tanks, tunnels, minerals excavation shafts or other such equipment or activities shall be permitted upon any Lot.

22. Easements and Rights-of-Way

A. Utility Easements and Rights-of-Way. All areas of the Lots reserved for the installation, removal, repair and maintenance of utilities are reserved and designated as utility easements on the Plat.

B. Easements and Rights-of-Ways Include Right of Ingress and Egress. All easements and rights-of-ways of whatever type which are shown and designated on the Plat shall include the right of ingress to and egress from such easements and rights-of way over, upon, or under such easements, for the purpose of installing, removing, repairing and maintaining utilities, trimming or removing of interfering trees or shrubs, and any other purpose for which such easements and rights-of-way may be used.

C. No Construction or Obstacle on Any Type of Easement or Right-of-Way. No Dwelling, obstacle, or other type of Improvement shall be erected, placed, altered, or permitted to remain upon any portion of a Lot which is the subject of any type of easement or right-of-way which would in any way interfere with the use of such easement or right-of-way; nor shall any trees, shrubs, hedges, or other landscaping be planted or permitted to remain in place, or to remain untrimmed, which would interfere with the use of any easement or right-of-way.

D. Perimeter Walls. The Perimeter Walls shall be Common Areas, constructed by the Declarant or its successors, and shall be maintained by the Association. Each Lot containing a portion of the Perimeter Walls shall be subject to a perpetual non-exclusive easement for said Perimeter Walls which shall be three (3) feet in width ("Perimeter Wall Easements") and shall be located as follows:

(1) The southern three (3) feet of Lots 1-P1, 4-P1 and 12-P1.

(2) The western three (3) feet of Lots 1-P1 through 5-P1.

(3) The northern three (3) feet of Lots 5-P1 through 8-P1.

(4) The eastern three (3) feet of Lots 8-P1 through 12-P1.

The Perimeter Wall Easements shall be perpetual and non-exclusive for the benefit of Declarant, its successors, and the Association for the construction, maintenance and repair of the Perimeter Walls. No Owner

shall have the right to tie into or alter the Perimeter Walls on said Owner's Lot without the prior written consent of Declarant, its successors or the Association.

E. Landscape Easements. The Plat has created Landscape Easements in Plat Easement Note number 14, which shall be maintained by the Association. The Landscape Easements on Lots 1-P1 and 12-P1 shall be utilized for monument signage for the Subdivision, lighting and landscaping. The Landscape Easements shall be maintained by Declarant, its successors or the Association.

F. Private Road. The Association shall administer the operation and maintenance of the Private Road (Lexie Lane NE), located within Tract 'A', that shall include the maintenance of any landscaping located within the private roadway.

The Association has the authority to accept bids for road maintenance and, after polling all Owners, to award contracts and assess each lot Owner. The decision of the Association shall be final and binding upon each Lot Owner. All decisions of the Association shall be by majority vote. Each Lot Owner shall be assessed equally and shall be responsible for paying his pro-rata share of maintenance costs.

Each Owner of any Lot is hereby deemed to covenant and agree to pay any assessments levied by the Association. Any assessment not paid by the Lot Owner within sixty (60) days of the due date shall become delinquent. The assessment shall bear interest from the date of delinquency at the rate of one and one-half percent (1.5%) per month. Delinquent assessments together with interest thereupon and cost of collection thereof, including reasonable attorney fees and court costs, shall thereupon become a continuing lien on the Lot which shall bind such Lot in the hands of the then Owner, his heirs, designees, personal representatives, successors and assigns.

G. Sidewalks. All side walks shall be constructed between the curb and gutter and the Utility Easement. Sidewalks need to be constructed in a fashion so that they are in front of any transformer or pedestal and behind the curb and gutter. Buyer's of each lot shall be responsible for the construction of the Sidewalk at Buyer's sole cost upon the completion of any residence or the installation of just the Sidewalk prior to December 31, 2007. If Owner does not construct the Sidewalk prior to December 31, 2007, than the developer may install the Sidewalk at their sole discretion. Owner shall reimburse developer the cost of the Sidewalk plus an additional fee of $1,500.00 and shall pay the total amount due within thirty

days from competition of the Sidewalk. If an Owner does not pay its share of the Sidewalk plus the $1,500.00 fee, the obligation shall constitute a lien upon said Owner' Lot and the developer constructing the Sidewalk may file evidence of said lien in the real estate records of Bernalillo County, New Mexico and the lien shall be subject to foreclosure in the same manner as mortgages.

23. Billboards, Poster-Boards, and Advertising. The construction and/or maintenance of billboards, poster-boards, and advertising structures of any kind on any part of any Lot is prohibited, except that real estate agents and/or the Owner of a Lot may display one (1) temporary "For Sale" sign or one (1) "Open House" sign on any Lot. The sum of the length and width of such signs shall not exceed sixty inches (60"). Declarant and the initial builder of the Improvements on each Lot shall be exempt from the requirements of this Paragraph 24.

24. Common Areas. The Common Areas shall be maintained by the Association. The Board shall have the right to establish rules and regulations related to use of the Common Areas.

25. Association. The Association shall be a New Mexico non-profit corporation which shall be controlled by the articles of incorporation and bylaws thereof.

A. Every Lot shall be entitled to one (1) membership in the Association which shall be vested in the Owner or Owners thereof. If an Owner owns more than one (1) Lot, said Owner shall have only one (1) Membership in the Association, however, said Owner shall have one (1) vote for each Lot. Membership shall be appurtenant to and may not be separated from the ownership of any Lot. Ownership of a Lot shall be the sole qualification for membership.

B. The Association shall have one (1) class of voting membership.

C. The expenses of the Association shall be paid through assessments against each Lot. Such assessments shall be fixed, established and collected from time to time as hereinafter provided. The assessments, together with such interest thereon and costs of collection thereof as hereinafter provided, shall be a charge on each Lot and shall be a continuing lien upon each Lot against which each such assessment is made. These assessments and costs shall also be the personal obligation of each person or entity who was the Owner of the Lot when the assessment became due. Assessments will begin on the date set by the Board and will be prorated for partial assessment years.

D. The assessments shall be used exclusively for the Common Areas and costs of the Association.

E. The initial annual assessments for each of the Lots shall be $500.00, prorated from the date each Owner closes on the purchase of a Lot and Dwelling from Declarant or the initial builder. Annual assessments thereafter shall be due and payable on January 1 of each successive year and shall be delinquent each February 1 if not paid in full; provided however, the Association may decide to assess the Owners monthly or quarterly for the annual assessments. Neither Declarant nor a builder holding a Lot for development or a Lot with a Dwelling for initial sale shall be required to pay any assessments for Lots it owns; provided however, if any Dwelling owned by Declarant or the initial builder is occupied as a residence prior to the sale, the annual assessments shall commence on the date of occupancy and shall be paid by the Owner of said Lot. The $500.00 annual assessment shall remain in effect until modified by a two-thirds (2/3) vote of the members of the Association at a meeting held for the purpose of determining said assessments, which meeting shall be called at least thirty (30) days in advance thereof, except in the event of an emergency.

F. Written notice of the annual assessments shall be sent to every member at the time of its determination by the members. The Association shall, upon demand at any time, furnish to a member a certificate in writing signed by an officer designated by the Board as the one responsible for keeping the records, or for this purpose, setting forth whether said assessment has been paid. Such certificate shall be conclusive evidence of payment of any assessment therein stated to have been paid.

G. If any installment of an assessment is not paid within thirty (30) days after it is due, then such assessment shall become delinquent and shall, together with interest thereon, and the cost of collection thereof, as provided herein, become a continuing lien on the Lot which shall bind such Lot in the hands of the then Owner of that Lot, and any subsequent Owner. The personal obligation of the then Owner to pay such assessment, however, shall remain its personal obligation for the statutory period and shall not pass to its successors in title until expressly assumed by them. If the assessment is not paid within thirty (30) days after the delinquency date, a reasonable late charge may be assessed at the discretion of the Board and the assessment shall bear interest from the date of delinquency at the rate of eighteen percent (18%) per annum until paid. The Association may bring an action at law against the Owner personally obligated to pay the same or an action to foreclose the lien against the Lot, and in the event a judgment is obtained, such judgment shall include interest on the assessment as above provided, reasonable attorney's fees to be fixed by the court, together with the costs of the action.

H. The lien for the assessments shall be subordinate to the lien of any first mortgage placed upon the Lot in good faith and for value; however, such subordination applies only to the assessments due before the sale or transfer of the Lot pursuant to a decree of foreclosure, or any transfer in lieu of foreclosure. The sale or transfer of a Lot does not relieve the Lot from the liability for, or the lien of assessments thereafter becoming due.

I. The Private Roadway (Parcel 'A') shall be owned by the Association and the Association shall be responsible for the operation, maintenance and payment of all taxes for Parcel 'A'.

26. No Business or Commercial Enterprise Permitted. No business, whether or not for profit, and no commercial enterprise of whatever kind, except from time to time as may be permitted by the City of Albuquerque Comprehensive Zoning Ordinance for the Subdivision, shall be undertaken or carried on, upon, or from any Lot, except only the original sales and subsequent sales of the Lots and the Dwellings constructed and to be constructed thereon. No stores, shops, businesses, commercial, or industrial buildings, or other such structures of whatever type shall be erected, placed, altered, or permitted to remain upon any Lot, except only in connection with the original development and sales of the Lots and construction and sales of the Dwellings, such as model homes or a show home, or a sales office.

Home offices shall be allowed in occupied Dwellings under the following guidelines:

A. There shall be no signs and/or advertising of the home office;

B. The garage shall remain a garage and shall not be converted to an office; and

C. There shall be a maximum of one customer and the Owner of the Lot conducting business at any one time from the home office.

27. Enforcement of Covenants. The violation or breach of any provision, condition, restriction or covenant in this Declaration, after notice of such violation or breach has been presented to an Owner, shall give each other Owner, Declarant, the Association and the Committee the right to prosecute at law or in equity, the person or persons who have violated or are attempting to violate any provision, condition, restriction or covenant in this Declaration, to enjoin or prevent them from doing so, to cause the violations to be remedied or to recover damages for the violation. Any one of the above-listed persons or entities may so enforce this Declaration and the cooperation of any other person or entity is not required.

The result of every action or omission whereby any provision, condition, restriction or covenant in this Declaration is violated in whole or in part, is hereby declared to be and to constitute a

nuisance, and every remedy allowed by law or equity against an Owner, either public or private, shall be applicable against every such action or omission.

The failure of Declarant, the Committee, the Association or any Owner to enforce any provision, condition, restriction or covenant in this Declaration shall not be deemed to be a waiver of the right to do so thereafter nor of the right to enforce any other provision, condition, restriction or covenant in this Declaration.

The prevailing party or parties in any judicial proceedings to enforce this Declaration shall be entitled to reasonable attorney's fees and court costs from the non-prevailing party.

All questions of interpretation or construction of the terms of this Declaration shall be resolved by the Association.

28. Severability. If any one or more of the provisions, conditions, covenants and restrictions in this Declaration are held by any court of competent jurisdiction to be null and void, all remaining provisions, conditions, covenants and restrictions shall continue unimpaired and in full force and effect.

29. Assignment of Declarant's Rights. The Declarant shall have the right to assign, transfer and convey all of Declarant's rights to a third party or parties acquiring the remaining undeveloped Lots owned by Declarant in the Subdivision. Said assignee(s) or successor(s) shall have the same rights as Declarant hereunder.

30. Duration of These Covenants. The provisions, conditions, covenants and restrictions in this Declaration shall run with the land and continue in full force and effect for a period of thirty (30) years from the date of the filing of this Declaration in the office of the County Clerk of Bernalillo County, New Mexico, at which time they shall be automatically extended for a period of ten (10) years and thereafter for successive ten (10) year periods, unless before the commencement of any extension period the then Owners of the fee simple estate of seventy-five percent (75%) or more of the Lots by written instrument, duly executed and recorded, shall declare a termination of this Declaration. Any such termination shall become effective upon the date upon which otherwise the automatic extension would take effect.

31. Amendment. At any time after the date of the filing this Declaration, the Owners of not less than seventy-five percent (75%) of the Lots may release one or more of the Lots from, or may modify, change or amend all or any portion of the provisions, conditions, covenants or restrictions contained in this Declaration by executing and acknowledging an appropriate agreement or agreements in writing for such purposes and filing the same for record in the office of the County Clerk of Bernalillo County, New Mexico.

Baron's Run, LLC
a New Mexico Limited Liability company

By: Ron B Clark

Its: Managing Partner

Dated: 8/2/06, 2006

ACKNOWLEDGMENT

STATE OF NEW MEXICO)
)
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on August 2nd, 2006, by Ron B Clark, my partner, Baron's Run, LLC, a New Mexico Limited Liability Company.

MY COMMISSION EXPIRES:

10-17-06

NOTARY PUBLIC

Current DRC Project Number._____

Claire

Date Submitted. 12-2-05

Date Site Plan Approved _____

Date Preliminary Plat Approved: 1/4/06

Date Preliminary Plat Expires: 1/4/07

DRB Project No : 1004456

DRB Application No : 05DRB ~~01507~~ 01817

A 5-11-06

ORIGINAL

FIGURE 12

INFRASTRUCTURE LIST

(Rev 9-20-05)

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

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

BARON'S RUN

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

LOTS 14 THRU 18, BLOCK 11, TRACT 1, UNIT 3, NORTH ALBUQUERQUE ACRES

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
		24'	MAJOR LOCAL STREET 1/2 WIDTH 6' SW	FLORENCE AVE	W. PL LOTS	BARSTOW ST	1	1	1
		24'	MAJOR LOCAL STREET 1/2 WIDTH 6' SW	GLENDALE AVE	W. PL LOT 1	BARSTOW	1	1	1
		30'	COLLECTOR STREET 1/2 WIDTH 6' SW + (~~MEDIAN C & G~~)	BARSTOW	FLORENCE (1) DIRECTED MEDIAN C & G	GLENDALE	1	1	1
		28'	RESIDENTIAL STREET PRIVATE 4' SW	LEXIE LN	GLENDALE	CUL-DE-SAC	1	1	1
		6"	WATER LINE	LEXIE LN	GLENDALE	FLORENCE	1	1	1
		8"	SANITARY SEWER	LEXIE LN	LOT 12	FLORENCE	1	1	1
		8"	SANITARY SEWER	FLORENCE	W. PL LOTS	BARSTOW	1	1	1
		5'	CHANNEL	25' DRAINAGE EASEMENT	LEXIE LN	FLORENCE	1	1	1
		36"	STORM SEWER	BARSTOW	FLORENCE	260' SO.	1	1	1

BARON'S RUN

ORIGINAL

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To
		42"	STORM SEWER	BARSTOW	GLENDALE	290' NO.
		6'	SIDEWALK	25' EASEMENT	LEXIE	FLORENCE
		—	G+D CERT REQD PRIOR TO RELEASE OF FINANCIAL GUARANTY AND SIA.			
		4'	TEMP DEFERRAL OF SW CONSTR WITHIN SUBN	UNTIL CONSTR OF HOMES		
		40' OFF 44'	RESIDENTIAL ENTRY WITH TURN ARDWAY WIDTH	LEXIE LN	GLENDALE	50' NORTH

Construction Certification		
Private		City Cnst Engineer
Inspector	P.E.	
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/
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/	/	/
/	/	/
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(rev 9-20-05)

ORIGINAL

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

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

Approval of Creditable Items: _____ Impact Fee Admistrator Signature Date

Approval of Creditable Items: _____ City User Dept. Signature Date

NOTES

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

Street lights per City rquirements.

1 STREETS INCL: CONC C+G, SW, ACCESS RAMPS, ST. LIGHTS AND PAVEMENT PER DRC. GRAVEL LANDSCAPING MIN ON GLENDALE, FLORENCE, BARSTOW

2 WATER + SEWER INCL: MANHOLES, PIPES, FH, VALVES AND SERVICES PER DRC.

3 STORM SEWER INCL: MANHOLES, PIPES AND INLETS PER DRC

AGENT / OWNER

DENNIS A. LORENZ
NAME (print)

BRASHER + LORENZ
FIRM

SIGNATURE - date 12.2.05

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

DRB CHAIR - date 1/4/06

Christina Sandoval 1/4/06
PARKS & RECREATION - date

1-4-06
TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

William J. Bailey 1-4-06
UTILITY DEVELOPMENT - date

_____ - date

Bradley L. Bingham 1-4-06
CITY ENGINEER - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER
A	5-11-06			

(rev 9-20-05)

Current DRC

Project Number: _____

FIGURE 12

Date Submitted: 12-2-05

Date Site Plan Approved _____

Date Preliminary Plat Approved: 1/4/06

Date Preliminary Plat Expires: 1/4/07

DRB Project No.: 1004456

DRB Application No.: 05DRB ~~01507~~ 01817

ORIGINAL

INFRASTRUCTURE LIST

(Rev 9-20-05)

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

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

BARON'S RUN

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

LOTS 14 THRU 18, BLOCK 11, TRACT 1, UNIT 3, NORTH ALBUQUERQUE ACRES

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
		24'	MAJOR LOCAL STREET 1/2 WIDTH 6' SW	FLORENCE AVE	W. PL LOTS	BARSTOW ST	/	/	/
		24'	MAJOR LOCAL STREET 1/2 WIDTH 6' SW	GLENDALE AVE	W. PL LOT 1	BARSTOW	/	/	/
		30'	COLLECTOR STREET 1/2 WIDTH 6' SW + MEDIAN C+G	BARSTOW	FLORENCE	GLENDALE	/	/	/
		28'	RESIDENTIAL STREET PRIVATE 4' SW	LEXIE LN	GLENDALE	CUL-DE-SAC	/	/	/
		6"	WATERLINE	LEXIE LN	GLENDALE	FLORENCE	/	/	/
		8"	SANITARY SEWER	LEXIE LN	LOT 12	FLORENCE	/	/	/
		8"	SANITARY SEWER	FLORENCE	W. PL LOTS	BARSTOW	/	/	/
		5'	CHANNEL	25' DRAINAGE EASEMENT	LEXIE LN	FLORENCE	/	/	/
		36"	STORM SEWER	BARSTOW	FLORENCE	260' SO.	/	/	/

BARON'S RUN ORIGINAL

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
		42"	STORM SEWER	BARSTOW	GLENDALE	290' NO.	/	/	/
		6'	SIDEWALK	25' EASEMENT	LEXIE	FLORENCE	/	/	/
		—	G+D CERT REQD PRIOR TO RELEASE OF FINANCIAL GUARANTY AND SIA.				/	/	/
		4'	TEMP DEFERRAL OF SW CONSTR WITHIN SUBN	UNTIL CONSTR OF HOMES			/	/	/
		40' OFF	RESIDENTIAL ENTRY WITH TURN AROUND WIDTH	LEXIE LN	GLENDALE	50' NORTH	/	/	/
							/	/	/
							/	/	/
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							/	/	/
							/	/	/
							/	/	/
							/	/	/

(rev 9-20-05)

ORIGINAL

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

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

Approval of Creditable Items: _____ Impact Fee Admistrator Signature Date

Approval of Creditable Items: _____ City User Dept. Signature Date

NOTES

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

Street lights per City rquirements.

1 STREETS INCL: CONC C+G, SW, ACCESS RAMPS, ST. LIGHTS AND PAVEMENT PER DRC. GRAVEL LANDSCAPING MIN ON GLENDALE, FLORENCE, BARSTOW

2 WATER + SEWER INCL: MANHOLES, PIPES, FH, VALVES AND SERVICES PER DRC.

3 STORM SEWER INCL: MANHOLES, PIPES AND INLETS PER DRC

AGENT / OWNER

DENNIS A. LORENZ
NAME (print)

BRASHER + LORENZ
FIRM

SIGNATURE - date 12.2.05

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

DRB CHAIR - date 1/4/06

Christina Sandoval 1/4/06
PARKS & RECREATION - date

1-4-06
TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

William J. Baloh 1-4-06
UTILITY DEVELOPMENT - date

_____ - date

Bradley L. Bingham 1-4-06
CITY ENGINEER - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

(rev 9-20-05)

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION — **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**

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:

NAME: BARON'S RUN, LLC PHONE: 884.8493

ADDRESS: PO BOX 30801 FAX: 884.0377

CITY: ALBQ STATE NM ZIP 87190 E-MAIL:

Proprietary interest in site: OWNER List all owners:

AGENT (if any): BRASHER + LORENZ PHONE: 888.6088

ADDRESS: 2201 SAN PEDRO NE FAX: 888-6188

CITY: ALBQ STATE NM ZIP 87110 E-MAIL: DENNISL@BRASHERLORENZ.COM

DESCRIPTION OF REQUEST: PRELIMINARY PLAT - INFRASTRUCTURE LIST, GRADING PLAN, SIDEWALK DEFERRAL APPROVAL

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. 14, 15, 16, 17 + 18 Block: 11 Unit: 3

Subdiv. / Addn. TRACT 1, NORTH ALBUQUERQUE ACRES TBR

Current Zoning: RD Proposed zoning: RD BARON'S RUN

Zone Atlas page(s): B-19 No. of **existing** lots: 5 No. of **proposed** lots: 12

Total area of site (acres): 5.00 4.45 (.89 X 5 lots) Density if applicable: dwellings per gross acre: 2.40 dwellings per net acre: 2.91

Within city limits? X Yes. No___, but site is within 5 miles of the city limits.) Within 1000FT of a landfill? NO

UPC No. SEE ATTACHED MRGCD Map No. NA

LOCATION OF PROPERTY BY STREETS: On or Near: BARSTOW ST NE

Between: FLORENCE AVE NE and GLENDALE AVE 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.):

05DRB 01507 PROJ 1004456

Check-off if project was previously reviewed by Sketch Plat/Plan ? or Pre-application Review Team ? . Date of review: 10.5.05

SIGNATURE DATE 12.1.05

(Print) DENNIS A. LORENZ ___ Applicant X Agent

FOR OFFICIAL USE ONLY Form revised 4/04

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

Application case numbers

05DRB - ____ - 01817

05DRB - ____ - 01819

____ - ____ - ____

____ - ____ - ____

____ - ____ - ____

Hearing date 1/4/06

Action	S.F.	Fees
PP	S(2)	$ 840.00
TDS	✓	$ 0
CMF	___	$ 20.00
~~Adv~~	___	$ 75.00
____	___	$ ____
		Total $ 935.00

Andrew Garcia

Project # 1004456

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

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

☒ **MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL**

__ Proposed Preliminary Plat including the Grading Plan (folded to fit into an 8.5" by 14" pocket) **24** copies
__ Proposed Infrastructure List
__ Design elevations & cross sections of perimeter walls **3 copies** (11" x 17" maximum)
✓ 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
N/A **Signed** Pre-Annexation Agreement if Annexation required.
✓ TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
✓ Fee (see schedule)
✓ Any original and/or related file numbers are listed on the cover application
Preliminary plat approval expires after one year.
DRB Public hearings are approximately ONE MONTH after the filing deadline. **Your attendance is required.**

❑ **MAJOR SUBDIVISION AMENDMENT TO PRELIMINARY PLAT (with significant changes)**
❑ **MAJOR SUBDIVISION AMENDMENT TO INFRASTRUCTURE LIST (with significant changes)**
❑ **MAJOR SUBDIVISION AMENDMENT TO GRADING PLAN (with significant changes)**
PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.
__ Proposed Amended Preliminary Plat, and/or Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **24** copies
__ Original Preliminary Plat, and/or Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket)
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the request
__ Property owner's and City Surveyor's signature on the proposed amended plat, if the preliminary plat is being amended
__ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
__ Sign Posting Agreement
__ Any original and/or related file numbers are listed on the cover application
Amended preliminary plat approval expires after one year.
DRB Public hearings are approximately ONE MONTH after the filing deadline. **Your attendance is required.**

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

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

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

DENNIS A. LORENZ
Applicant name (print)
12.1.05
Applicant signature / date

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

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

Application case numbers
05DRB - _____ - 01817
_____ - _____ - _____
_____ - _____ - _____

Andrew Garcia 12/2/05
Planner signature / date

Project # 1004456

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. <u>Your attendance is required.</u>

❑ **VACATION OF PUBLIC RIGHT-OF-WAY**

❑ **VACATION OF PUBLIC EASEMENT**

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

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

❑ **SUBDIVISION DESIGN VARIANCE (VARIANCE FROM MINIMUM STANDARDS OF THE DEVELOPMENT PROCESS MANUAL)**

❑ **SIDEWALK DESIGN VARIANCE**

❑ **SIDEWALK WAIVER**

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

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

☒ **TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**

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

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

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

❑ **VACATION OF PRIVATE EASEMENT**

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

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

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

DENNIS A. LORENZ
Applicant name (print)

12.1.05
Applicant signature / date

Form revised 4/03, 10/03 and **JUNE 2005**

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

Application case numbers
05DRB -_____-01819
_____-_____-_____
_____-_____-_____

Andrew Garcia 12/2/05
Planner signature / date

Project # 1004456

PARCEL LEGAL DESCRIPTIONS AND UPC NOS.

LOT 14, BLOCK 11, TRACT I, UNIT 3, NORTH ALBUQUERQUE ACRES
UPC 101906548909240219

LOT 15, BLOCK 11, TRACT I, UNIT 3, NORTH ALBUQUERQUE ACRES
UPC 101906550609240218

LOT 16, BLOCK 11, TRACT I, UNIT 3, NORTH ALBUQUERQUE ACRES
UPC 101906552109240217

LOT 17, BLOCK 11, TRACT I, UNIT 3, NORTH ALBUQUERQUE ACRES
UPC 101906552106940216

LOT 18, BLOCK 11, TRACT I, UNIT 3, NORTH ALBUQUERQUE ACRES
UPC 101906550606940215

BRASHER & LORENZ, INC.
CONSULTING ENGINEERS
2201 San Pedro NE Bldg 1 Suite 1200 • Albuquerque, NM 87110 • Phone (505) 888-6088 • Fax (505) 888-6188 • www.brasherlorenz.com

December 1, 2005

Sheran Matson, AICP, Chair
Development review Board
City of Albuquerque
Plaza Del Sol
Albuquerque, New Mexico 87102

SUBJECT: BARON'S RUN SUBDIVISION
LOTS 14 thru 18, BLOCK 11 TRACT 1, UNIT 3
NORTH ALBUQUERQUE ACRES
05 DRB 01509, Project 1004456
ZAP B-19

Dear Ms Matson:

Submitted herewith for Preliminary Plat approval are the following:

1. DRB Application
2. 24 copies of the Preliminary Plat
3. 24 copies of the Grading Plan
4. Infrastructure Listing
5. Sidewalk deferral exhibit.
6. TIS/QIA Form
7. One copy of current Zone Atlas page B-19 depicting the project location.
8. Certified Mail receipts proving notification to affected Neighborhood Associations.
9. DRB Sketch Plat comments.

The project consists of the subdivision of Lots 14 Thru 18, Block 11, Tract 1, Unit 3, North Albuquerque Acres into 12 single-family residential lots. The property is located on Barstow Street NE between Florence Avenue NE and Glendale Avenue NE, and is currently zoned RD 3DU/Acre. We are requesting approval of Preliminary Plat, Grading Plan, Infrastructure Listing, and temporary deferral of sidewalk construction.

If you have any questions, or if I can be of any assistance, please feel free to call.

Sincerely,

BRASHER & LORENZ, INC.

Dennis A. Lorenz, PE
Principal

/dl/04543
encl

November 21, 2005

Sheron Matson, Chair
Development Review Board
City of Albuquerque
Plaza Del Sol
Albuquerque, New Mexico 87102

SUBJECT: BARON'S RUN SUBDIVISION
LOTS 14 thru 18, BLOCK 11 TRACT 1, UNIT 3
NORTH ALBUQUERQUE ACRES
05 DRB 01509, Project 1004456
ZAP B-19

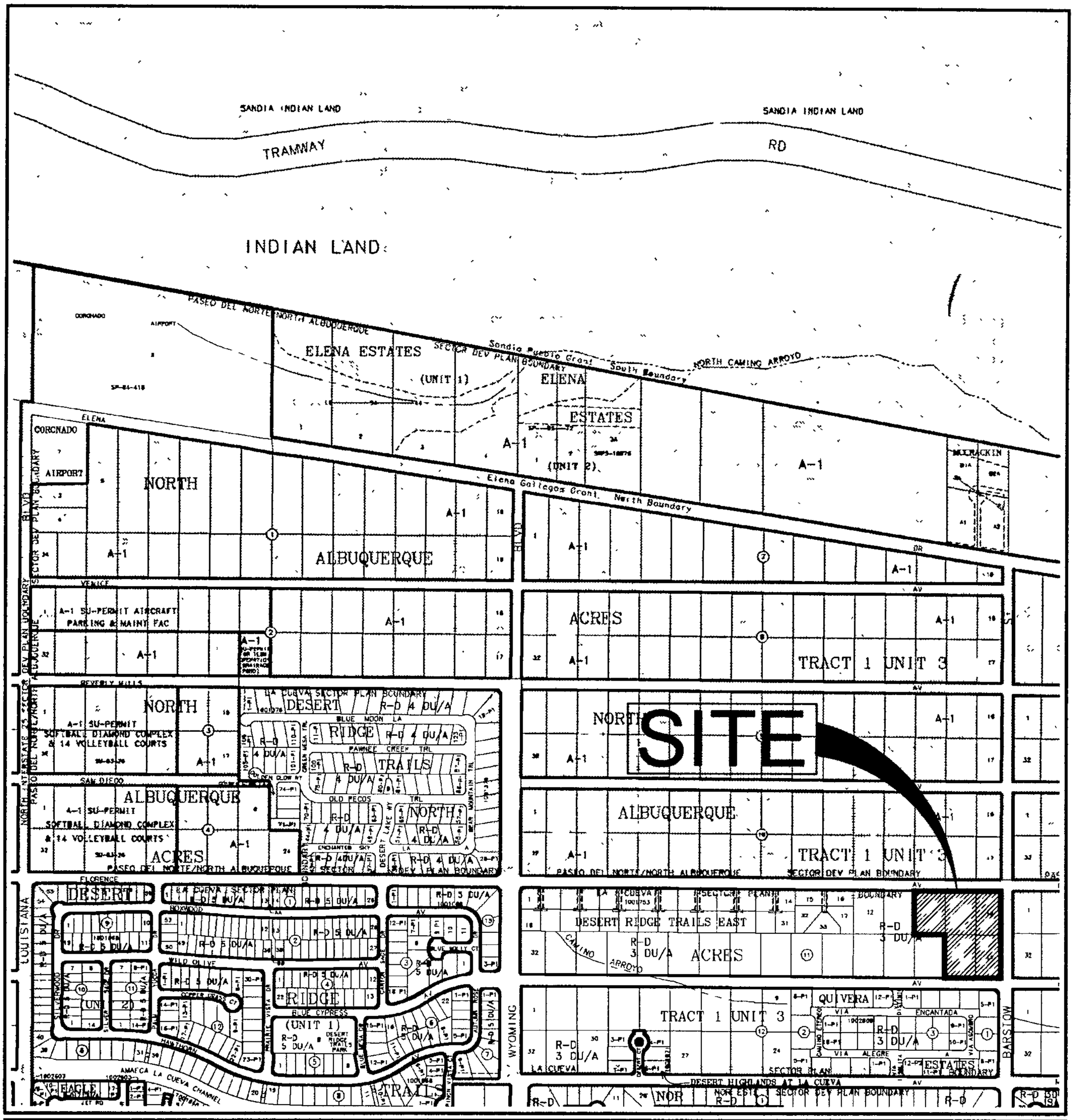
Dear Ms. Matson:

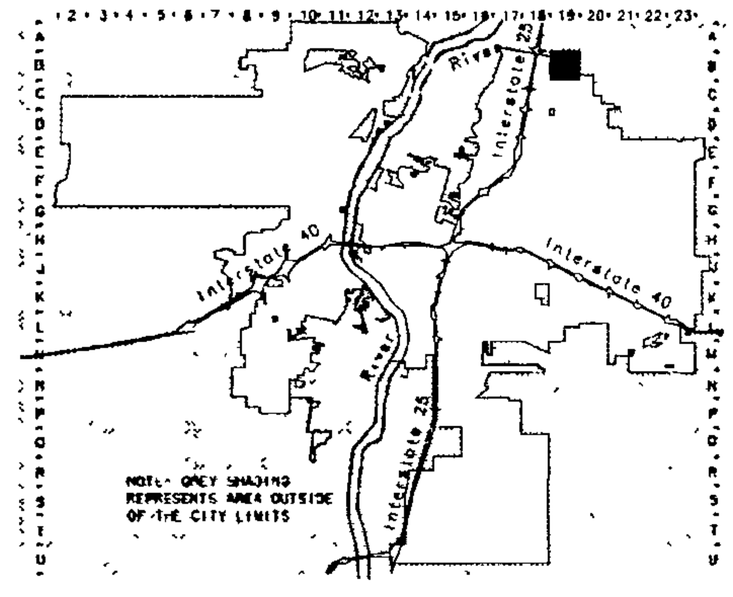
As owner of the subject properties, I hereby authorize Brasher & Lorenz, Inc. to act as our agent with regard to the Sketch Plat, Preliminary Plat and Final Plat applications, and all Engineering aspects, for the above referenced properties.

Please do not hesitate to call if you have any questions.

Sincerely,

Don Grady
Baron's Run, LLC





Albuquerque Geographic Information System
PLANNING DEPARTMENT
© Copyright 2004

GRAPHIC SCALE IN FEET

250 0 750 1000

Zone Atlas Page

B-19-Z

Map Amended through March 08, 2005

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: BARON'S RUN

AGIS MAP # B19

LEGAL DESCRIPTIONS: LOTS 14-18, BLOCK 11, TRACT 1
UNIT 3, NAA

___ **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 12.2.05 (date).

Applicant/Agent — Date: 12.2.05

Hydrology Division Representative — Date: 12-2-05

___ **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 11.15.05 (date).

Applicant/Agent — Date: 12.02.05

Utilities Division Representative — Date: 12-2-05

PROJECT # _____

Revised 4/03

TY OF ALBUQUERQ E

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

APPLICANT: BARON'S RUN, LLC **DATE OF REQUEST:** 12/2/05 **ZONE ATLAS PAGE(S):** B19

CURRENT:

ZONING RD

PARCEL SIZE (AC/SQ. FT.) 5.0AC/217,800SF

LEGAL DESCRIPTION:

LOT ~~OR TRACT~~ # 14-18 BLOCK # 11 TR 1, UNIT 3

SUBDIVISION NAME N. ALB ACRES

REQUESTED CITY ACTION(S):

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

PROPOSED DEVELOPMENT:

NO CONSTRUCTION/DEVELOPMENT [ ]

NEW CONSTRUCTION [X]

EXPANSION OF EXISTING DEVELOPMENT [ ]

GENERAL DESCRIPTION OF ACTION: [1]

OF UNITS: 12

BUILDING SIZE: 3000 - 6000 (sq. ft.) / EA

SINGLE FAMILY RESIDENTIAL

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

APPLICANT OR REPRESENTATIVE _____ DATE 12.2.05

(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.***

Tony Loyd
TRAFFIC ENGINEER

12-2-05
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.***

_____
APPLICANT

12.2.05
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

November 15, 2005

Mr. Dennis A. Lorenz, P.E.
Brasher & Lorenz, INC.
2201 San Pedro NE, Building 1, Suite 1200
Albuquerque, NM 87110

RE: Water and Sanitary Sewer Availability Statement B-19
Lots 14, 15, 16, 17, and 18, Block 11, Tract 1, Unit 3 of North Albuquerque Acres

Mr. Lorenz:

The project site is an undeveloped section of land located between Florence and Glendale west of Barstow in northeast Albuquerque as shown on figure 1. Your request for service availability indicated that the site is to be subdivided into a total of 12 residential lots. As you are aware, a 13-lot residential subdivision (Avalon Unit 4) is proposed for the lots immediately west of the subject site. Additional improvements to Glendale will be required as part of that development. Refer to your files and DRB case #1003551 for details.

Infrastructure is present within the adjoining rights-of-way of Glendale and Florence. The water lines are 8-inch mains. The sewers are also 8-inch. Although it has been designed along the entire length of Florence from Wyoming to Barstow, that sewer currently terminates at a point west of your project site. An additional 12-inch water line is under construction in Barstow as part of the "Desert Ridge Trails East" development. See project #6754.84.

Sanitary Sewer Service will require the construction of new 8-inch collectors within the rights-of-way internal to the development. With the current infrastructure configuration, these sewers will drain south to Glendale and outfall to a new manhole which must be constructed over the existing sewer therein. At a minimum, an additional dry sewer will also be required in Florence. That sewer will extend west from Barstow to your northwestern property corner as shown on the attached figure 2. Should your development proceed subsequent to Avalon, the Florence sewer will not be dry but will connect to the sewer built with that project. Under this scenario, either the Florence or Glendale sewers would be available for use as an outfall.

Metered Water Service will come from a new 6-inch main looped through your development. The 6-inch must connect the existing 8-inch water main in Glendale to the new 8-inch in Florence. At least one (1) new hydrant must be constructed at a standard location within the subdivision. Please be advised that, as of the date of this letter, the water and sewer lines under construction in Florence as part of the Desert Ridge Trails East Subdivision (COA project #6754.84) have not yet been accepted by the City. Those lines must be completed and accepted prior to sale of services for your property.

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. Minimum easement widths shall be 20-feet for single lines and 25-feet where both water and sanitary sewer lines are included. Acceptable easements must be documented on the final site plan prior to DRC approval.

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

Design and Construction of all required improvements will be at the developer / property owner's expense and must be coordinated through the City of Albuquerque via the DRC / City Work Order process. Designs must be by a licensed, New Mexico, registered professional engineer. Construction must be by a licensed, bonded, public utility contractor.

Costs and Fees: In addition to the construction costs, both sanitary sewer and metered water services will be subject to Utility Expansion Charges (UEC) payable at the time of service application. Any outstanding pro rata assessments must be paid in full prior to that time. All charges and rates collected will be based on the ordinances and policies in effect at the time service is actually requested and authorized.

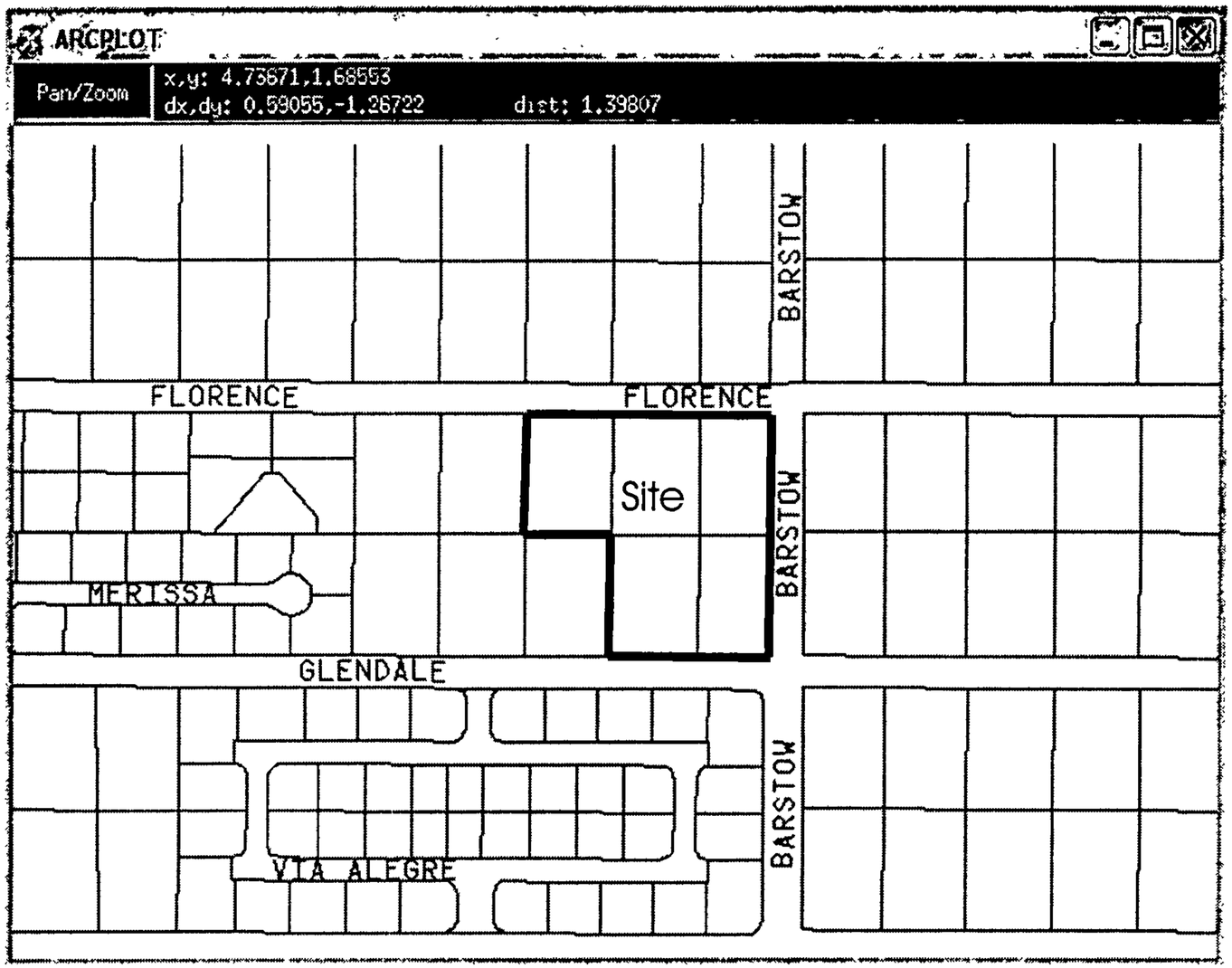
Closure: This statement of availability will remain in effect for a period of one (1) year from the date of issue and applies only to the development identified herein. Its validity is, in part, contingent upon the continuing accuracy of the information supplied by the developer. Changes in the proposed development may require reevaluation of availability and should be brought to the attention of the Utility Development Section of the Albuquerque Bernalillo County Water Utility (ABCWU) as soon as possible. If you have any questions regarding the statements presented herein or need additional information, feel free to contact the undersigned at 924-3987.

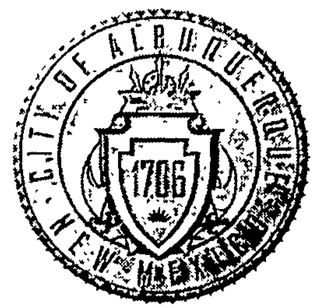
Sincerely,

Jeremy Hoover, P.E.
Engineering Associate
Utility Development Section
Water Utility Department

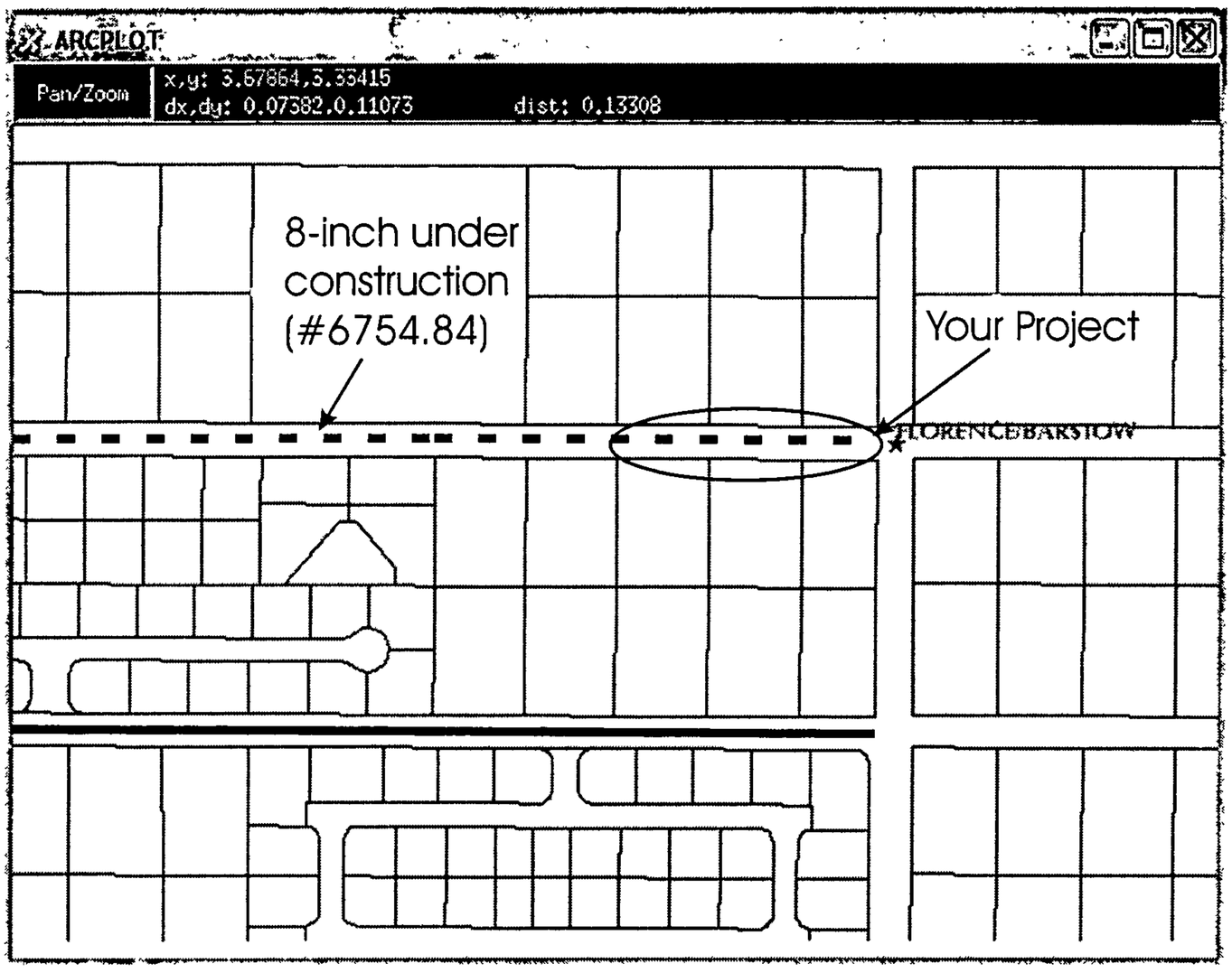
encl: Site and Infrastructure Maps (3)

cc: f/ Readers #50916
f/ Availability B-19
f/ DRB #1004456





Availability Statement #50916	Zone Atlas Page	Figure
Site Map	**B-19**	**1**

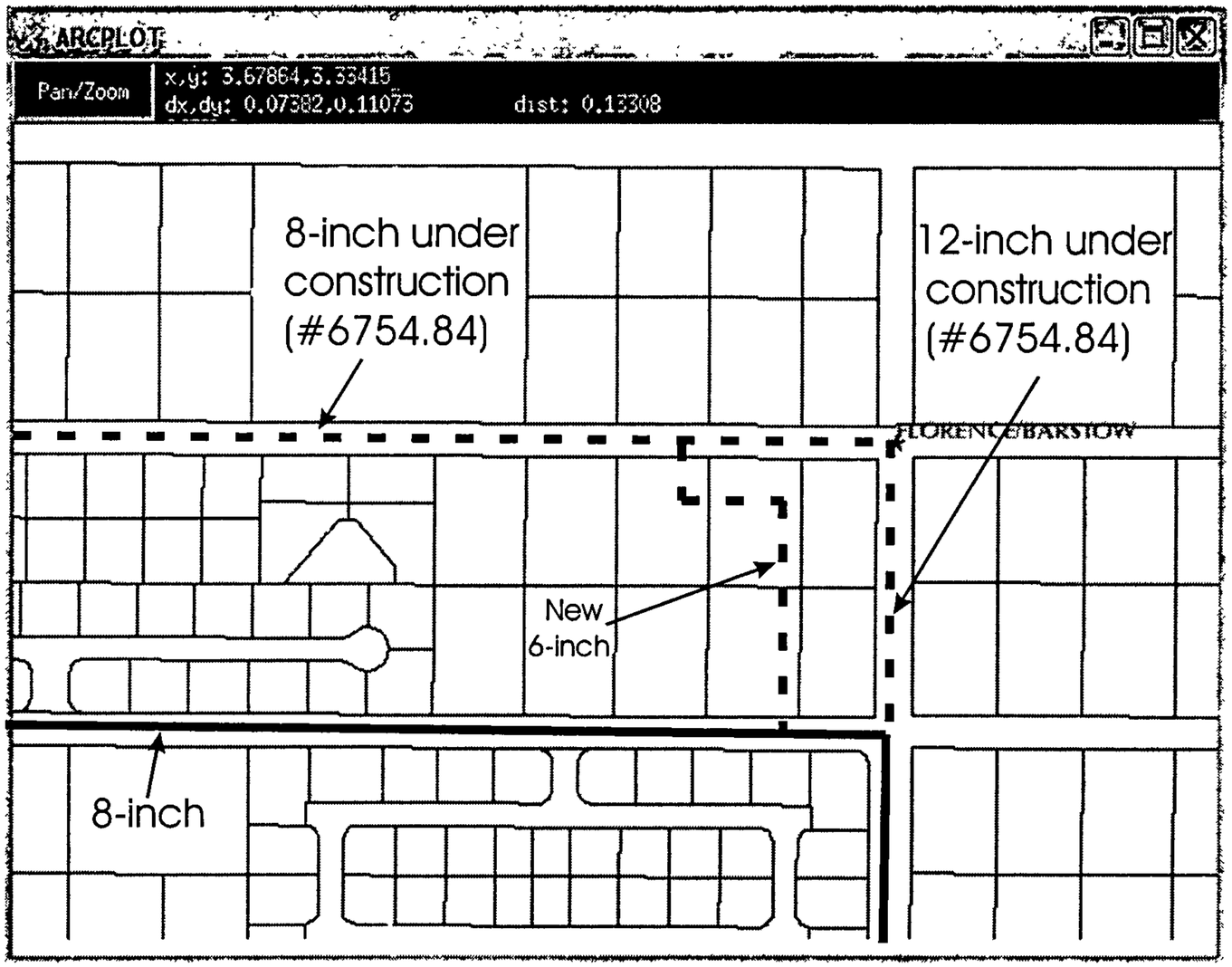


N

Existing public sanitary sewer lines

New 8-inch public sewer lines (external)

Availability Statement #50916	Zone Atlas Page	Figure
Sewer Map	**B-19**	**2**



N

Existing public water lines

New public water lines

Availability Statement #50916
Water Map

Zone Atlas Page
B-19

Figure
3

BRASHER & LORENZ, INC.
CONSULTING ENGINEERS
2201 San Pedro NE Bldg 1 Suite 220 • Albuquerque, NM 87110 • Phone (505) 888-6088 • Fax (505) 888-6188 • www.brasherlorenz.com

November 30, 2005

Leilani McGanahan
Nor Este Neighborhood Association
7600 Rio Guadalupe NE
Albuquerque, New Mexico 87122

SUBJECT: LOTS 14 THRU 18 , BLOCK 11, TRACT 1, UNIT 3
NORTH ALBUQUERQUE ACRES
Map Zone B-19

Dear Ms. McGanahan:

Enclosed please find one copy of the Preliminary Plat and Grading Plan for the subject project. The project proposes subdivision of 5 existing parcels into 12 residential lots. The project site is located on Barstow Street NE between Glendale Avenue NE and Florence Avenue NE. The proposed development is in compliance with the existing RD zoning and is also consistent with existing development in the surrounding area.

We are requesting Preliminary Plat approval for the subject property from the Development Review Board. You are encouraged to attend the public hearing scheduled in approximately 30 days. The hearing date will be advertised in the Albuquerque Journal, and signs will be posted on the property. The hearing will be held in the DRB meeting room, basement level, Plaza Del Sol, 600 Second St. NW. The Preliminary Plat application may be reviewed at Development Services Division at Plaza del Sol. If you need additional information, or if I can be of any assistance, please feel free to call me at 888-6088.

Sincerely,

BRASHER & LORENZ, INC.

Dennis A. Lorenz, PE

/dl/04543
encl

BRASHER & LORENZ, INC.
CONSULTING ENGINEERS
2201 San Pedro NE Bldg 1 Suite 220 • Albuquerque, NM 87110 • Phone (505) 888-6088 • Fax (505) 888-6188 • www.brasherlorenz.com

November 30, 2005

Joe Yardumian
Nor Este Neighborhood Association
7801 RC Gorman Avenue NE
Albuquerque, New Mexico 87122

SUBJECT: LOTS 14 THRU 18 , BLOCK 11, TRACT 1, UNIT 3
NORTH ALBUQUERQUE ACRES
Map Zone B-19

Dear Mr. Yardumian:

Enclosed please find one copy of the Preliminary Plat and Grading Plan for the subject project. The project proposes subdivision of 5 existing parcels into 12 residential lots. The project site is located on Barstow Street NE between Glendale Avenue NE and Florence Avenue NE. The proposed development is in compliance with the existing RD zoning and is also consistent with existing development in the surrounding area.

We are requesting Preliminary Plat approval for the subject property from the Development Review Board. You are encouraged to attend the public hearing scheduled in approximately 30 days. The hearing date will be advertised in the Albuquerque Journal, and signs will be posted on the property. The hearing will be held in the DRB meeting room, basement level, Plaza Del Sol, 600 Second St. NW. The Preliminary Plat application may be reviewed at Development Services Division at Plaza del Sol. If you need additional information, or if I can be of any assistance, please feel free to call me at 888-6088.

Sincerely,

BRASHER & LORENZ, INC.

Dennis A. Lorenz, PE

/dl/04543
encl

BRASHER & LORENZ, INC.
CONSULTING ENGINEERS
2201 San Pedro NE Bldg 1 Suite 220 • Albuquerque, NM 87110 • Phone (505) 888-6088 • Fax (505) 888-6188 • www.brasherlorenz.com

November 30, 2005

Jackie McDowell
North Albuquerque Acres Community Association
7820 Beverly Hills Avenue NE
Albuquerque, New Mexico 87122

SUBJECT: LOTS 14 THRU 18 , BLOCK 11, TRACT 1, UNIT 3
NORTH ALBUQUERQUE ACRES
Map Zone B-19

Dear Ms. McDowell:

Enclosed please find one copy of the Preliminary Plat and Grading Plan for the subject project. The project proposes subdivision of 5 existing parcels into 12 residential lots. The project site is located on Barstow Street NE between Glendale Avenue NE and Florence Avenue NE. The proposed development is in compliance with the existing RD zoning and is also consistent with existing development in the surrounding area.

We are requesting Preliminary Plat approval for the subject property from the Development Review Board. You are encouraged to attend the public hearing scheduled in approximately 30 days. The hearing date will be advertised in the Albuquerque Journal, and signs will be posted on the property. The hearing will be held in the DRB meeting room, basement level, Plaza Del Sol, 600 Second St. NW. The Preliminary Plat application may be reviewed at Development Services Division at Plaza del Sol. If you need additional information, or if I can be of any assistance, please feel free to call me at 888-6088.

Sincerely,

BRASHER & LORENZ, INC.

Dennis A. Lorenz, PE

/dl/04543
encl

BRASHER & LORENZ, INC.
CONSULTING ENGINEERS
2201 San Pedro NE Bldg 1 Suite 220 • Albuquerque, NM 87110 • Phone (505) 888-6088 • Fax (505) 888-6188 • www.brasherlorenz.com

November 30, 2005

Cynthia Reinhart
North Albuquerque Acres Community Association
11300 Oakland Avenue NE
Albuquerque, New Mexico 87122

SUBJECT: LOTS 14 THRU 18 , BLOCK 11, TRACT 1, UNIT 3
NORTH ALBUQUERQUE ACRES
Map Zone B-19

Dear Ms. Reinhart:

Enclosed please find one copy of the Preliminary Plat and Grading Plan for the subject project. The project proposes subdivision of 5 existing parcels into 12 residential lots. The project site is located on Barstow Street NE between Glendale Avenue NE and Florence Avenue NE. The proposed development is in compliance with the existing RD zoning and is also consistent with existing development in the surrounding area.

We are requesting Preliminary Plat approval for the subject property from the Development Review Board. You are encouraged to attend the public hearing scheduled in approximately 30 days. The hearing date will be advertised in the Albuquerque Journal, and signs will be posted on the property. The hearing will be held in the DRB meeting room, basement level, Plaza Del Sol, 600 Second St. NW. The Preliminary Plat application may be reviewed at Development Services Division at Plaza del Sol. If you need additional information, or if I can be of any assistance, please feel free to call me at 888-6088.

Sincerely,

BRASHER & LORENZ, INC.

Dennis A. Lorenz, PE

/dl/04543
encl

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.

November 22, 2005

Dennis Lorenz
Brasher and Lorenz
2201 San Pedro NE, Bldg. 1 #1200 /87110
Phone: 888-6088 Fax: 888-6188

Dear Dennis:

Thank you for your inquiry of **November 22, 2005** requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **LOTS 14-18, BLOCK 11, TRACT 1, UNIT 3, NORTH ALBUQUERQUE ACRES LOCATED ON BARSTOW STREET NE, BETWEEN GLENDALE AVENUE NE AND FLORENCE AVE NE** zone map **B-19**.

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

NOR ESTE N.A. (NRE) "R"
***Leilani McGranahan**
7600 Rio Guadalupe NE/87122 293-5209 (h)
Joe Yardumian
7801 R.C. Gorman Ave. NE/87122-2748 797-1851 (h)

NORTH ALBUQ. ACRES COMM. ASSOC. (NAA) "R"
***Cynthia Reinhart**
11300 Oakland NE/87122 856-6054 (h) 884-3939 (w)
Jackie McDowell
7820 Beverly Hills Ave. NE/87122 821-4857 (h) 828-2430 (w)

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,

Deborah Nason

OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

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

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.

* * * \

BRASHER & LORENZ, INC.

20 44 - United States Post Office.

5979

UNITED STATES POSTAL SERVICE

***** WELCOME TO *****
UPTOWN STATION
ALBUQUERQUE NM 87110-3801
12/02/05 10:48AM

Store USPS Trans 18
Wkstn sys5005 Cashier KPKGZ9
Cashier's Name PAUL
Stock Unit Id WINPAUL
PO Phone Number 800-ASK-USPS
USPS # 340150110

1. First Class 87122
Destination:
Weight: 3.20 oz.
Postage Type: PVI
Total Cost: 5.11
Base Rate: 5.11
SERVICES 1.06
Certified Mail 2.30
70050390000637737441
Rtn Recpt (Green Card) 1.75
2. First Class 87122
Destination:
Weight: 3.20 oz.
Postage Type: PVI
Total Cost: 5.11
Base Rate: 5.11
SERVICES 1.06
Certified Mail 2.30
70050390000637737434
Rtn Recpt (Green Card) 1.75
3. First Class 87122
Destination:
Weight: 3.30 oz.
Postage Type: PVI
Total Cost: 5.11
Base Rate: 5.11
SERVICES 1.06
Certified Mail 2.30
70050390000637737410
Rtn Recpt (Green Card) 1.75
4. First Class
Destination:
Weight:
Postage Type:
Total Cost:
Base Rate:
SERVICES
Certified Mail
70050390000637737427
Rtn Recpt (Green Card) 1.75

Subtotal

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Postage	$ 1.06
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 5.11

ALBUQUERQUE, NM 87122
UNIT ID: 0110
DEC 2 Postmark Here
Clerk: KPKGZ9 2005
12/02/05

7005 0390 0006 3773 7427

Sent To JACKIE McDOWELL
Street, Apt. No.; or PO Box No. 7820 BEVERLY HILLS NE
City, State, ZIP+4 ALBUQ. NM 87122

PS Form 3800, June 2002 See Reverse for Instructions

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Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 5.11

ALBUQUERQUE, NM 87122
UNIT ID: 0110
DEC 2 Postmark Here
Clerk: KPKGZ9 2005
12/02/05

7005 0390 0006 3773 7410

Sent To JOE YARDUMIAN
Street, Apt. No.; or PO Box No. 7801 RC GORMAN NE
City, State, ZIP+4 ALB, NM 87122

PS Form 3800, June 2002 See Reverse for Instructions

U.S. Postal Service™
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Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 5.11

ALBUQUERQUE, NM 87122
UNIT ID: 0110
DEC 2 Postmark Here
Clerk: KPKGZ9 2005
12/02/05

7005 0390 0006 3773 7441

Sent To LEILANI MCGANAHAN
Street, Apt. No.; or PO Box No. 7600 RIO GUADALUPE NE
City, State, ZIP+4 ALBUQ. NM 87122

PS Form 3800, June 2002 See Reverse for Instructions

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)
For delivery information visit our website at www.usps.com®
OFFICIAL USE

Postage	$ 1.06
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 5.11

ALBUQUERQUE, NM 87122
UNIT ID: 0110
DEC 2 Postmark Here
Clerk: KPKGZ9 2005
12/02/05

7005 0390 0006 3773 7434

Sent To CYNTHIA REINHART
Street, Apt. No.; or PO Box No. 11300 OAKLAND NE
City, State, ZIP+4 ALBUQ. N.M. 87122

PS Form 3800, June 2002 See Reverse for Instructions

DEVELOPMENT REVIEW BOARD

TRANSPORTATION DEVELOPMENT

Standard Comment Sheet

DRB- 1004456 Item No. 19 Zone Atlas B-19

DATE ON AGENDA 10-5-05

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) An infrastructure list is needed.
2) Barstow is a collector and requires bikelanes with 6' sidewalk. Radii dedications will be needed.
3) DPM requires the internal streets to be 47' of right-of-way.
4) Is the 25' access going to be for pedestrians only?
5) The sector plan shows Florence as a Collector. Dedication may be needed.
6) How far south will the subdivision need to pave to provide access?

If you have any questions or comments please call Wilfred Gallegos at 924-3991. Meeting notes:

CITY OF ALBUQUERQUE

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1004456 **AGENDA ITEM NO: 19**

SUBJECT:

Sketch Plat/Plan

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

An approved drainage report is required for Preliminary Plat approval.
An approved infrastructure list is required for Preliminary Plat approval.

RESOLUTION:

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: October 5, 2005

IMPACT FEES – # 1004456

Development Review Board 10/5/05 Agenda Item #19
Sketch Plat: Lots 14-18 Block 11, Tract 1, North Albuquerque Acres

Construction of a new single family residence within the proposed subdivision will require payment of Impact Fees. Based on a house size of approximately 2,000 square feet, it is estimated that impact fees will total approximately $1,988 if a building permit is obtained by December 30, 2005, $3,917 if a permit is obtained prior to December 29, 2006, and $5,846 thereafter.

JACK CLOUD
IMPACT FEE ADMINISTRATOR

City Of Albuquerque
PLANNING DEPARTMENT
October 5, 2005
DRB Comments

Item # 19

Project # 1004456 **Application # 05-01509**

RE: North Albuquerque Acres, Unit A/sketch plat

Any perimeter walls facing a public street, even a wall interior to the Subdivision, will require design approval by the DRB Chair before the preliminary plat is approved.

The property is located within the La Cueva Sector Plan boundaries and is zoned Rd/3dus per acre. Because the lots are over 5,000 square feet, a site plan for subdivision is not required.

The number of lots proposed appears to meet the 3 dus per acre requirement of the La Cueva Plan.

The neighborhood associations in this area are very active in the planning process. It is recommended that the applicant meet with representatives of the associations prior to submitting a replat to DRB.

Applicant is also encouraged to follow as many design regulations and guidelines in the La Cueva Sector Plan as possible.

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

DON W. OR SALLY A. GRADY 09-84
5808 MC LEOD NE, SUITE P
P.O. BOX 30801
ALBUQUERQUE, NM 87190

6828

95-219/1070 211
1010064524

11/21/05
DATE

PAY TO THE ORDER OF City of Albuquerque $ 1105.00

One Thousand One Hundred Five and 00/00 DOLLARS

Security Features Details on Back

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

FOR Barons Run - DRB

MP

⑆107002192⑆ 1010064524⑈ 06828

© HARLAND 2005

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

PAID RECEIPT

APPLICANT NAME Baron's Run, LLC

AGENT Brasher & Lorenz

ADDRESS 2201 San Pedro N.E.

PROJECT & APP # 1004456 /

PROJECT NAME Tract 1, North Albuquerque Acres. Unit 3

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

$ 840.00 **441006/4983000 DRB Actions**

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

$ 75.00 **441018/4971000 Public Notification**

$ 170.00 **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

$ 1105.00 **TOTAL AMOUNT DUE**

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

12/2/2005 12:19PM LOC: ANNX
RECEIPT# 00050746 WS# 006 TRANS# 0013
Account 441032 Fund 0110
Activity 3424000 TRSEJA
Trans Amt $20.00
J24 Misc $1,105.00
Thank You

DON W. OR SALLY A. GRADY 09-84
5808 MC LEOD NE, SUITE P
P.O. BOX 30801
ALBUQUERQUE, NM 87190

6828
95-219/1070 211
1010064524

11/21/05 DATE

PAY TO THE ORDER OF City of Albuquerque $ 1105.00

One Thousand One Hundred Five and 00/100 DOLLARS

Security Features Details on Back.

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

FOR Barons Run - DRB

Don W. Grady MP

⑆107002192⑆ 1010064524⑈ 06828

© HARLAND 2005

Counterreceipt.doc 6/21

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 12/13/05 To 1/4/06

5. REMOVAL

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

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

[signature] 12-2-05

(Applicant or Agent) (Date)

I issued 1 signs for this application, 12/2/05 [signature]

(Date) (Staff Member)

DRB PROJECT NUMBER: 1004456

Rev. 1/11/05

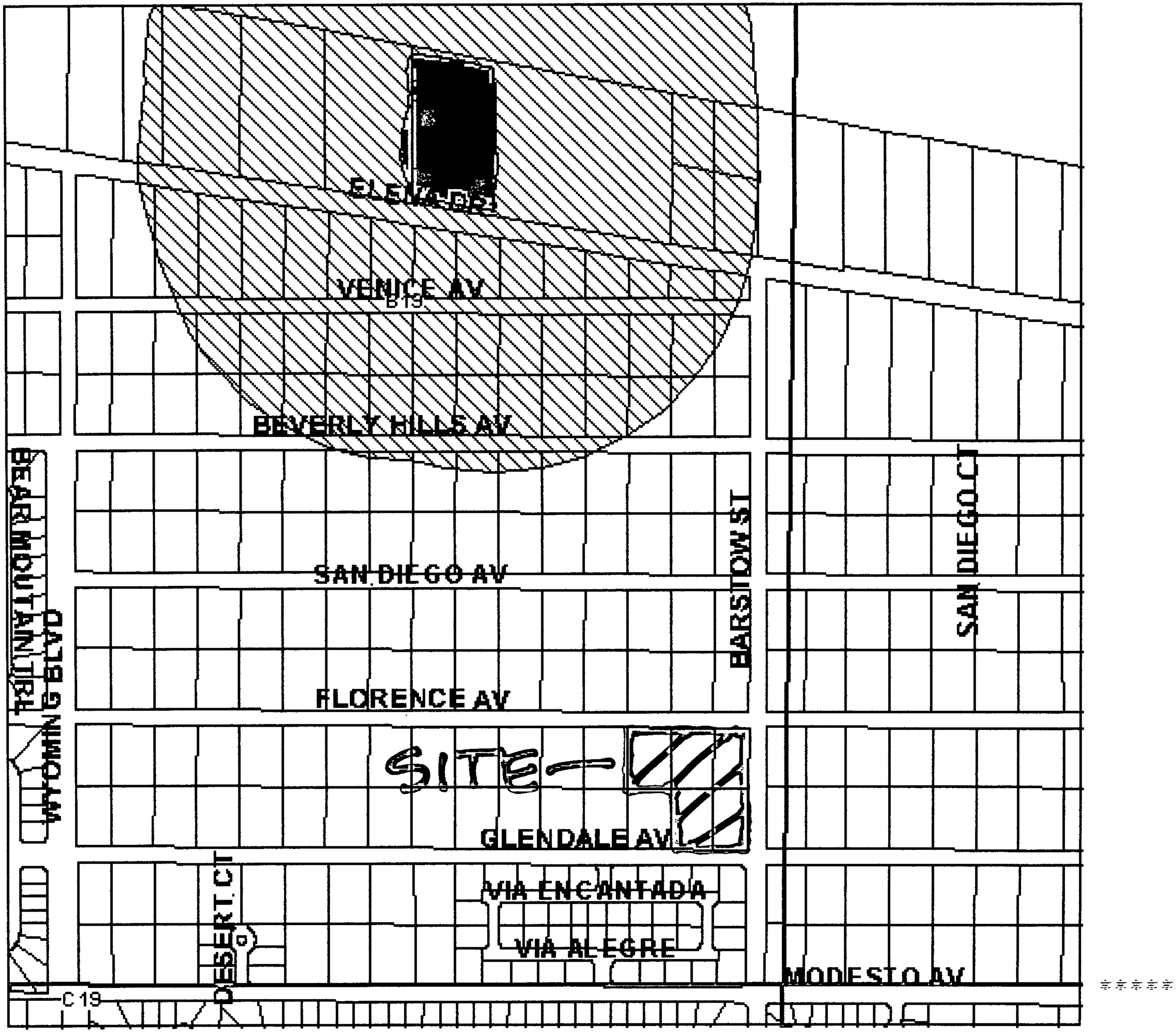
Sheran A. Matson/PLN/CABQ
01/03/2006 02:57 PM

To dennisl@.brasherlorenz.com
cc
bcc Sheran A. Matson/PLN/CABQ
Subject Baron's Run Subdivision Perimeter Walls

Hi Dennis

A couple of additional details on the perimeter wall submittal: (It's fine to make these changes & bring the 3 copies to DRB on Wednesday.)

- Because the Zone Code does not allow more than 50% smooth face block, please specify what type of block is planned for the desert rose and chinle red sections.
- The DRB Project #, Zone Atlas Page, and closest intersection are needed on the cover page.
-
-
-
- Call me if you have questions or e-mail me back.


VENICE AV
B13
BEVERLY HILLS AV
SAN DIEGO AV
FLORENCE AV
SITE
GLENDALE AV
VIA ENCANTADA
VIA ALEGRE
MODESTO AV
C 19
DESERT CT
WYOMING BLVD
BARSTOW ST
SAN DIEGO CT

12/20/05, TUE 16:11 FAX 5059243864 001

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

TRANSMISSION OK

TX/RX NO	4549	
CONNECTION TEL		98886188
SUBADDRESS		
CONNECTION ID		
ST. TIME	12/20 16:10	
USAGE T	01'05	
PGS.	3	
RESULT	OK	

DEVELOPMENT REVIEW BOARD
FAX FORM

TO: Dennis Lorenz

FAX NUMBER: 880-6188 **# PAGES** 3

SENT BY: Sheran Matson, DRB Chair **DATE:** 12/20/05

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

PROJECT NO: 1004456 **APPLICATION NO:** _____

****

Project # 1003762
05DRB-01822 Major-Preliminary Plat Approval
05DRB-01823 Minor-Sidewalk Waiver
05DRB-01824 Minor-Temp Defer SDWK

ISAACSON & ARFMAN PA agent(s) for CHELWOOD HILLS LLC request(s) the above action(s) for all or a portion of Tract(s) B, CHELWOOD ELEMENTARY SCHOOL (to be known as **CHELWOOD HILLS SUBDIVISION**) zoned R-LT, located on EASTRIDGE PARK BLVD NE, between CHELWOOD PARK BLVD NE and INDIAN SCHOOL RD NE containing approximately 4 acre(s). [REF: 04EPC-01714, 05DRB-00316] (J-22)

The 3 location maps are missing from the perimeter wall design submittal. Please submit before the scheduled DRB hearing on January 4, 2006.

DRB will need proof of the re-zoning and replatting of this property to separate it from the APS property. The platting action cannot be approved until DRB has that documentation.

Once this proof is provided and the wall submittal is complete, Planning has no objection to the requested actions.

Project # 1004083
05DRB-01849 Major-Vacation of Pub Right-of-Way

RHOMBUS PA INC agent(s) for SANCHEZ & WADE ENTERPRISES LLC request(s) the above action(s) for all or a portion of Lot(s) 19-33, Block(s) 11, **VALLEY VIEW ADDITION,** zoned C-2 community commercial zone, located on ZUNI RD SE, between ADAMS ST NE and JEFFERSON ST SE containing approximately 1 acre(s). [REF: 05ZHE00537] (K-17)

Planning defers to the Traffic Engineer.

Project # 1004456
05DRB-01817 Major-Preliminary Plat Approval
05DRB-01819 Minor-Temp Defer SDWK

BRASHER & LORENZ agent(s) for BARON'S RUN, LLC request(s) the above action(s) for all or a portion of Lot(s) 14, 15, 16, 17 & 18, Tract(s) 1, Block(s) 11, NORTH ALBUQUERQUE ACRES (to be known as **BARON'S RUN SUBDIVISION)** zoned RD, located on BARSTOW ST NE, between FLORENCE AVE NE and GLENDALE AVE NE containing approximately 5 acre(s). [REF: 05DRB-01507] (B-19)

The perimeter wall design submittal location map shows walls on the front & back of many lots. The front yard wall has a maximum height of 3 feet unless it's 20 feet from the front yard property line. In addition, the side yards have a 3 foot height limitation until the wall is 20 feet back from the front yard property line. The pilasters must also protrude a minimum of 2 inches

on the public side.

Be sure to correct the wall submittal & resubmit to the DRB Chair at least one week before the scheduled hearing date.

No objection once these problems are addressed.

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, DECEMBER 19, 2005.

BRASHER & LORENZ, INC.
CONSULTING ENGINEERS
2201 San Pedro NE Bldg 1 Suite 1200 • Albuquerque, NM 87110 • Phone (505) 888-6088 • Fax (505) 888-6188 • www.brasherlorenz.com

January 3, 2006

#6

Sheran Matson, AICP, Chair
Development Review Board
City of Albuquerque
Plaza Del Sol
Albuquerque, New Mexico 87102

SUBJECT: BARON'S RUN SUBDIVISION
LOTS 14 thru 18, BLOCK 11 TRACT 1, UNIT 3
NORTH ALBUQUERQUE ACRES
05 DRB 01509, Project 1004456
ZAP B-19

Dear Ms Matson:

Submitted herewith for review and approval are 3 copies of the revised Perimeter Wall Plan. The design has been revised to reduce the wall and fence height to 3' maximum within the frontyard setback of Lots 1 and 12. A note has also been added requiring the pilasters to protrude 2" on the public side of the wall. DRB will hear the Preliminary Plat request January 4, 2006.

If you have any questions, or if I can be of any assistance, please feel free to call.

Sincerely,

BRASHER & LORENZ, INC.

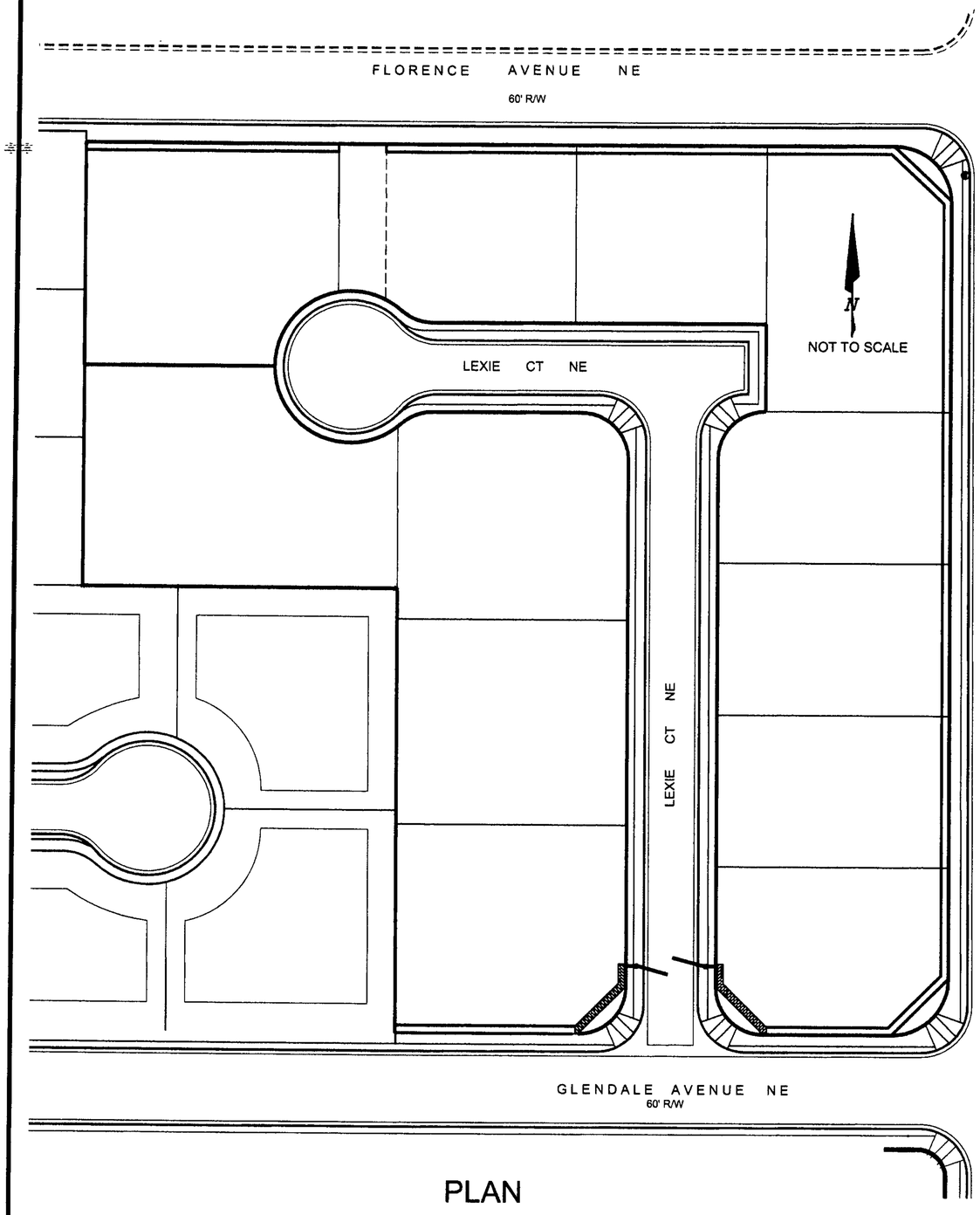
Dennis A. Lorenz, PE
Principal

/dl/04543
encl

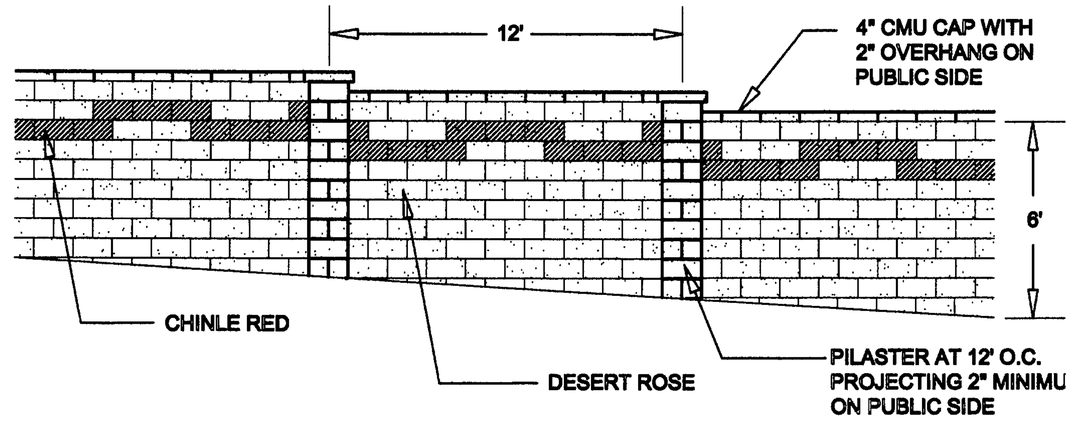
01/03/06 - Sent Dennis an

RECEIVED
JAN 03 2006
LAND DEVELOPMENT SECTION

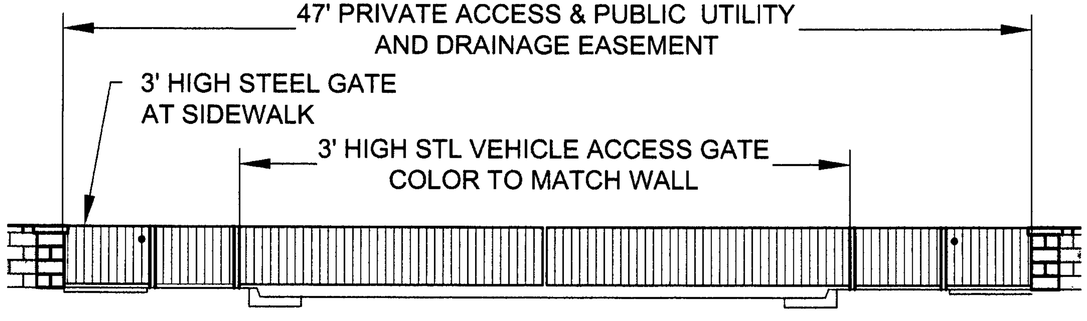
RECEIVED
JAN 03 2006
LAND DEVELOPMENT SECTION



PLAN

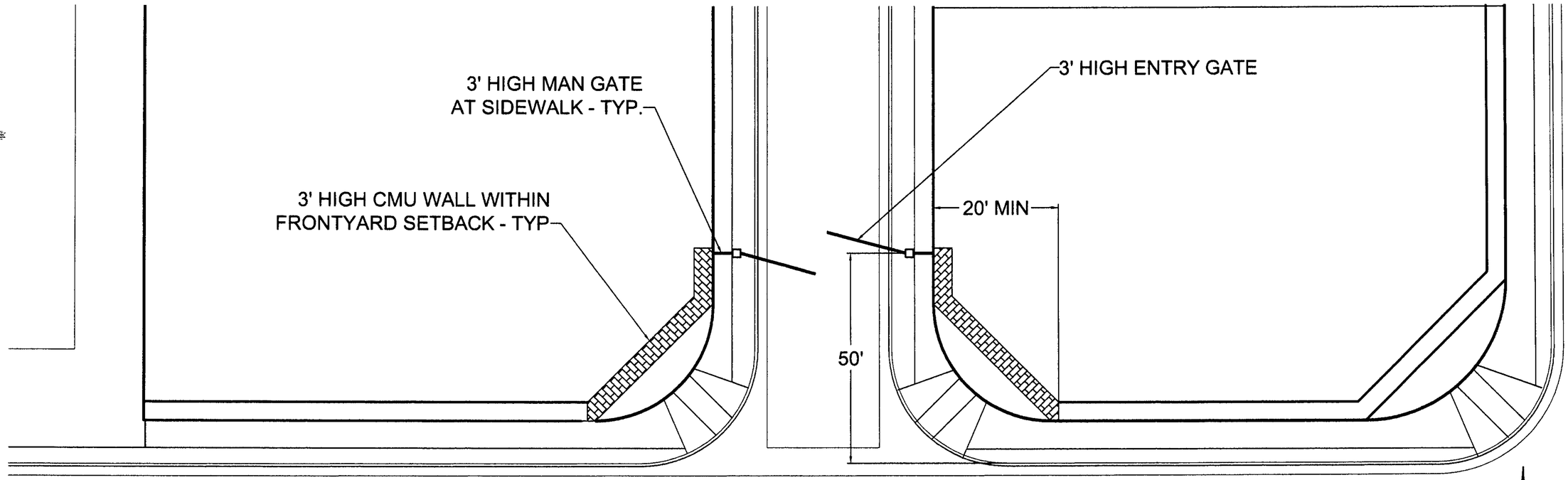


PERIMETER WALL DETAIL



ENTRY GATE DETAIL

BARON'S RUN SUBDIVISION PERIMETER WALL PLAN AND DETAIL	JANUARY 2006 1 OF 4	BRASHER & LORENZ CONSULTING ENGINEERS 2201 San Pedro NE Building 1 Suite 1200 Albuquerque, New Mexico 87110 Ph: 505-888-0088 Fax: 505-888-6188



N

NOT TO SCALE

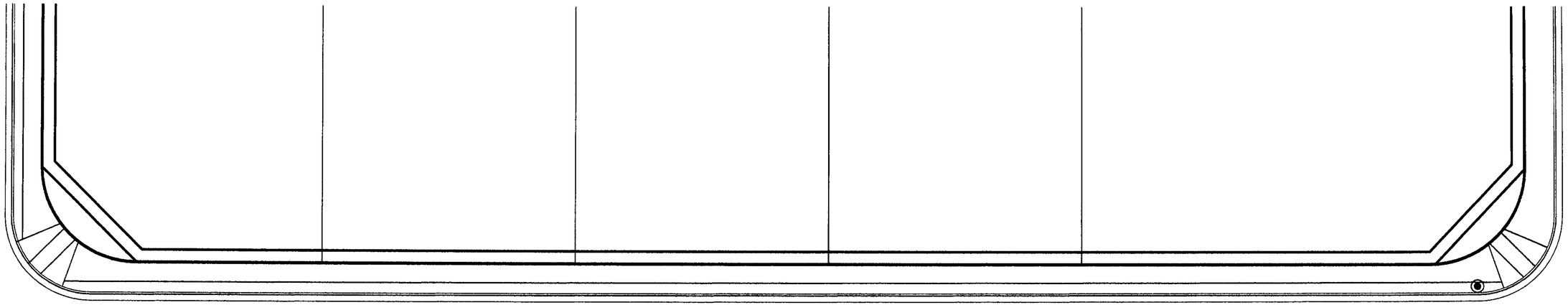
GLENDALE AVENUE NE

60' R/W

PLAN

PROFILE

BARON'S RUN SUBDIVISION PERIMETER WALL GLENDALE AVE. PLAN AND ELEVATION	JANUARY 2006 2 OF 4	BRASHER & LORENZ CONSULTING ENGINEERS 2201 San Pedro NE Building 1 Suite 1200 Albuquerque, New Mexico 87110 Ph: 505-888-0099 Fax: 505-888-0189



BARSTOW STREET NE

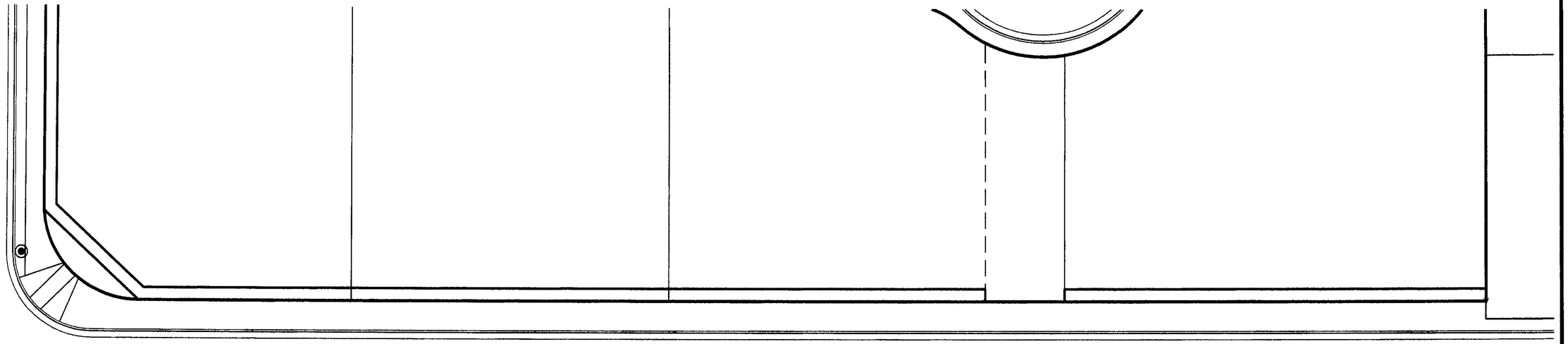
70' R/W

NOT TO SCALE

PLAN

PROFILE

BARON'S RUN SUBDIVISION PERIMETER WALL BARSTOW ST. PLAN AND ELEVATION	JANUARY 2006 3 OF 4	BRASHER & LORENZ CONSULTING ENGINEERS 2201 San Pedro NE Building 1 Suite 1300 Albuquerque, New Mexico 87110 Ph: 505-889-3088 Fax: 505-889-3189

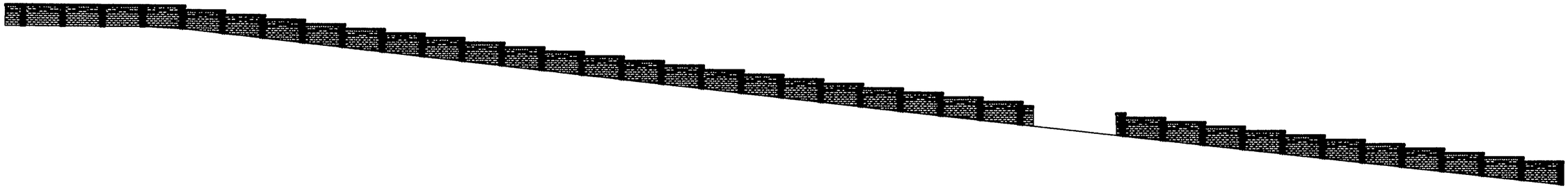


FLORENCE AVENUE NE

60' R/W

PLAN

NOT TO SCALE



PROFILE

BARON'S RUN SUBDIVISION

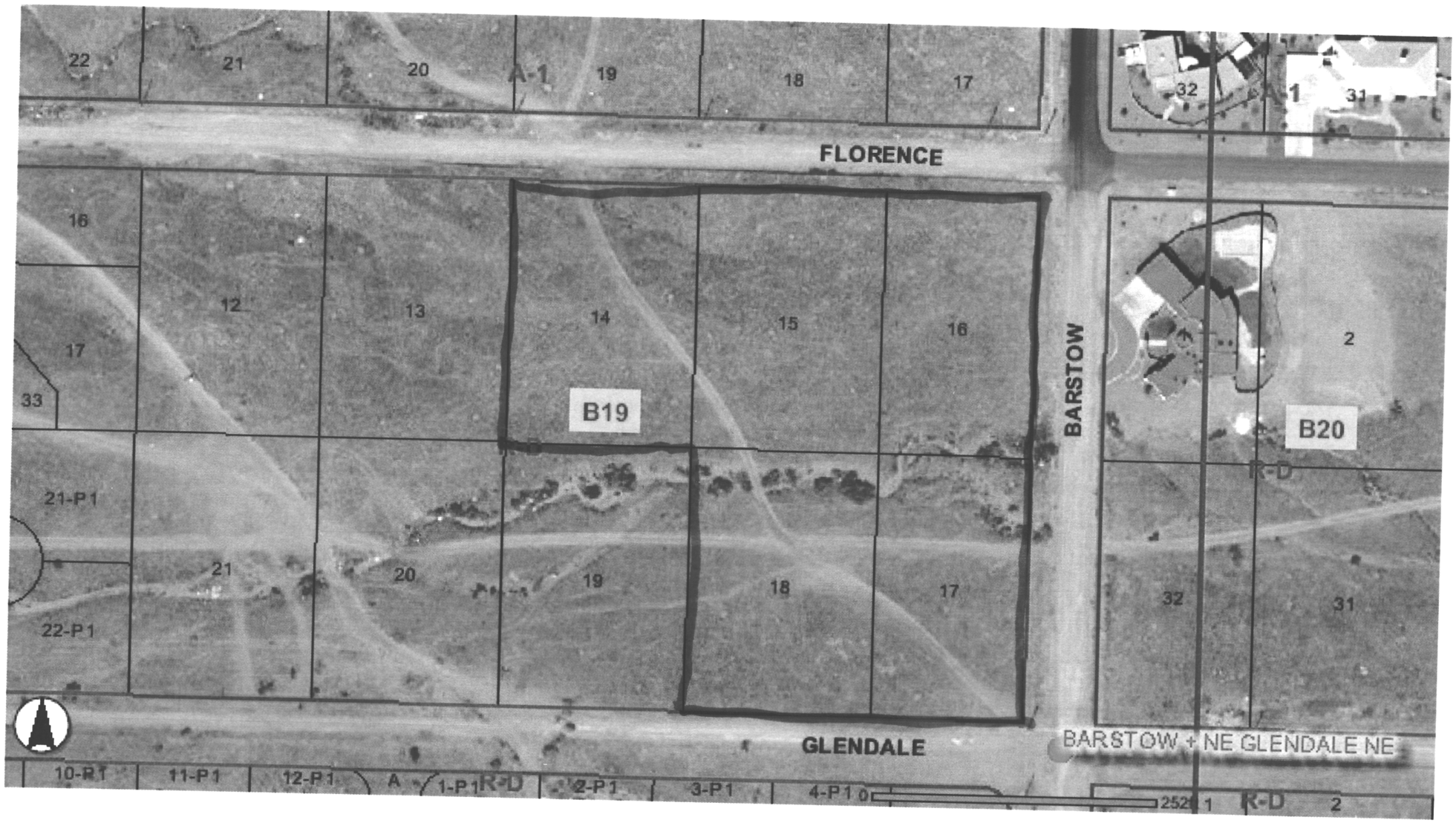
PERIMETER WALL

FLORENCE AVE. PLAN AND ELEVATION

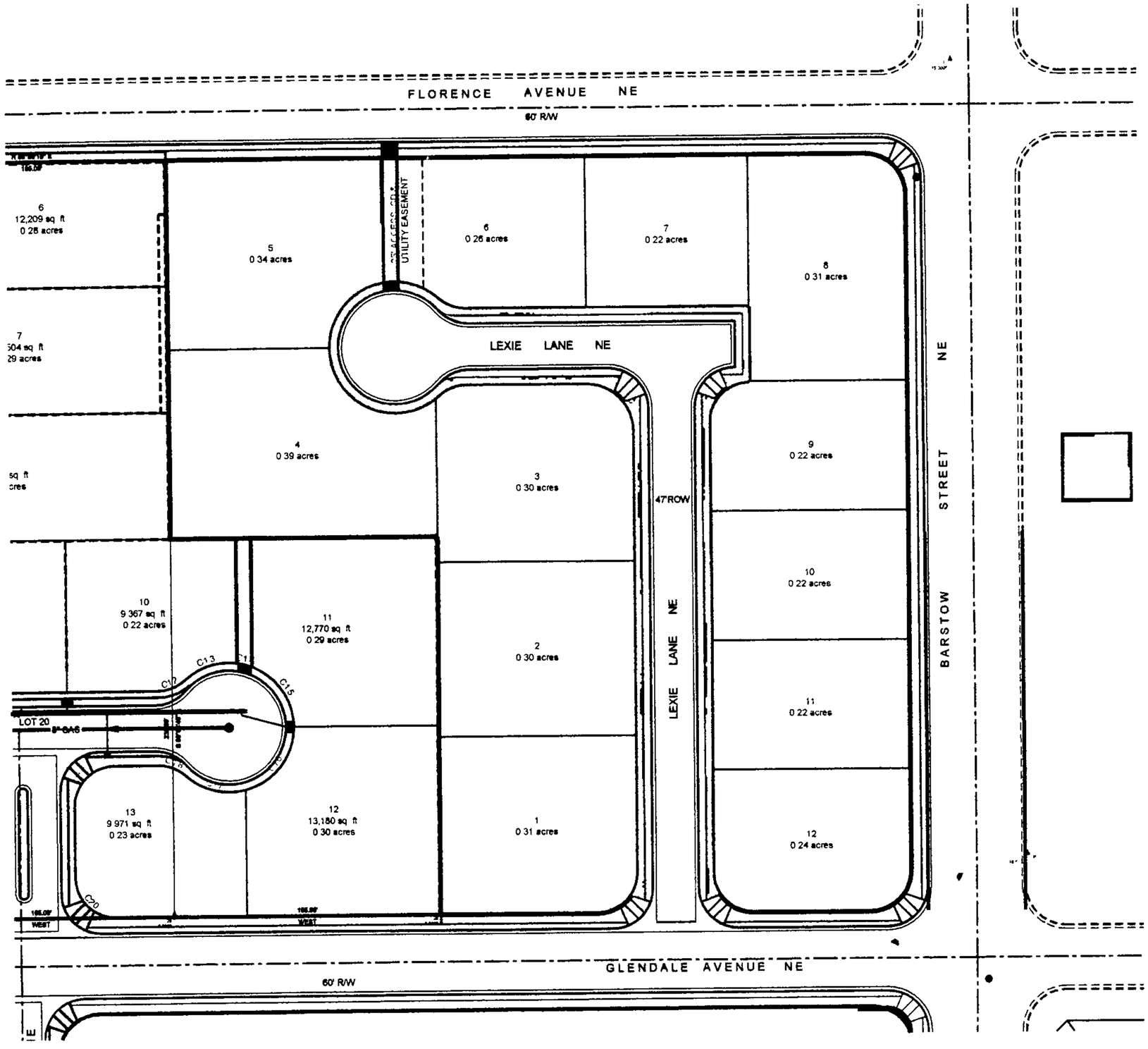
JANUARY 2006

4 OF 4

BRASHER & LORENZ
CONSULTING ENGINEERS
2201 San Pedro NE Building 1 Suite 1300
Albuquerque, New Mexico 87110
Ph: 505-888-0088 Fax: 505-889-8188


FLORENCE
BARSTOW
GLENDALE
BARSTOW + NE GLENDALE NE
B19
B20
A-1
R-D
22
21
20
19
18
17
16
12
13
14
15
33
21-P1
22-P1
32
31
2
1
10-R1
11-P1
12-P1
1-P1
2-P1
3-P1
4-P1

SIDEWALK DEFERRAL EXHIBIT
FOR
BARON'S RUN SUBDIVISION
NOVEMBER 2005



SIDEWALK CONSTRUCTION DEFERRED
UNTIL HOME CONSTRUCTION

NOT TO SCALE

BRASHER & LORENZ
CONSULTING ENGINEERS

DEVELOPMENT REVIEW BOARD

TRANSPORTATION DEVELOPMENT

Standard Comment Sheet

DRB- 1004456 Item No. 19 Zone Atlas B-19

DATE ON AGENDA 10-5-05

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) An infrastructure list is needed.
2) Barstow is a collector and requires bikelanes with 6' sidewalk. Radii dedications will be needed.
3) DPM requires the internal streets to be 47' of right-of-way.
4) Is the 25' access going to be for pedestrians only?
5) The sector plan shows Florence as a Collector. Dedication may be needed.
6) How far south will the subdivision need to pave to provide access?

If you have any questions or comments please call Wilfred Gallegos at 924-3991. Meeting notes:

IMPACT FEES – # 1004456

Development Review Board 10/5/05 Agenda Item #19
Sketch Plat: Lots 14-18 Block 11, Tract 1, North Albuquerque Acres

Construction of a new single family residence within the proposed subdivision will require payment of Impact Fees. Based on a house size of approximately 2,000 square feet, it is estimated that impact fees will total approximately $1,988 if a building permit is obtained by December 30, 2005, $3,917 if a permit is obtained prior to December 29, 2006, and $5,846 thereafter.

JACK CLOUD
IMPACT FEE ADMINISTRATOR

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1004456 **AGENDA ITEM NO: 19**

SUBJECT:

Sketch Plat/Plan

ACTION REQUESTED:

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

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

ENGINEERING COMMENTS:

An approved drainage report is required for Preliminary Plat approval.
An approved infrastructure list is required for Preliminary Plat approval.

RESOLUTION:

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: October 5, 2005

City Of Albuquerque
PLANNING DEPARTMENT
October 5, 2005
DRB Comments

Item # 19

Project # 1004456 **Application # 05-01509**

RE: North Albuquerque Acres, Unit A/sketch plat

Any perimeter walls facing a public street, even a wall interior to the Subdivision, will require design approval by the DRB Chair before the preliminary plat is approved.

The property is located within the La Cueva Sector Plan boundaries and is zoned Rd/3dus per acre. Because the lots are over 5,000 square feet, a site plan for subdivision is not required.

The number of lots proposed appears to meet the 3 dus per acre requirement of the La Cueva Plan.

The neighborhood associations in this area are very active in the planning process. It is recommended that the applicant meet with representatives of the associations prior to submitting a replat to DRB.

Applicant is also encouraged to follow as many design regulations and guidelines in the La Cueva Sector Plan as possible.

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

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

		SUBDIVISION	**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**
		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:

NAME: BARON'S RUN LLC PHONE: 884.8493

ADDRESS: PO BOX 30801 FAX: ____

CITY: ALBQ STATE NM ZIP 87190 E-MAIL: ____

Proprietary interest in site: OWNER **List all owners:** ____

AGENT (if any): BRASHER + LORENZ PHONE: 888.6089

ADDRESS: 2201 SAN PEDRO NE FAX: 888-6188

CITY: ALBQ STATE NM ZIP 87110 E-MAIL: ____

DESCRIPTION OF REQUEST: SKETCH PLAT REVIEW + COMMENT

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. 14,15,16,17,18 Block: 11 Unit: 3

Subdiv. / Addn. TRACT 1, NORTH ALBUQUERQUE ACRES TBK BARON'S RUN SUBD.

Current Zoning: RD/Bdu per acre Proposed zoning: RD

Zone Atlas page(s): B-19 No. of **existing** lots: 5 No. of **proposed** lots: 12

Total area of site (acres): 5.00 Density if applicable: dwellings per gross acre: 2.40 dwellings per net acre: 2.91

Within city limits? X Yes. No___, but site is within 5 miles of the city limits.) Within 1000FT of a landfill? NO

UPC No. SEE ATTACHED 101906546909240218 MRGCD Map No. NA

LOCATION OF PROPERTY BY STREETS: On or Near: BARSTOW ST NE

Between: FLORENCE AVE NE and GLENDALE AVE 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.): ____

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

SIGNATURE ____ DATE 9.27.05

(Print) DENNIS A. LORENZ ___ Applicant X Agent

FOR OFFICIAL USE ONLY Form revised 4/04

	Application case numbers	Action	S.F.	Fees
INTERNAL ROUTING				
All checklists are complete	05DRB -01509	SK	$(3)	$ 0.00
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 10/05/05			$ 0.00

Sandy Handley 09/27/05

Project # 1004456

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

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

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

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

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

Extensions are not reviewed through internal routing.

Extension of preliminary plat approval expires after one year.

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

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

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

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

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

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

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

Amended preliminary plat approval expires after one year

.

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

DENNIS A. LORENZ
Applicant name (print)

Applicant signature / date 9.27.05

Form revised **11/04**

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

Application case numbers
05DRB-_____-01509
_____-_____-_____
_____-_____-_____

Sandy Handley 09/27/05
Planner signature / date

Project # 1004456

PARCEL LEGAL DESCRIPTIONS AND UPC NOS.

LOT 14, BLOCK 11, TRACT I, UNIT 3, NORTH ALBUQUERQUE ACRES
UPC 101906548909240219

LOT 15, BLOCK 11, TRACT I, UNIT 3, NORTH ALBUQUERQUE ACRES
UPC 101906550609240218

LOT 16, BLOCK 11, TRACT I, UNIT 3, NORTH ALBUQUERQUE ACRES
UPC 101906552109240217

LOT 17, BLOCK 11, TRACT I, UNIT 3, NORTH ALBUQUERQUE ACRES
UPC 101906552106940216

LOT 18, BLOCK 11, TRACT I, UNIT 3, NORTH ALBUQUERQUE ACRES
UPC 101906550606940215

SANDIA INDIAN LAND

SANDIA INDIAN LAND

TRAMWAY

RD

INDIAN LAND

PASEO DEL NORTE/NORTH ALBUQUERQUE

SECTOR DEV PLAN BOUNDARY

ELENA ESTATES

(UNIT 1)

Sandia Pueblo Grant South Boundary

NORTH CAMINO ARROYO

ELENA

ESTATES

(UNIT 2)

Elena Gallegos Grant North Boundary

CORONADO AIRPORT

NORTH ALBUQUERQUE ACRES

ALBUQUERQUE

A-1

A-1 SU-PERMIT AIRCRAFT PARKING & MAINT FAC

A-1 SU-PERMIT FOR TECH OPERATIONS BUILDING (POWER)

A-1 SU-PERMIT SOFTBALL DIAMOND COMPLEX & 14 VOLLEYBALL COURTS SU-83-26

LA CUEVA SECTOR PLAN BOUNDARY

DESERT RIDGE TRAILS

R-D 4 DU/A

BLUE MOON LA

PAWNEE CREEK TRL

OLD PECOS TRL

GREEN MESA TRL

BEAR MOUNTAIN TRL

DESERT LAKE WY

ENCHANTED SKY LA

TRACT 1 UNIT 3

SITE

DESERT RIDGE TRAILS EAST

R-D 3 DU/A

CAMINO ARROYO

R-D 5 DU/A

BOXWOOD

WILD OLIVE

COPPER GRASS CT

BLUE CYPRESS

(UNIT 1) DESERT RIDGE TRAILS PARK

RIDGE

TRAILS

AMAFCA LA CUEVA CHANNEL

EAGLE

QUIVERA VIA ENCANTADA

VIA ALEGRE

ESTATES BOUNDARY

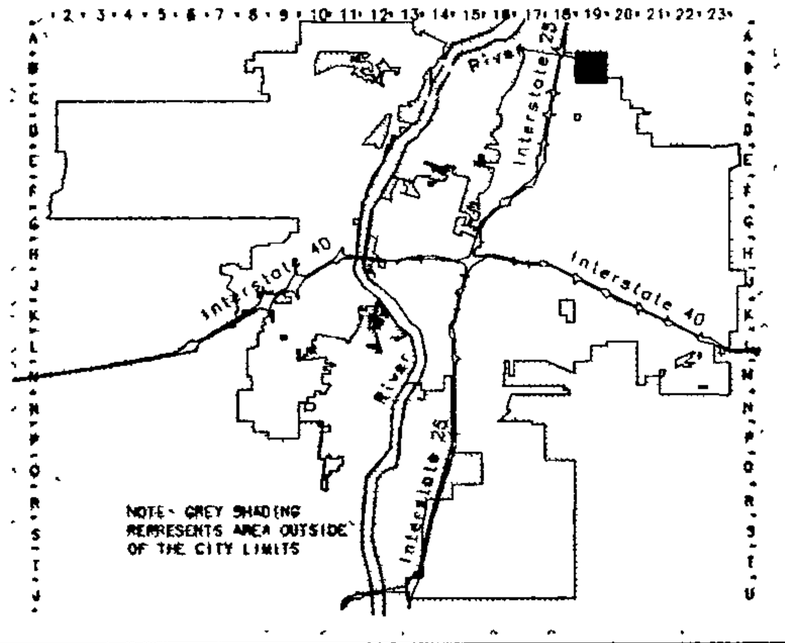
DESERT HIGHLANDS AT LA CUEVA

WYOMING

BARSTOW

LOUISIANA

MCCRACKIN



GRAPHIC SCALE IN FEET

250 0 750 1000

A lbuquerque G eographic I nformation S ystem

PLANNING DEPARTMENT

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Zone Atlas Page

B-19-Z

Map Amended through March 08, 2005

BRASHER & LORENZ, INC.
CONSULTING ENGINEERS
2201 San Pedro NE Bldg 1 Suite 1200 • Albuquerque, NM 87110 • Phone (505) 888-6088 • Fax (505) 888-6188 • www.brasherlorenz.com

September 27, 2005

Sheran Matson, AICP, Chair
Development review Board
City of Albuquerque
Plaza Del Sol
Albuquerque, New Mexico 87102

SUBJECT: LOTS 14, 15, 16, 17 AND 18, BLOCK 11 TRACT 1, UNIT 3
NORTH ALBUQUERQUE ACRES
Map Zone B-19

Dear Ms Matson:

Submitted herewith for Sketch Plat review and comment are the DRB Application, 6 copies of the proposed subdivision layout, and one copy of current Zone Atlas page B-19 depicting the project location. The project consists of the subdivision of Lots 14 through 18, Block 11, Tract 1, Unit 3 North Albuquerque Acres into 12 single-family residential lots. The property is currently zoned RD 3DU/Acre.

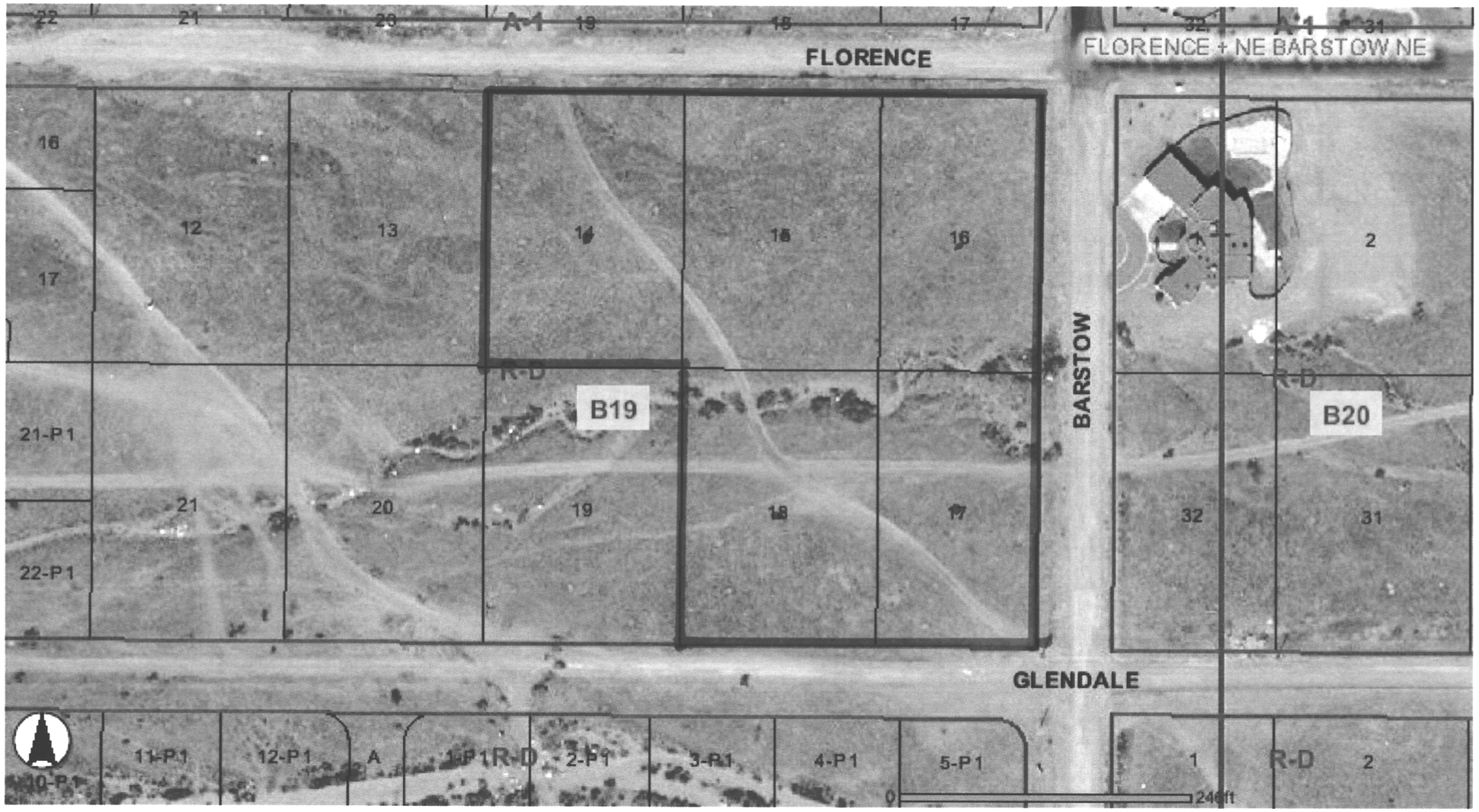
Please provide comments on planning, access, water, sanitary sewer and drainage. If you have any questions, or if I can be of any assistance, please feel free to call.

Sincerely,

BRASHER & LORENZ, INC.

Dennis A. Lorenz, PE
Principal

/dl/04543
encl


FLORENCE
FLORENCE + NE BARSTOW NE
BARSTOW
GLENDALE
B19
B20
R-D
A-1
16
17
12
13
14
15
16
2
21-P1
22-P1
21
20
19
18
17
32
31
10-P1
11-P1
12-P1
A
1-P1
R-D
2-P1
3-P1
4-P1
5-P1
1
R-D
2
0
2400ft