OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

December 14, 2011

Project# 1004462
11DRB-70344 EXT OF SIA FOR TEMP DEFR SDWK CONST

ANDALUCIA DEVELOPMENT request(s) the above action(s) for all or a portion of **ANDALUCIA @ LA LUZ Unit(s) 3,** zoned AU-1/PRD/5DV/A, located on CORNER OF NAMASTE AND SEVILLA containing approximately 22.8328 acre(s). (F-11)

At the December 14, 2011 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 December 29, 2011, 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:
Marilyn Maldonado
file

MINOR PLATS, FINAL (MAJOI LATS, AMENDED PLATS AND PLA

8. Project# 1004462
11DRB-70344 EXT OF SIA FOR TEMP DEFR SDWK CONST

ANDALUCIA DEVELOPMENT request(s) the above action(s) for all or a portion of **ANDALUCIA @ LA LUZ Unit(s) 3,** zoned AU-1/PRD/5DV/A, located on CORNER OF NAMASTE AND SEVILLA containing approximately 22.8328 acre(s). (F-11)**A TWO YEAR EXTENSION TO THE 4-YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**

9. Project# 1006006
11DRB-70339 MAJOR - FINAL PLAT APPROVAL

BOHANNAN HUSTON INC agent(s) for MESA DEL SOL, LLC request(s) the above action(s) for all or a portion of Tract(s) A-2, **MESA DEL SOL INNOVATION PARK** zoned PC, located on STRYKER RD AND UNIVERSITY BLVD SW containing approximately 67.3 acre(s). (R-15 & 16, S-15 & 16)*[Deferred from12/7/11]* **THE FINAL PLAT WAS APROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING TO RECORD.**

10. Project# 1005029
11DRB-70322 EXT OF MAJOR PRELIMINARY PLAT

ISAACSON AND ARFMAN PA agent(s) for WESTERN ALBUQUERQUE LAND HOLDINGS, LLC C/O GARRETT DEV CORP request(s) the above action(s) for all or a portion of Tract(s) B & J & R, **STORMCLOUD (TBK STORMCLOUD SUBDIVISION UNIT 4 AND 5) Unit(s) 3,** zoned SU-2/RL-T, located on TIERRA PINTADA BLVD NW WEST OF UNSER containing approximately 55.243 acre(s). (H-9)*[Deferred from 11/16/1, 12/7/111]* **WITH APPROVAL OF A REVISED INFRASTRUCTURE LIST, A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**

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

11. Project# 1009058
11DRB-70342 SKETCH PLAT REVIEW AND COMMENT

FORSTBAUER SURVEYING CO LLC agent(s) for JACK LERNER request(s) the above action(s) for all or a portion of Lot(s) A, Block(s) 38, **MONTE VISTA** zoned C-1, located on MONTE VISTA BETWEEN LOMAS AND CARLISLE containing approximately .3004 acre(s).(K-16)**THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDE.**

12 Other Matters: Minutes - June 2011
ADJOURNED: 9:45

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

January 20, 2010

Project# 1004462
10DRB-70012 EXT OF SIA FOR TEMP DEFR SDWK CONST

ANDALUICIA DEVELOPMENT request(s) the above action(s) for all or a portion of **ANDALUCIA @ LA LUZ Unit(s) 3,** zoned SU-1 PRD 5DU/A, located on COORS BLVD NW BETWEEN NAMASTE RD NW AND SEVILLA AVE NW containing approximately 22.8328 acre(s). (F-11)

At the January 20, 2010 Development Review Board meeting, the two year extension to the four-year agreements for the deferral of sidewalks were approved.

If you wish to appeal this decision, you must do so by February 4, 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, 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, AICP, DRB Chair

Cc: Andalucia Development – 8300 Carmel Ave NE – Albuquerque, NM 87122
Marilyn Maldonado
File

HEARING TB 1/20/10 (ESIA)

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

January 30, 2008

1. **Project# 1004462**
08DRB-70006 MAJOR - 1YR SUBD IMP AGMT EXT (2YR SIA)

BOHANNAN HUSTON INC agent(s) for ANDALUCIA DEVELOPMENT CO INC request(s) the above action(s) for all or a portion of **ANDALUCIA AT LA LUZ UNIT 3,** zoned SU-1/PRD 5DU/A, located on COORS BLVD NW BETWEEN NAMASTE RD NW AND SEVILLA AVE NW containing approximately 23.1164 acre(s). (F-11)

At the January 30, 2008, Development Review Board meeting, the 1 year extension of the Subdivision Improvements Agreement was approved. If you wish to appeal this decision, you must do so by February 14, 2008 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: Bohannan Huston, Inc – 7500 Jefferson NE – Albuquerque, NM 87109
Cc: Andalucia Development Co. Inc – 8300 Carmel Ave NE – Albuquerque, NM 87122
Marilyn Maldonado
File

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
PROPERTY OWNERSHIP LIST

Meeting Date: January 30, 2008
Zone Atlas Page: F-11
Notification Radius: 100 Ft.

Project# 1004462
App#08DRB-70006

Cross Reference and Location: COORS BLVD NW BETWEENT NAMASTE RD AND SEVILLA

Applicant: ANDALUCIA DEVELOPMENT CO INC
8300 CARMEL AVE NE
ALBUQUERQUE, NM 87122

Agent: BOHANNAN HUSTON INC
7500 JEFFERSON NE
ALBUQUERQUE, NM 87109

Special Instructions:

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

Date Mailed: JANUARY 11, 2008
Signature: ERIN TREMLIN

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

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

APPLICATION INFORMATION:

Professional/Agent (if any): Bohannan Huston, Inc. PHONE: 823-1000

ADDRESS: 1500 Jefferson NE Cty I FAX: 798-7988

CITY: Albuquerque STATE NM ZIP 87109 E-MAIL:

APPLICANT: Andalucia Development Co. Inc PHONE: 828 9900

ADDRESS: 8300 Carmel Ave NE FAX: 828-9901

CITY: Albuquerque STATE NM ZIP 87122 E-MAIL:

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

DESCRIPTION OF REQUEST: SIA extension (onsite, offsite & deferred offsite)

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. Block: Unit:

Subdiv/Addn/TBKA: Andalucia at La Luz Unit 3

Existing Zoning: SU-1 Proposed zoning: MRGCD Map No

Zone Atlas page(s): E-11-Z UPC Code: 101106138624740126

CASE HISTORY:

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 06DRB-00517

#1004462, 05EPC-01115, 05EPC-01117, 05DRB-01524, 01525, 01526, 0527

CASE INFORMATION:

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

No. of **existing** lots: 20 No. of **proposed** lots: Total area of site (acres): 23.1164

LOCATION OF PROPERTY BY STREETS: On or Near: Coors BLVD NW

Between: Namaste Rd and Sevilla Ave.

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

SIGNATURE BC (BRIAN C. PATTERSON) FOR DATE

(Print) Kevin Patton Applicant: ☐ Agent: ☒

FOR OFFICIAL USE ONLY Form revised 4/07

N/A ☐ **INTERNAL ROUTING**	Application case numbers	Action	S.F.	Fees
☒ All checklists are complete	98DRB - - 70006			$ 50.00
☒ All fees have been collected	- -	ADV		$ 75.00
☒ All case #s are assigned	- -	CMF		$ 20.00
N/A ☐ AGIS copy has been sent	- -			$
☒ Case history #s are listed	- -			$
N/A ☐ Site is within 1000ft of a landfill				Total
N/A ☐ F.H.D.P. density bonus				$ 145.00
N/A ☐ F.H.D.P. fee rebate				

Hearing date January 30, 2008

Planner signature / date 1/4/08

Project # 1004462

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 (DRB13)**

__ 5 Acres or more: Certificate of No Effect or Approval
__ Proposed Preliminary Plat including the Grading Plan (folded to fit into an 8.5" by 14" pocket) **24 copies**
__ Proposed Infrastructure List
__ Signed Preliminary Pre-Development Facilities Fee Agreement for **Residential** development only
__ Design elevations & cross sections of perimeter walls **3 copies** (11" x 17" maximum)
__ Zone Atlas map with the entire property(ies) clearly outlined
__ 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
__ **Signed** Pre-Annexation Agreement if Annexation required.
__ TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
__ Fee (see schedule)
__ List any original and/or related file numbers on the cover application

Preliminary plat approval expires after one year.
DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

☐ **MAJOR SUBDIVISION AMENDMENT TO PRELIMINARY PLAT (DRB11) (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) clearly outlined
__ Letter briefly describing, explaining, and justifying the request
__ Property owner's and City Surveyor's signature on the proposed amended plat, if applicable
__ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
__ Sign Posting Agreement
__ List 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 30 DAYS after the filing deadline. Your attendance is required.

☒ **MAJOR SUBDIVISION IMPROVEMENTS AGREEMENT EXTENSION (DRB09)**

(Temporary sidewalk deferral extension use FORM-V)

✓ Zone Atlas map with the entire property(ies) clearly outlined
✓ 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
✓ List any original and/or related file numbers on the cover application
✓ Fee (see schedule)

DRB Public hearings are approximately 30 DAYS 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.

KEVIN PATTON
FOR _____ (BRIAN C. PATTERSON) 1/4/08
Applicant name (print)
Applicant signature / date

Form revised **October 2007**

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

Application case numbers
08DRB-_____-70006
_____-_____-_____
_____-_____-_____

_____ 1/4/08
Planner signature / date

Project # 1004462

Rec	UPC CODE	OWNER	OWNER ADDRESS	OWNER CITY	OWNERSTATE	OWNERZIPCODE	PROPERTYCLASS	TAXDISTRICT	LEGAL
1	10110 61275 12740 512	FIGUEROA DAVID A & WILMA V	4508 BERE SFORD LN NW	ALBU QUER QUE	N M	871 20	V	A1 A	LT 77 PLAT OF OXBOW NORTH A REPLAT OF TRA CT B- 1 ARCHDIOCESE OF SANTA FE CONT .1584 AC
2	10110 61212 08831 301	RIO PUERCO II LL C % DOLPHIN PAR TNERS INC	18818 TEL LER AVE S UITE 200	IRVIN E	C A	926 12	V	A1 A	TRACT 3 PLAT OF TRACTS 1 THRU 4 COORS VILL AGE BEING A REPLAT OF TRACT A-1- A UNIVERSITY OF ALBUQUERQUE URBAN CENTE R CONT 13.5436 AC
3	10110 61231 16022 704	LE KIM	5504 HAVA SU AVE NW	ALBU QUER QUE	N M	871 20	V	A1 A	LT 6- P1 WESTERN TRAILS ESTATES (BEING A REPLAT OF TRACT 2 KINSCHERFF LANDS & UNPLATTED LANDS OF FRISCO JOINT VENTURE) CONT .0992 AC
4	10110 61322 15742 202	ASW REALTY PAR TNERS LLC	401 PASE O DE PERA LTA	SANT A FE	N M	875 01	V	A1 A	LT 35 PLAT OF ANDALUCIA AT LA LUZ (A REPLAT OF TRACT 1 LANDS OF RAY GRAHAM III OVEN W EST CORP & CITY OF ALBUQ) CONT .2036 AC
5	10110 61298 37710 116	MONTEREY LAND GROUP LLC	3 WIND N W	ALBU QUER QUE	N M	871 20	V	A1 A	TR OF LAND IN SW1/4 OF NE1/4 SEC 35 T11N R2E CONT 8.5048 AC M/L
6	10110 61335 15742 203	ANDALUCIA DEVE LOPMENT CO INC	8300 CAR MEL AVE N E SUITE 20 1	ALBU QUER QUE	N M	871 22	V	A1 A	LT 36 PLAT OF ANDALUCIA AT LA LUZ (A REPLAT OF TRACT 1 LANDS OF RAY GRAHAM III OVEN W EST CORP & CITY OF ALBUQ) CONT .2214 AC
7	10110 61348 15642 206	ANDALUCIA DEVE LOPMENT CO INC	8300 CAR MEL AVE N E SUITE 20 1	ALBU QUER QUE	N M	871 22	V	A1 A	LT 39- P1 PLAT OF ANDALUCIA AT LA LUZ (A REPLAT OF TRACT 1 LANDS OF RAY GRAHAM III OVEN WES T CORP & CITY OF ALBUQ) CONT .1860 AC
8	10110 61270 14240 406	KISWANI HYTHUM	6332 VIST A DEL MAR	PLAYA DEL R EY	C A	902 93	R	A1 A	LT 6 PLAT OF OXBOW NORTH A REPLAT OF TRA CT B- 1 ARCHDIOCESE OF SANTA FE CONT .1889 AC
9	10110 61297 12840 612	KONETZNI HENRY C & KARIN TRUST EES KONETZNI RV T	4508 HOD GIN LN NW	ALBU QUER QUE	N M	871 20	R	A1 A	LT 57 PLAT OF OXBOW NORTH A REPLAT OF TRA CT B- 1 ARCHDIOCESE OF SANTA FE CONT .1433 AC
10	10110 61335 22042 109	RICE ELIDA M	4635 MI C ORDELIA N E	ALBU QUER QUE	N M	871 20	V	A1 A	LT 12- P1 PLAT OF ANDALUCIA AT LA LUZ (A REPLAT OF TRACT 1 LANDS OF RAY GRAHAM III OVEN WES T CORP & CITY OF ALBUQ) CONT .1651 AC
11	10110 61322 21142 114	PASTOR RODNEY J & PATRICIA ROD RIGUEZ PASTOR	4632 MON TE FRIO DR NW	ALBU QUER QUE	N M	871 20	V	A1 A	LT 26 PLAT OF ANDALUCIA AT LA LUZ (A REPLAT OF TRACT 1 LANDS OF RAY GRAHAM III OVEN W EST CORP & CITY OF ALBUQ) CONT .1591 AC
12	10110 61400 31610 203	LA LUZ LANDOWN ERS ASSOCIATIO N	1 LOOP O NE NW	ALBU QUER QUE	N M	871 20	V	A1 A	TR 3 UNIT 1 REPLAT OF UNITS 1,2&3 LA LUZ DEL OESTE CONT 0.41 5 AC
13	10110 61237 16022 705	VU PRISCILLA	5500 HAVA SU AVE NW	ALBU QUER QUE	N M	871 20	V	A1 A	LT 7- P1 WESTERN TRAILS ESTATES (BEING A REPLAT OF TRACT 2 KINSCHERFF LANDS & UNPLATTED LANDS OF FRISCO JOINT VENTURE) CONT .1299 AC
14	10110 61333 20642	ANDALUCIA DEVE LOPMENT CO INC	8300 CAR MEL AVE N E SUITE 20	ALBU QUER QUE	N M	871 22	V	A1 A	LT 14- P1 PLAT OF ANDALUCIA AT LA LUZ (A REPLAT OF TRACT 1 LANDS OF RAY GRAHAM III OVEN WES

	107		1						T CORP & CITY OF ALBUQ) CONT .1812 AC
15	10110 61322 20442 115	ANDALUCIA DEVE LOPMENT CO INC	8300 CAR MEL AVE N E SUITE 20 1	ALBU QUER QUE	N M	871 22	V	A1 A	LT 25 PLAT OF ANDALUCIA AT LA LUZ (A REPLAT OF TRACT 1 LANDS OF RAY GRAHAM III OVEN W EST CORP & CITY OF ALBUQ) CONT .1329 AC
16	10110 61262 12940 408	GONZALES EPPIE & ROGELIO	4509 BERE SFORD LN NW	ALBU QUER QUE	N M	871 20	R	A1 A	LT 8 PLAT OF OXBOW NORTH A REPLAT OF TRA CT B- 1 ARCHDIOCESE OF SANTA FE CONT .1267 AC
17	10110 61334 21342 108	SORENSON ELI J & NICOLE D	4631 MI C ORDELIA D R NW	ALBU QUER QUE	N M	871 20	V	A1 A	LT 13- P1 PLAT OF ANDALUCIA AT LA LUZ (A REPLAT OF TRACT 1 LANDS OF RAY GRAHAM III OVEN WES T CORP & CITY OF ALBUQ) CONT .1883 AC
18	10110 61323 21842 113	ANDALUCIA DEVE LOPMENT CO INC	8300 CAR MEL AVE N E SUITE 20 1	ALBU QUER QUE	N M	871 22	V	A1 A	LT 27 PLAT OF ANDALUCIA AT LA LUZ (A REPLAT OF TRACT 1 LANDS OF RAY GRAHAM III OVEN W EST CORP & CITY OF ALBUQ) CONT .1637 AC
19	10110 61322 19942 116	GIBLIN JOSEPH P & PATRICIA A	4624 MON TE FRIO DR NW	ALBU QUER QUE	N M	871 20	V	A1 A	LT 24 PLAT OF ANDALUCIA AT LA LUZ (A REPLAT OF TRACT 1 LANDS OF RAY GRAHAM III OVEN W EST CORP & CITY OF ALBUQ) CONT .1371 AC
20	10110 61333 19942 106	SKY VIEW HOMES INC	8300 CAR MEL AVE N E 403	ALBU QUER QUE	N M	871 22	V	A1 A	LT 15- P1 PLAT OF ANDALUCIA AT LA LUZ (A REPLAT OF TRACT 1 LANDS OF RAY GRAHAM III OVEN WES T CORP & CITY OF ALBUQ) CONT .1528 AC
21	10110 61323 10042 119	ASW REALTY PAR TNERS LLC	401 PASE O DE PERA LTA	SANT A FE	N M	875 01	V	A1 A	LT 21 PLAT OF ANDALUCIA AT LA LUZ (A REPLAT OF TRACT 1 LANDS OF RAY GRAHAM III OVEN W EST CORP & CITY OF ALBUQ) CONT .1309 AC
22	10110 61333 18042 103	ANDALUCIA DEVE LOPMENT CO INC	8300 CAR MEL AVE N E SUITE 20 1	ALBU QUER QUE	N M	871 22	V	A1 A	LT 18- P1 PLAT OF ANDALUCIA AT LA LUZ (A REPLAT OF TRACT 1 LANDS OF RAY GRAHAM III OVEN WES T CORP & CITY OF ALBUQ) CONT .1692 AC
23	10110 61334 16342 204	ANDALUCIA DEVE LOPMENT CO INC	8300 CAR MEL AVE N E SUITE 20 1	ALBU QUER QUE	N M	871 22	V	A1 A	LT 37- P1 PLAT OF ANDALUCIA AT LA LUZ (A REPLAT OF TRACT 1 LANDS OF RAY GRAHAM III OVEN WES T CORP & CITY OF ALBUQ) CONT .1466 AC
24	10110 61323 16442 201	ANDALUCIA DEVE LOPMENT CO INC	8300 CAR MEL AVE N E SUITE 20 1	ALBU QUER QUE	N M	871 22	V	A1 A	LT 34 PLAT OF ANDALUCIA AT LA LUZ (A REPLAT OF TRACT 1 LANDS OF RAY GRAHAM III OVEN W EST CORP & CITY OF ALBUQ) CONT .1333 AC
25	10110 61305 14240 401	GALLASPY FRANK G JR & HARRIETT E H	5301 DEER MEADOW T RL NW	ALBU QUER QUE	N M	871 20 533 4	R	A1 A	LT 1 PLAT OF OXBOW NORTH A REPLAT OF TRA CT B- 1 ARCHDIOCESE OF SANTA FE CONT .1706 AC
26	10110 61333 18042 103	ANDALUCIA DEVE LOPMENT CO INC	8300 CAR MEL AVE N E SUITE 20 1	ALBU QUER QUE	N M	871 22	V	A1 A	LT 18- P1 PLAT OF ANDALUCIA AT LA LUZ (A REPLAT OF TRACT 1 LANDS OF RAY GRAHAM III OVEN WES T CORP & CITY OF ALBUQ) CONT .1692 AC
27	10110 61278 14240 405	FRIED DAVID E RE VOCALBE LIVING TRUST	2513 PRAI RIE OAK TR L	WOOD BURY	M N	551 25	R	A1 A	LT 5 PLAT OF OXBOW NORTH A REPLAT OF TRA CT B- 1 ARCHDIOCESE OF SANTA FE CONT .1451 AC
28	10110 61285 14240 404	GONZALES MARK	5315 DEER MEADOW T RL NW	ALBU QUER QUE	N M	871 20	R	A1 A	LT 4 PLAT OF OXBOW NORTH A REPLAT OF TRA CT B- 1 ARCHDIOCESE OF SANTA FE CONT .1450 AC
29	10110 61291 14240 403	DEMINT WILLIAM M & VLASTA A TR USTEES DEMINT L VT	5309 DEER MEADOW T RL NW	ALBU QUER QUE	N M	871 20 533 4	R	A1 A	LT 3 PLAT OF OXBOW NORTH A REPLAT OF TRA CT B- 1 ARCHDIOCESE OF SANTA FE CONT .1449 AC
30	10110 61298 14240 402	DAVIS ROY L JR & BEVERLY P & GUA DAGNOLI SHAN M	5305 DEER MEADOW T RL NW	ALBU QUER QUE	N M	871 20 533 4	R	A1 A	LT 2 PLAT OF OXBOW NORTH A REPLAT OF TRA CT B- 1 ARCHDIOCESE OF SANTA FE CONT .1449 AC

31	10110 61263 13740 407	MONDRAGON DANIEL M & EUNICE D	4515 BERESFORD LN NW	ALBUQUERQUE	NM	87120	R	A1A	LT 7 PLAT OF OXBOW NORTH A REPLAT OF TRACT B-1 ARCHDIOCESE OF SANTA FE CONT .2322 AC
32	10110 61320 14240 801	CHARTER BUILDING & DEVELOPMENT	701 OSUNA RD NE SUITE 700	ALBUQUERQUE	NM	87113	R	A1A	LT 78 PLAT OF OXBOW NORTH A REPLAT OF TRACT B-1 ARCHDIOCESE OF SANTA FE CONT .1975 AC
33	10110 61305 14240 401	GALLASPY FRANK G JR & HARRIETTE H	5301 DEER MEADOW TRL NW	ALBUQUERQUE	NM	87120 5334	R	A1A	LT 1 PLAT OF OXBOW NORTH A REPLAT OF TRACT B-1 ARCHDIOCESE OF SANTA FE CONT .1706 AC
34	10110 61305 12840 611	POSEY LAWRENCE D & CAROLYN A	4509 SUMMER HILL LN NW	ALBUQUERQUE	NM	87120	R	A1A	LT 38 PLAT OF OXBOW NORTH A REPLAT OF TRACT B-1 ARCHDIOCESE OF SANTA FE CONT .1433 AC
35	10110 61284 12740 511	BODEN PAUL M & AUDREY A	4509 HODGIN LN NW	ALBUQUERQUE	NM	87120	R	A1A	LT 58 PLAT OF OXBOW NORTH A REPLAT OF TRACT B-1 ARCHDIOCESE OF SANTA FE CONT .1686 AC
36	10110 61319 12840 701	MARCOTTE JAMES M & ELIZABETH J	4508 SUMMER HILL LN NW	ALBUQUERQUE	NM	87120	R	A1A	LT 37 PLAT OF OXBOW NORTH A REPLAT OF TRACT B-1 ARCHDIOCESE OF SANTA FE CONT .1394 AC
37	10110 61244 19622 713	NGUYEN HONG MANH	879 CANADA	MILPITAS	CA	95035	V	A1A	LT 15-P1 WESTERN TRAILS ESTATES (BEING A REPLAT OF TRACT 2 KINSCHERFF LANDS & UNPLATTED LANDS OF FRISCO JOINT VENTURE) CONT .1026 AC
38	10110 61244 20122 714	THAI HOA	4632 STAFFORD PL NW	ALBUQUERQUE	NM	87120	V	A1A	LT 16-P1 WESTERN TRAILS ESTATES (BEING A REPLAT OF TRACT 2 KINSCHERFF LANDS & UNPLATTED LANDS OF FRISCO JOINT VENTURE) CONT .1026 AC
39	10110 61376 27642 010	ANDALUCIA DEVELOPMENT CO INC	8300 CARMEL AVE NE SUITE 201	ALBUQUERQUE	NM	87122	V	A1A	LT 2 PLAT OF ANDALUCIA AT LA LUZ (A REPLAT OF TRACT 1 LANDS OF RAY GRAHAM III OVEN WEST CORP & CITY OF ALBUQ) CONT .1924 AC
40	10110 61355 25942 006	ANDALUCIA DEVELOPMENT CO INC	8300 CARMEL AVE NE SUITE 201	ALBUQUERQUE	NM	87122	V	A1A	LT 6-P1 PLAT OF ANDALUCIA AT LA LUZ (A REPLAT OF TRACT 1 LANDS OF RAY GRAHAM III OVEN WEST CORP & CITY OF ALBUQ) CONT .2036 AC
41	10110 61338 26142 012	ANDALUCIA DEVELOPMENT CO INC	8300 CARMEL AVE NE SUITE 201	ALBUQUERQUE	NM	87122	V	A1A	LT 33 PLAT OF ANDALUCIA AT LA LUZ (A REPLAT OF TRACT 1 LANDS OF RAY GRAHAM III OVEN WEST CORP & CITY OF ALBUQ) CONT .1717 AC
42	10110 61360 26442 007	MORGAN ROY R & ELIZABETH I	4719 MI CORDELIA DR NW	ALBUQUERQUE	NM	87120	V	A1A	LT 5-P1 PLAT OF ANDALUCIA AT LA LUZ (A REPLAT OF TRACT 1 LANDS OF RAY GRAHAM III OVEN WEST CORP & CITY OF ALBUQ) CONT .1777 AC
43	10110 61365 26842 008	SKY VIEW HOMES INC	8300 CARMEL AVE NE SUITE 401	ALBUQUERQUE	NM	87122	V	A1A	LT 4 PLAT OF ANDALUCIA AT LA LUZ (A REPLAT OF TRACT 1 LANDS OF RAY GRAHAM III OVEN WEST CORP & CITY OF ALBUQ) CONT .1956 AC
44	10110 61370 27242 009	ANDALUCIA DEVELOPMENT CO INC	8300 CARMEL AVE NE SUITE 201	ALBUQUERQUE	NM	87122	V	A1A	LT 3 PLAT OF ANDALUCIA AT LA LUZ (A REPLAT OF TRACT 1 LANDS OF RAY GRAHAM III OVEN WEST CORP & CITY OF ALBUQ) CONT .1973 AC
45	10110 61382 27942 011	ANDALUCIA DEVELOPMENT CO INC	8300 CARMEL AVE NE SUITE 201	ALBUQUERQUE	NM	87122	V	A1A	LT 1 PLAT OF ANDALUCIA AT LA LUZ (A REPLAT OF TRACT 1 LANDS OF RAY GRAHAM III OVEN WEST CORP & CITY OF ALBUQ) CONT .2044 AC
46	10110 61245 20522 715	NGUYEN ANTHONY X	1396 FIRESTONE LP	SAN JOSE	CA	95116	R	A1A	LT 17-P1 WESTERN TRAILS ESTATES (BEING A REPLAT OF TRACT 2 KINSCHERFF LANDS & UNPLATTED LANDS OF FRISCO JOINT VENTURE) CONT .1026

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47	10110 61247 21022 716	TRAN VIVIEN	3363 BUR GANDY DR	SAN J OSE	CA	951 32	V	A1 A	LT 18- P1 WESTERN TRAILS ESTATES (BEING A REPLAT OF TRACT 2 KINSCHERFF LANDS & UNPLATTED LANDS OF FRISCO JOINT VENTURE) CONT .1026 AC
48	10110 61247 21522 717	TSAY JENG Y & T UYET T	10301 LA P AZ NW	ALBU QUER QUE	NM	871 14	R	A1 A	LT 19- P1 WESTERN TRAILS ESTATES (BEING A REPLAT OF TRACT 2 KINSCHERFF LANDS & UNPLATTED LANDS OF FRISCO JOINT VENTURE) CONT .1026 AC
49	10110 61248 21822 718	VO LISA DUONG & THIEN LOC	3457 DEL NORTE DR	SAN J OSE	CA	951 32	R	A1 A	LT 20- P1 WESTERN TRAILS ESTATES (BEING A REPLAT OF TRACT 2 KINSCHERFF LANDS & UNPLATTED LANDS OF FRISCO JOINT VENTURE) CONT .1026 AC
50	10110 61250 22322 719	HO THAO	4716 STAF FORD NW	ALBU QUER QUE	NM	871 20	R	A1 A	LT 21- P1 WESTERN TRAILS ESTATES (BEING A REPLAT OF TRACT 2 KINSCHERFF LANDS & UNPLATTED LANDS OF FRISCO JOINT VENTURE) CONT .1026 AC
51	10110 61324 12840 732	FISCHER JOHN & STEPHANIE	5220 DEER MEADOW T RL NW	ALBU QUER QUE	NM	871 20	R	A1 A	LT 123 PLAT OF OXBOW NORTH UNIT 2 A REPLA T OF TRACT A OXBOW NORTH CONT .1405 AC
52	10110 61334 14340 804	DRISCOLL TIMOT HY P & TERI L	5209 DEER MEADOW T RL NW	ALBU QUER QUE	NM	871 20	V	A1 A	LT 81 PLAT OF OXBOW NORTH UNIT 2 A REPLAT OF TRACT A OXBOW NORTH CONT .2003 AC
53	10110 61329 14340 803	NEFZGER STEVE N & SUSAN K	4404 SUM MER HILL L N NW	ALBU QUER QUE	NM	871 20	V	A1 A	LT 80 PLAT OF OXBOW NORTH UNIT 2 A REPLAT OF TRACT A OXBOW NORTH CONT .1997 AC
54	10110 61324 14340 802	DARWIN WILBERT JR & EULALIA	5219 DEER MEADOW T RL NW	ALBU QUER QUE	NM	871 20	R	A1 A	LT 79 PLAT OF OXBOW NORTH UNIT 2 A REPLAT OF TRACT A OXBOW NORTH CONT .1998 AC
55	10110 61329 12840 731	KERNLING WILLIA M R	PO BOX 109 7	SAN J UAN B AUTIS TA	CA	950 45	R	A1 A	LT 122 PLAT OF OXBOW NORTH UNIT 2 A REPLA T OF TRACT A OXBOW NORTH CONT .1307 AC
56	10110 61341 13541 002	OXBOW NORTH V ENTURES	1650 UNIV ERSITY BLV D NE SUIT E 5-100	ALBU QUER QUE	NM	871 02 1	V	A1 A	TR A PLAT OF OXBOW NORTH UNIT 2 A REPLAT OF TRACT A OXBOW NORTH CONT 2.1184 AC
57	10110 61310 13541 001	OXBOW NORTH V ENTURES	1650 UNIV ERSITY BLV D NE SUIT E 5-100	ALBU QUER QUE	NM	871 02 172 6	V	A1 A	TR E PLAT OF OXBOW NORTH A REPLAT OF TRA CT B- 1 ARCHDIOCESE OF SANTA FE CONT 3.6139 AC
58	10110 61326 23142 111	HAO JISHUN & LIN GSHI SHI	6900 RED SKY RD NE	ALBU QUER QUE	NM	871 11	V	A1 A	LT 29 PLAT OF ANDALUCIA AT LA LUZ (A REPLAT OF TRACT 1 LANDS OF RAY GRAHAM III OVEN W EST CORP & CITY OF ALBUQ) CONT .1832 AC
59	10110 61325 22442 112	LOISEL JOSEPH E & NANCY D	4640 MON TE FRIO DR NW	ALBU QUER QUE	NM	871 20	V	A1 A	LT 28 PLAT OF ANDALUCIA AT LA LUZ (A REPLAT OF TRACT 1 LANDS OF RAY GRAHAM III OVEN W EST CORP & CITY OF ALBUQ) CONT .1309 AC
60	10110 61337 22642 110	CABALLOS RUBE N & SILVIA E	4639 MI C ORDELIA D R NW	ALBU QUER QUE	NM	871 20	V	A1 A	LT 11- P1 PLAT OF ANDALUCIA AT LA LUZ (A REPLAT OF TRACT 1 LANDS OF RAY GRAHAM III OVEN WES T CORP & CITY OF ALBUQ) CONT .2085 AC
61	10110 61322 19342 117	ANDALUCIA DEVE LOPMENT CO INC	8300 CAR MEL AVE N E SUITE 20 1	ALBU QUER QUE	NM	871 22	V	A1 A	LT 23 PLAT OF ANDALUCIA AT LA LUZ (A REPLAT OF TRACT 1 LANDS OF RAY GRAHAM III OVEN W EST CORP & CITY OF ALBUQ) CONT .1354 AC
6	10110	ANDALUCIA DEVE	8300 CAR	ALBU	N	871	V	A1	LT 16-

2	61333 19442 105	LOPMENT CO INC	MEL AVE N E SUITE 20 1	QUER QUE	M	22		A	P1 PLAT OF ANDALUCIA AT LA LUZ (A REPLAT OF TRACT 1 LANDS OF RAY GRAHAM III OVEN WES T CORP & CITY OF ALBUQ) CONT .1504 AC
63	10110 61258 25122 303	TONG SON B & DA VID DOAN & VULA N NGUYEN	2096 BETS Y ROSS CT	ATWA TER	C A	953 01	V	A1 A	LT 26- P1 WESTERN TRAILS ESTATES (BEING A REPLAT OF TRACT 2 KINSCHERFF LANDS & UNPLATTED LANDS OF FRISCO JOINT VENTURE CONT .1013 AC
64	10110 61266 27222 308	TRAN JOHN H	8371 HAZE LWOOD CIR	WEST MINST ER	C A	926 83	R	A1 A	LT 31- P1 WESTERN TRAILS ESTATES (BEING A REPLAT OF TRACT 2 KINSCHERFF LANDS & UNPLATTED LANDS OF FRISCO JOINT VENTURE CONT .1034 AC
65	10110 61240 16422 706	FULLER HOMES I NC	PO BOX 139 00	ALBU QUER QUE	N M	871 92	V	A1 A	LT 8- P1 WESTERN TRAILS ESTATES (BEING A REPLAT OF TRACT 2 KINSCHERFF LANDS & UNPLATTED LANDS OF FRISCO JOINT VENTURE) CONT .1214 AC
66	10110 61241 16922 707	TRAN LINH	2582 CLAR EBANK WA Y	SAN J OSE	C A	951 21	V	A1 A	LT 9- P1 WESTERN TRAILS ESTATES (BEING A REPLAT OF TRACT 2 KINSCHERFF LANDS & UNPLATTED LANDS OF FRISCO JOINT VENTURE) CONT .1055 AC
67	10110 61241 17422 708	LUCERO MICHAEL L	4608 STAF FORD PL N W	ALBU QUER QUE	N M	871 20	R	A1 A	LT 10- P1 WESTERN TRAILS ESTATES (BEING A REPLAT OF TRACT 2 KINSCHERFF LANDS & UNPLATTED LANDS OF FRISCO JOINT VENTURE) CONT .1018 AC
68	10110 61241 17922 709	SCHMERHEIM RO BERT L & KATHRY N	4612 STAF FORD PL N W	ALBU QUER QUE	N M	871 20	R	A1 A	LT 11- P1 WESTERN TRAILS ESTATES (BEING A REPLAT OF TRACT 2 KINSCHERFF LANDS & UNPLATTED LANDS OF FRISCO JOINT VENTURE) CONT .1026 AC
69	10110 61242 18322 710	MCDERMOTT MAT T M & BARBARA M ARQUEZ	4616 STAF FORD PL N W	ALBU QUER QUE	N M	871 20	R	A1 A	LT 12- P1 WESTERN TRAILS ESTATES (BEING A REPLAT OF TRACT 2 KINSCHERFF LANDS & UNPLATTED LANDS OF FRISCO JOINT VENTURE) CONT .1026 AC
70	10110 61242 18822 711	PONCE LUIS & LU Z OFELIA	4620 STAF FORD PL N W	ALBU QUER QUE	N M	871 20	V	A1 A	LT 13- P1 WESTERN TRAILS ESTATES (BEING A REPLAT OF TRACT 2 KINSCHERFF LANDS & UNPLATTED LANDS OF FRISCO JOINT VENTURE) CONT .1026 AC
71	10110 61243 19222 712	JINZO MARTIN J & BACA RHONDA R	4624 STAF FORD PL N W	ALBU QUER QUE	N M	871 20	R	A1 A	LT 14- P1 WESTERN TRAILS ESTATES (BEING A REPLAT OF TRACT 2 KINSCHERFF LANDS & UNPLATTED LANDS OF FRISCO JOINT VENTURE) CONT .1026 AC
72	10110 61251 22722 720	TRUJILLO KENNE TH J & ANA M & JU AN CARLOS TRUJI LLO	4720 STAF FORD PL N W	ALBU QUER QUE	N M	871 20	R	A1 A	LT 22- P1 WESTERN TRAILS ESTATES (BEING A REPLAT OF TRACT 2 KINSCHERFF LANDS & UNPLATTED LANDS OF FRISCO JOINT VENTURE) CONT .1026 AC
73	10110 61252 23222 721	GAYLOR CHRIS	4724 STAF FORD PL N W	ALBU QUER QUE	N M	871 20	R	A1 A	LT 23- P1 WESTERN TRAILS ESTATES (BEING A REPLAT OF TRACT 2 KINSCHERFF LANDS & UNPLATTED LANDS OF FRISCO JOINT VENTURE) CONT .1315 AC
74	10110 61255 24322 301	MUNOZ SANDRA	4800 STAF FORD PL N W	ALBU QUER QUE	N M	871 20	V	A1 A	LT 24- P1 WESTERN TRAILS ESTATES (BEING A REPLAT OF TRACT 2 KINSCHERFF LANDS & UNPLATTED LANDS OF FRISCO JOINT VENTURE CONT .1084 AC
75	10110 61257 24722 302	NGUYEN NGOC-HANH T & TRAN H UE N	219 PAGE MILL DR	SAN J OSE	C A	951 11	V	A1 A	LT 25- P1 WESTERN TRAILS ESTATES (BEING A REPLAT OF TRACT 2 KINSCHERFF LANDS & UNPLATTED LANDS OF FRISCO JOINT VENTURE CONT .0977

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76	10110 61259 25522 304	LE TINH UYEN & BOI-HUYEN H LE	1724 INDIGO OAK LN	SAN JOSE	CA	95121	V	A1A	LT 27- P1 WESTERN TRAILS ESTATES (BEING A REPLAT OF TRACT 2 KINSCHERFF LANDS & UNPLATTED LANDS OF FRISCO JOINT VENTURE CONT .1013 AC
77	10110 61261 26022 305	MARTINEZ JOE	4816 STAFFORD PL NW	ALBUQUERQUE	NM	87120	R	A1A	LT 28- P1 WESTERN TRAILS ESTATES (BEING A REPLAT OF TRACT 2 KINSCHERFF LANDS & UNPLATTED LANDS OF FRISCO JOINT VENTURE CONT .1013 AC
78	10110 61263 26222 306	MARTINEZ JEREMY J	7104 BOX WOOD AVE NE	ALBUQUERQUE	NM	87113	R	A1A	LT 29- P1 WESTERN TRAILS ESTATES (BEING A REPLAT OF TRACT 2 KINSCHERFF LANDS & UNPLATTED LANDS OF FRISCO JOINT VENTURE CONT .1013 AC
79	10110 61264 26822 307	QUINONES RON	4824 STAFFORD PL NW	ALBUQUERQUE	NM	87120	V	A1A	LT 30- P1 WESTERN TRAILS ESTATES (BEING A REPLAT OF TRACT 2 KINSCHERFF LANDS & UNPLATTED LANDS OF FRISCO JOINT VENTURE CONT .1006 AC
80	10110 61267 27622 309	BURDICK STEVEN D & DANA C	4832 STAFFORD PL NW	ALBUQUERQUE	NM	87120	R	A1A	LT 32- P1 WESTERN TRAILS ESTATES (BEING A REPLAT OF TRACT 2 KINSCHERFF LANDS & UNPLATTED LANDS OF FRISCO JOINT VENTURE) CONT .1113 AC
81	10110 61269 28022 310	LUCERO ALBERT R & ORLANDO R LUCERO	4836 STAFFORD PL NW	ALBUQUERQUE	NM	87120	R	A1A	LT 33- P1 WESTERN TRAILS ESTATES (BEING A REPLAT OF TRACT 2 KNISCHERFF LANDS & UNPLATTED LANDS OF FRISCO JOINT VENTURE) CONT .1153 AC
82	10110 61270 28522 311	AHMAD JAWAD	7840 STALMER ST B 4	SAN DIEGO	CA	92111	R	A1A	LT 34- P1 WESTERN TRAILS ESTATES (BEING A REPLAT OF TRACT 2 KINSCHERFF LANDS & UNPLATTED LANDS OF FRISCO JOINT VENTURE) CONT .1129 AC
83	10110 61273 28922 312	TURRIETA ALFREDO C JR	4844 STAFFORD PL NW	ALBUQUERQUE	NM	87120	R	A1A	LT 35- P1 WESTERN TRAILS ESTATES (BEING A REPLAT OF TRACT 2 KINSCHERFF LANDS & UNPLATTED LANDS OF FRISCO JOINT VENTURE) CONT .1129 AC
84	10110 61274 29422 313	WISELEY CELINE V & MATTHEW V	4848 STAFFORD PL NW	ALBUQUERQUE	NM	87120	V	A1A	LT 36- P1 WESTERN TRAILS ESTATES (BEING A REPLAT OF TRACT 2 KINSCHERFF LANDS & UNPLATTED LANDS OF FRISCO JOINT VENTURE) CONT .1481 AC
85	10110 61241 20622 344	AMAFCA	2600 PROSPECT NE	ALBUQUERQUE	NM	87107	V	A1A	TR A WESTERN TRAILS ESTATES (BEING A REPLAT OF TRACT 2 KINSCHERFF LANDS & UNPLATTED LANDS OF FRISCO JOINT VENTURE) CONT 2.0059 AC
86	10110 61302 24842 016	CITY OF ALBUQUERQUE	PO BOX 1293	ALBUQUERQUE	NM	87103	V	A1A	TR A PLAT OF ANDALUCIA AT LA LUZ (A REPLAT OF TRACT 1 LANDS OF RAY GRAHAM III OVEN WEST CORP & CITY OF ALBUQ) CONT 21.5595 AC
87	10110 61375 36311 405	CITY OF ALBUQUERQUE	PO BOX 1293	ALBUQUERQUE	NM	87103	V	A1A	TR B PLAT OF ANDALUCIA AT LA LUZ (A REPLAT OF TRACT 1 LANDS OF RAY GRAHAM III OVEN WEST CORP & CITY OF ALBUQ) CONT 8.7842 AC
88	10110 61322 18642 118	ASW REALTY PARTNERS LLC	401 PASEO DE PERALTA	SANTA FE	NM	87501	V	A1A	LT 22 PLAT OF ANDALUCIA AT LA LUZ (A REPLAT OF TRACT 1 LANDS OF RAY GRAHAM III OVEN WEST CORP & CITY OF ALBUQ) CONT .1538 AC
89	10110 61333 18742 104	ANDALUCIA DEVELOPMENT CO INC	8300 CARMEL AVE NE SUITE 201	ALBUQUERQUE	NM	87122	V	A1A	LT 17- P1 PLAT OF ANDALUCIA AT LA LUZ (A REPLAT OF TRACT 1 LANDS OF RAY GRAHAM III OVEN WEST CORP & CITY OF ALBUQ) CONT .1692 AC

90	10110 61340 23842 002	ANDALUCIA DEVE LOPMENT CO INC	8300 CAR MEL AVE N E SUITE 20 1	ALBU QUER QUE	N M	871 22	V	A1 A	LT 10- P1 PLAT OF ANDALUCIA AT LA LUZ (A REPLAT OF TRACT 1 LANDS OF RAY GRAHAM III OVEN WES T CORP & CITY OF ALBUQ) CONT .2166 AC
91	10110 61330 24242 001	ANDALUCIA DEVE LOPMENT CO INC	8300 CAR MEL AVE N E SUITE 20 1	ALBU QUER QUE	N M	871 22	V	A1 A	LT 30 PLAT OF ANDALUCIA AT LA LUZ (A REPLAT OF TRACT 1 LANDS OF RAY GRAHAM III OVEN W EST CORP & CITY OF ALBUQ) CONT .1841 AC
92	10110 61343 24342 003	ANDALUCIA DEVE LOPMENT CO INC	8300 CAR MEL AVE N E SUITE 20 1	ALBU QUER QUE	N M	871 22	V	A1 A	LT 9- P1 PLAT OF ANDALUCIA AT LA LUZ (A REPLAT OF TRACT 1 LANDS OF RAY GRAHAM III OVEN WES T CORP & CITY OF ALBUQ) CONT .1908 AC
93	10110 61333 24942 014	ANDALUCIA DEVE LOPMENT CO INC	8300 CAR MEL AVE N E SUITE 20 1	ALBU QUER QUE	N M	871 22	V	A1 A	LT 31 PLAT OF ANDALUCIA AT LA LUZ (A REPLAT OF TRACT 1 LANDS OF RAY GRAHAM III OVEN W EST CORP & CITY OF ALBUQ) CONT .1692 AC
94	10110 61346 24942 004	SKY VIEW HOMES INC	8300 CAR MEL AVE N E	ALBU QUER QUE	N M	871 22	V	A1 A	LT 8- P1 PLAT OF ANDALUCIA AT LA LUZ (A REPLAT OF TRACT 1 LANDS OF RAY GRAHAM III OVEN WES T CORP & CITY OF ALBUQ) CONT .2084 AC
95	10110 61335 25442 013	ANDALUCIA DEVE LOPMENT CO INC	8300 CAR MEL AVE N E SUITE 20 1	ALBU QUER QUE	N M	871 22	V	A1 A	LT 32 PLAT OF ANDALUCIA AT LA LUZ (A REPLAT OF TRACT 1 LANDS OF RAY GRAHAM III OVEN W EST CORP & CITY OF ALBUQ) CONT .1692 AC
96	10110 61350 25542 005	BUERKLE MARK C & CYNTHIA K	4711 MI C ORDELIA D R NW	ALBU QUER QUE	N M	871 20	V	A1 A	LT 7- P1 PLAT OF ANDALUCIA AT LA LUZ (A REPLAT OF TRACT 1 LANDS OF RAY GRAHAM III OVEN WES T CORP & CITY OF ALBUQ) CONT .2678 AC
97	10110 61398 29111 403	ANDALUCIA DEVE LOPMENT CO INC	8300 CAR MEL AVE N E SUITE 20 1	ALBU QUER QUE	N M	871 22	V	A1 A	LT 130 PLAT OF ANDALUCIA AT LA LUZ (A REPLA T OF TRACT 1 LANDS OF RAY GRAHAM III OVEN WEST CORP & CITY OF ALBUQ) CONT .2313 AC
98	10110 61360 28042 015	ANDALUCIA COM MUNITY ASSOCIA TION	8300 CAR MEL AVE N E SUITE 20 1	ALBU QUER QUE	N M	871 22	V	A1 A	TR C PLAT OF ANDALUCIA AT LA LUZ (A REPLAT OF TRACT 1 LANDS OF RAY GRAHAM III OVEN W EST CORP & CITY OF ALBUQ) CONT 1.5569 AC
99	10110 61403 29711 402	ANDALUCIA DEVE LOPMENT CO INC	8300 CAR MEL AVE N E SUITE 20 1	ALBU QUER QUE	N M	871 22	V	A1 A	LT 131 PLAT OF ANDALUCIA AT LA LUZ (A REPLA T OF TRACT 1 LANDS OF RAY GRAHAM III OVEN WEST CORP & CITY OF ALBUQ) CONT .1943 AC
100	10110 61380 29011 301	ANDALUCIA COM MUNITY ASSOCIA TION	8300 CAR MEL AVE N E SUITE 20 1	ALBU QUER QUE	N M	871 22	V	A1 A	TR E PLAT OF ANDALUCIA AT LA LUZ (A REPLAT OF TRACT 1 LANDS OF RAY GRAHAM III OVEN W EST CORP & CITY OF ALBUQ) CONT .1937 AC
101	10110 61406 30411 401	ANDALUCIA DEVE LOPMENT CO INC	8300 CAR MEL AVE N E SUITE 20 1	ALBU QUER QUE	N M	871 22	V	A1 A	LT 132 PLAT OF ANDALUCIA AT LA LUZ (A REPLA T OF TRACT 1 LANDS OF RAY GRAHAM III OVEN WEST CORP & CITY OF ALBUQ) CONT .2278 AC
102	10110 61394 30511 404	ANDALUCIA COM MUNITY ASSOCIA TION	8300 CAR MEL AVE N E SUITE 20 1	ALBU QUER QUE	N M	871 22	V	A1 A	TR F PLAT OF ANDALUCIA AT LA LUZ (A REPLAT OF TRACT 1 LANDS OF RAY GRAHAM III OVEN W EST CORP & CITY OF ALBUQ) CONT .3853 AC

Or Current Resident
LE TINH UYEN & BOI-HUYEN H LE
1724 INDIGO OAK LN
SAN JOSE, CA 95121

Or Current Resident
LOISEL JOSEPH E & NANCY D
4640 MONTE FRIO DR NW
ALBUQUERQUE, NM 87120

Or Current Resident
LUCERO ALBERT R & ORLANDO R LUCERO
4836 STAFFORD PL NW
ALBUQUERQUE, NM 87120

Or Current Resident
LUCERO MICHAEL L
4608 STAFFORD PL NW
ALBUQUERQUE, NM 87120

Or Current Resident
MARCOTTE JAMES M & ELIZABETH J
4508 SUMMER HILL LN NW
ALBUQUERQUE, NM 87120

Or Current Resident
MARTINEZ JEREMY J
7104 BOXWOOD AVE NE
ALBUQUERQUE, NM 87113

Or Current Resident
MARTINEZ JOE
4816 STAFFORD PL NW
ALBUQUERQUE, NM 87120

Or Current Resident
MCDERMOTT MATT M & BARBARA MARQUEZ
4616 STAFFORD PL NW
ALBUQUERQUE, NM 87120

Or Current Resident
MONDRAGON DANIEL M & EUNICE D
4515 BERESFORD LN NW
ALBUQUERQUE, NM 87120

Or Current Resident
MONTEREY LAND GROUP LLC
3 WIND NW
ALBUQUERQUE, NM 87120

Or Current Resident
MORGAN ROY R & ELIZABETH I
4719 MI CORDELIA DR NW
ALBUQUERQUE, NM 87120

Or Current Resident
MUNOZ SANDRA
4800 STAFFORD PL NW
ALBUQUERQUE, NM 87120

Or Current Resident
NEFZGER STEVEN & SUSAN K
4404 SUMMER HILL LN NW
ALBUQUERQUE, NM 87120

Or Current Resident
NGUYEN ANTHONY X
1396 FIRESTONE LP
SAN JOSE, CA 95116

Or Current Resident
NGUYEN HONG MANH
879 CANADA
MILPITAS, CA 95035

Or Current Resident
NGUYEN NGOC-HANH T & TRAN HUE N
219 PAGE MILL DR
SAN JOSE, CA 95111

Or Current Resident
OXBOW NORTH VENTURES
1650 UNIVERSITY BLVD NE SUITE 5-100
ALBUQUERQUE, NM 87102 1

Or Current Resident
PASTOR RODNEY J & PATRICIA RODRIGUEZ PASTOR
4632 MONTE FRIO DR NW
ALBUQUERQUE, NM 87120

Or Current Resident
PONCE LUIS & LUZ OFELIA
4620 STAFFORD PL NW
ALBUQUERQUE, NM 87120

Or Current Resident
POSEY LAWRENCE D & CAROLYN A
4509 SUMMER HILL LN NW
ALBUQUERQUE, NM 87120

Or Current Resident
QUINONES RON
4824 STAFFORD PL NW
ALBUQUERQUE, NM 87120

Or Current Resident
RICE ELIDA M
4635 MI CORDELIA NE
ALBUQUERQUE, NM 87120

Or Current Resident
RIO PUERCO II LLC % DOLPHIN PARTNERS INC
18818 TELLER AVE SUITE 200
IRVINE, CA 92612

Or Current Resident
SCHMERHEIM ROBERT L & KATHRYN
4612 STAFFORD PL NW
ALBUQUERQUE, NM 87120

Or Current Resident
SKY VIEW HOMES INC
8300 CARMEL AVE NE 403
ALBUQUERQUE, NM 87122

Or Current Resident
SORENSON ELI J & NICOLE D
4631 MI CORDELIA DR NW
ALBUQUERQUE, NM 87120

Or Current Resident
THAI HOA
4632 STAFFORD PL NW
ALBUQUERQUE, NM 87120

Or Current Resident
TONG SON B & DAVID DOAN & VULAN NGUYEN
2096 BETSY ROSS CT
ATWATER, CA 95301

Or Current Resident
TRAN JOHN H
8371 HAZELWOOD CIR
WESTMINSTER, CA 92683

Or Current Resident
TRAN LINH
2582 CLAREBANK WAY
SAN JOSE, CA 95121

Or Current Resident
AHMAD JAWAD
7840 STALMER ST B4
SAN DIEGO, CA 92111

Or Current Resident
AMAFCA
2600 PROSPECT NE
ALBUQUERQUE, NM 87107

Project# 1004462
ANDALUCIA COMMUNITY ASSOCIATION
8300 CARMEL AVE NE SUITE 201
ALBUQUERQUE, NM 87122

Or Current Resident
ASW REALTY PARTNERS LLC
401 PASEO DE PERALTA
SANTA FE, NM 87501

Or Current Resident
BODEN PAUL M & AUDREY A
4509 HODGIN LN NW
ALBUQUERQUE, NM 87120

Or Current Resident
BUERKLE MARK C & CYNTHIA K
4711 MI CORDELIA DR NW
ALBUQUERQUE, NM 87120

Or Current Resident
BURDICK STEVEN D & DANA C
4832 STAFFORD PL NW
ALBUQUERQUE, NM 87120

Or Current Resident
CABALLOS RUBEN & SILVIA E
4639 MI CORDELIA DR NW
ALBUQUERQUE, NM 87120

Or Current Resident
CHARTER BUILDING & DEVELOPMENT
701 OSUNA RD NE SUITE 700
ALBUQUERQUE, NM 87113

Or Current Resident
DARWIN WILBERT JR & EULALIA
5219 DEER MEADOW TRL NW
ALBUQUERQUE, NM 87120

Or Current Resident
DAVIS ROY L JR & BEVERLY P & GUADAGNOLI SHAN M
5305 DEER MEADOW TRL NW
ALBUQUERQUE, NM 87120 5334

Or Current Resident
DEMINT WILLIAM M & VLASTA A TRUSTEES DEMINT LVT
5309 DEER MEADOW TRL NW
ALBUQUERQUE, NM 87120 5334

Or Current Resident
DRISCOLL TIMOTHY P & TERI L
5209 DEER MEADOW TRL NW
ALBUQUERQUE, NM 87120

Or Current Resident
FIGUEROA DAVID A & WILMA V
4508 BERESFORD LN NW
ALBUQUERQUE, NM 87120

Or Current Resident
FISCHER JOHN & STEPHANIE
5220 DEER MEADOW TRL NW
ALBUQUERQUE, NM 87120

Or Current Resident
FRIED DAVID E REVOCALBE LIVING TRUST
2513 PRAIRIE OAK TRL
WOODBURY, MN 55125

Or Current Resident
FULLER HOMES INC
PO BOX 13900
ALBUQUERQUE, NM 87192

Or Current Resident
GALLASPY FRANK G JR & HARRIETTE H
5301 DEER MEADOW TRL NW
ALBUQUERQUE, NM 87120 5334

Or Current Resident
GAYLOR CHRIS
4724 STAFFORD PL NW
ALBUQUERQUE, NM 87120

Or Current Resident
GIBLIN JOSEPH P & PATRICIA A
4624 MONTE FRIO DR NW
ALBUQUERQUE, NM 87120

Or Current Resident
GONZALES EPPIE & ROGELIO
4509 BERESFORD LN NW
ALBUQUERQUE, NM 87120

Or Current Resident
GONZALES MARK
5315 DEER MEADOW TRL NW
ALBUQUERQUE, NM 87120

Or Current Resident
HAO JISHUN & LINGSHI SHI
6900 RED SKY RD NE
ALBUQUERQUE, NM 87111

Or Current Resident
HO THAO
4716 STAFFORD NW
ALBUQUERQUE, NM 87120

Or Current Resident
JINZO MARTIN J & BACA RHONDA R
4624 STAFFORD PL NW
ALBUQUERQUE, NM 87120

Or Current Resident
KERNLING WILLIAM R
PO BOX 1097
SAN JUAN BAUTISTA, CA 95045

Or Current Resident
KISWANI HYTHUM
6332 VISTA DEL MAR
PLAYA DEL REY, CA 90293

Or Current Resident
KONETZNI HENRY C & KARIN TRUSTEES KONETZNI RVT
4508 HODGIN LN NW
ALBUQUERQUE, NM 87120

Or Current Resident
LA LUZ LANDOWNERS ASSOCIATION
1 LOOP ONE NW
ALBUQUERQUE, NM 87120

Or Current Resident
LE KIM
5504 HAVASU AVE NW
ALBUQUERQUE, NM 87120

Or Current Resident
TRAN VIVIEN
3363 BURGANDY DR
SAN JOSE, CA 95132

Or Current Resident
TRUJILLO KENNETH J & ANA M &
JUAN CARLOS TRUJILLO
4720 STAFFORD PL NW
ALBUQUERQUE, NM 87120

Or Current Resident
TSAY JENG Y & TUYET T
10301 LA PAZ NW
ALBUQUERQUE, NM 87114

Or Current Resident
TURRIETA ALFREDO C JR
4844 STAFFORD PL NW
ALBUQUERQUE, NM 87120

Or Current Resident
VO LISA DUONG & THIEN LOC
3457 DEL NORTE DR
SAN JOSE, CA 95132

Or Current Resident
VU PRISCILLA
5500 HAVASU AVE NW
ALBUQUERQUE, NM 87120

Or Current Resident
WISELEY CELINE V & MATTHEW V
4848 STAFFORD PL NW
ALBUQUERQUE, NM 87120

Project# 1004462
BOHANNAN HUSTON INC
1500 JEFFERSON NE
ALBUQUERQUE, NM 87109

Project# 1004462
PATRICK GALLAGHER
La Luz Landowners
2520 JEFFERSON NE STE E
ALBUQUERQUE, NM 87110

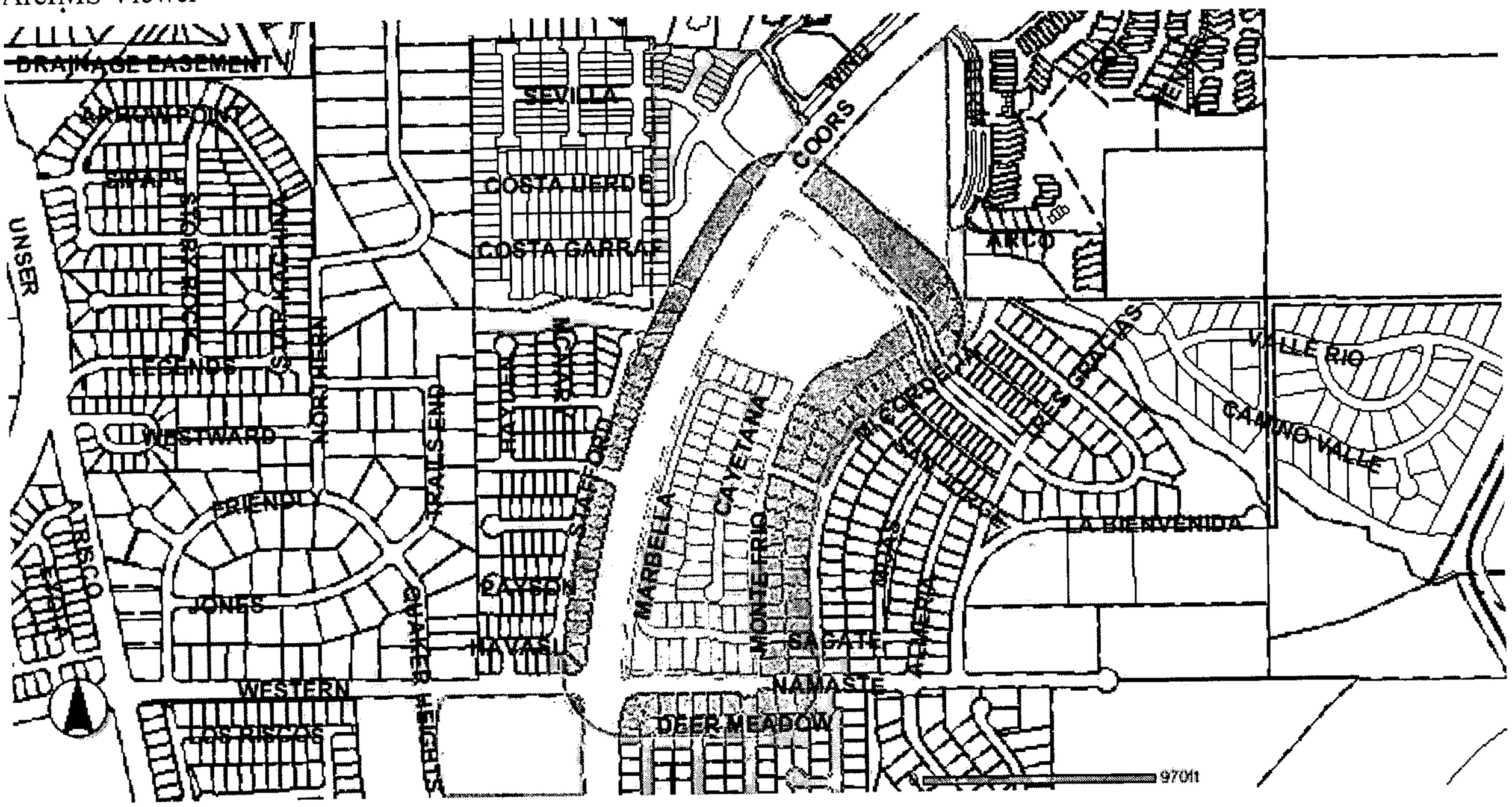
Project# 1004462
RAE PERLS
La Luz Landowners
15 TENNIS CT NW
ALBUQUERQUE, NM 87120

Project# 1004462
SUZANNE FETSCO
La Luz Del Sol NA
23 WIND NW
ALBUQUERQUE, NM 87120

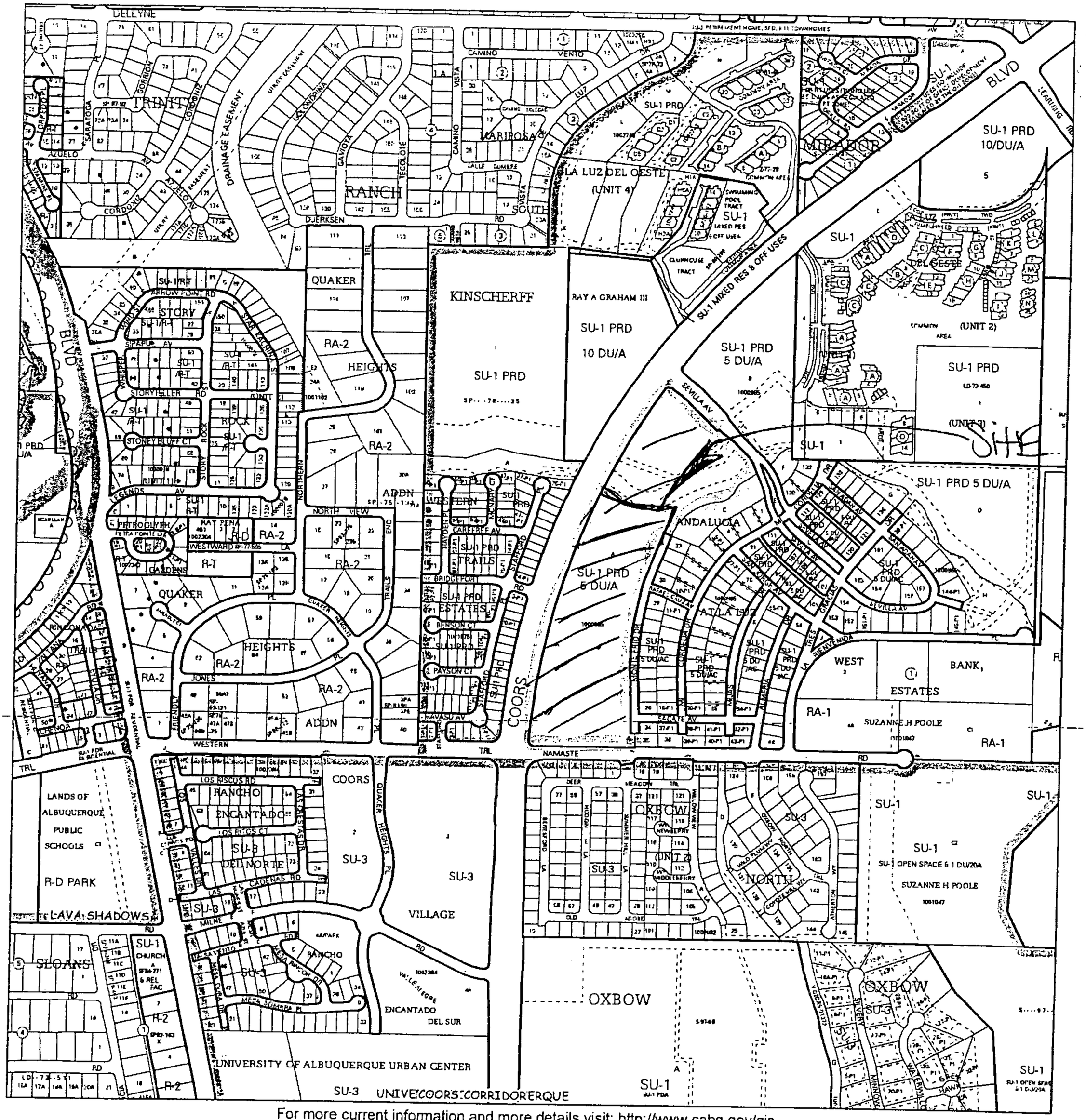
Project# 1004462
GEORGE SHEA
La Luz Del Sol NA
4 MILL NW
ALBUQUERQUE, NM 87120

Project# 1004462
JOLENE WOLFLEY
Taylor Ranch
6804 STAG HORN DR NW
ALBUQUERQUE, NM 87120

Project# 1004462
RENE HORVATH
Taylor Ranch
5515 PALOMINO DR NW
ALBUQUERQUE, NM 87120


DRAINAGE EASEMENT
SEVILLA
COSTA HERDE
COSTA GARRAF
COORS
WINE
ARCO
UNSER
LEGENDS
WESTWARD
FRIENDLY
JONES
TRAILSEND
DAWSON
HAVAS
MARBELLA
CAYETANA
MONTEFRIO
SAGATE
NAMASTE
DEER MEADOW
LAS
VALLE RIO
CAMINO VALLE
LA BIENVENIDA
ARISCO
WESTERN
LOS RISCOS
HEIGHTS
97011

La Luz Windows
Las Luz Del Sol
Tanjon Ranch


DELLYNE
TRINITY
RANCH
LA VISTA
CAMINO VIENTO
MARIPOSA
LA LUZ DEL OESTE (UNIT 4)
SU-1 PRD
MIRADOR
BLVD
SU-1 PRD 10/DU/A
SU-1 MIXED RES & OFF USES
SU-1 PRD 10 DU/A
SU-1 PRD 5 DU/A
SU-1 PRD 5 DU/A
KINSCHERFF
RAY A GRAHAM III
QUAKER HEIGHTS
STORY
ROCK
RA-2
ADDN
WESTERN TRAILS
ESTATES
ANDALUCIA
ATLANTIC
WEST BANK ESTATES
SUZANNE H POOLE
RA-1
COORS
NAMASTE
LOS RISCOS
RANCHO ENCANTADO
DEL NORTE
VILLAGE
LANDS OF ALBUQUERQUE PUBLIC SCHOOLS
R-D PARK
LAVA SHADOWS
SLOANS
R-2
UNIVERSITY OF ALBUQUERQUE URBAN CENTER
OXBOW
NORTH
SU-3
SU-1
SU-1 OPEN SPACE 6 1 DU/20A
SUZANNE H POOLE
SU-1 PRD 5 DU/A
SU-1 PRD
SU-1 PRD 5 DU/A
SU-1 PRD 5 DU/A
SU-1 PRD 5 DU/A

NOTE: SEE SHEETS 3 THRU 5 FOR SUBDIVISION DETAILS

20061649949
5501613
Page: 2 of 6
10/27/2006 09:17A
Maru Herrera Bern Co. PLAT R 32.00 Bk-2006C Pg-323

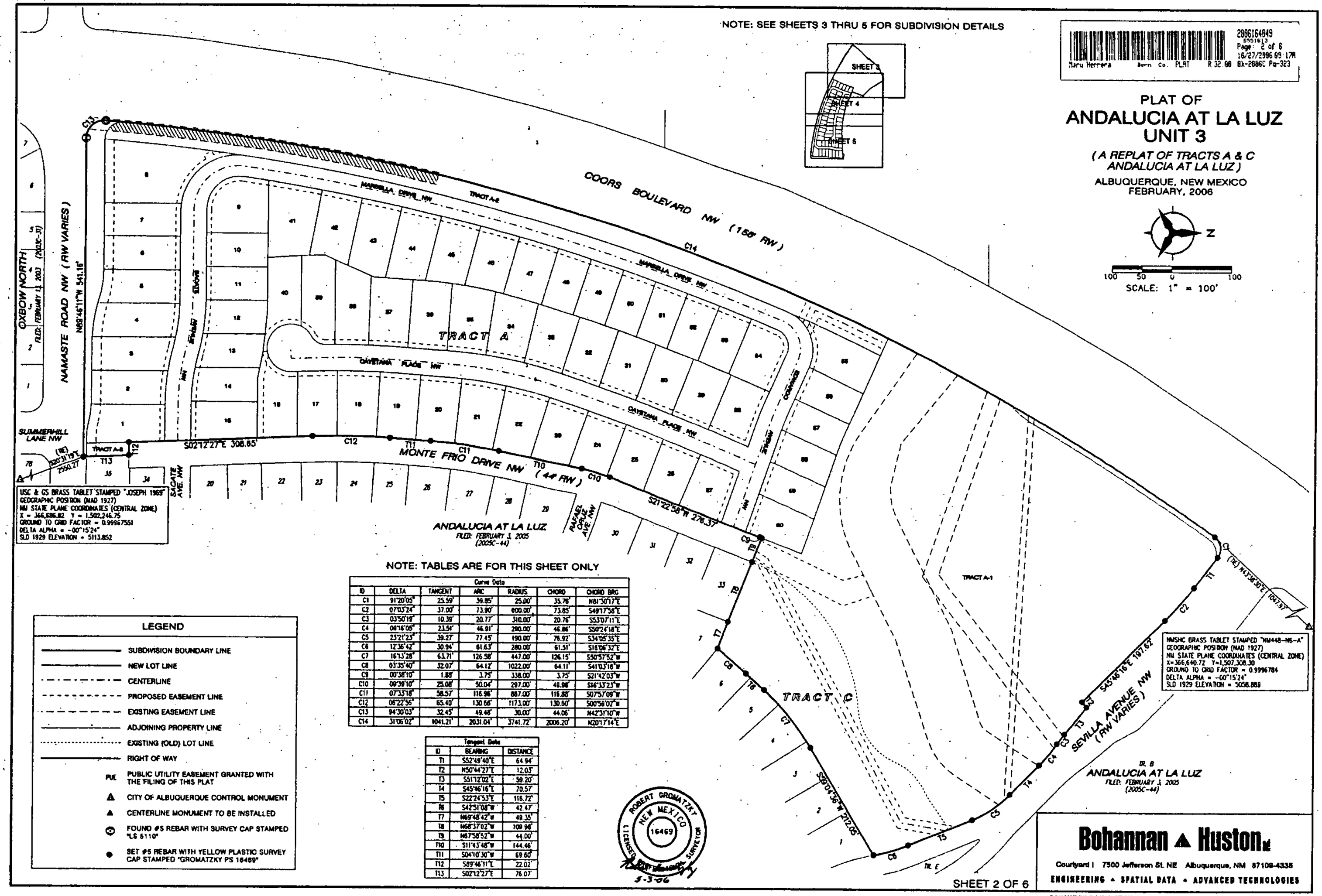
PLAT OF
ANDALUCIA AT LA LUZ UNIT 3

(A REPLAT OF TRACTS A & C ANDALUCIA AT LA LUZ)

ALBUQUERQUE, NEW MEXICO
FEBRUARY, 2006

N

100 50 0 100
SCALE: 1" = 100'



USC & GS BRASS TABLET STAMPED "JOSEPH 1969"
GEOGRAPHIC POSITION (NAD 1927)
NM STATE PLANE COORDINATES (CENTRAL ZONE)
X = 366,686.82 Y = 1,502,246.75
GROUND TO GRID FACTOR = 0.9996755I
DELTA ALPHA = -00°15'24"
SLD 1929 ELEVATION = 5113.852

NMSHC BRASS TABLET STAMPED "NM448-H6-A"
GEOGRAPHIC POSITION (NAD 1927)
NM STATE PLANE COORDINATES (CENTRAL ZONE)
X=366,640.72 Y=1,507,308.30
GROUND TO GRID FACTOR = 0.9996784
DELTA ALPHA = -00°15'24"
SLD 1929 ELEVATION = 5058.889

NOTE: TABLES ARE FOR THIS SHEET ONLY

Curve Data						
ID	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRG
C1	91°20'05"	25.59'	39.85'	25.00'	35.76'	N81°30'17"E
C2	07°03'24"	37.00'	73.90'	600.00'	73.85'	S49°17'56"E
C3	03°50'19"	10.39'	20.77'	310.00'	20.76'	S53°07'11"E
C4	09°16'05"	23.54'	46.91'	290.00'	46.86'	S50°24'18"E
C5	23°21'23"	39.27'	77.45'	190.00'	76.92'	S34°05'35"E
C6	12°36'42"	30.94'	61.63'	280.00'	61.51'	S16°06'32"E
C7	16°13'28"	63.71'	126.58'	447.00'	126.15'	S30°57'52"W
C8	03°35'40"	32.07'	64.12'	1022.00'	64.11'	S41°03'18"W
C9	00°38'10"	1.88'	3.75'	338.00'	3.75'	S21°42'03"W
C10	09°39'10"	25.08'	50.04'	297.00'	49.98'	S16°33'23"W
C11	07°33'18"	58.57'	116.98'	887.00'	116.88'	S07°57'09"W
C12	06°22'56"	65.40'	130.66'	1173.00'	130.60'	S00°58'02"W
C13	94°30'03"	32.45'	49.46'	30.00'	44.06'	N42°31'10"W
C14	31°06'02"	1041.21'	2031.04'	3741.72'	2006.20'	N20°17'14"E

Tangent Data		
ID	BEARING	DISTANCE
T1	S52°49'40"E	64.94'
T2	N50°44'27"E	12.03'
T3	S51°12'02"E	59.20'
T4	S45°46'16"E	70.57'
T5	S22°24'53"E	116.72'
T6	S42°51'08"W	42.47'
T7	N69°48'42"W	49.35'
T8	N68°37'02"W	109.98'
T9	N67°58'52"W	44.00'
T10	S11°43'48"W	144.46'
T11	S04°10'30"W	69.80'
T12	S89°46'11"E	22.02'
T13	S02°12'27"E	76.07'

LEGEND

- SUBDIVISION BOUNDARY LINE
- NEW LOT LINE
- CENTERLINE
- PROPOSED EASEMENT LINE
- EXISTING EASEMENT LINE
- ADJOINING PROPERTY LINE
- EXISTING (OLD) LOT LINE
- RIGHT OF WAY
- PUE — PUBLIC UTILITY EASEMENT GRANTED WITH THE FILING OF THIS PLAT
- CITY OF ALBUQUERQUE CONTROL MONUMENT
- CENTERLINE MONUMENT TO BE INSTALLED
- FOUND #5 REBAR WITH SURVEY CAP STAMPED "LS 6110"
- SET #5 REBAR WITH YELLOW PLASTIC SURVEY CAP STAMPED "GROMATZKY PS 16469"

ROBERT GROMATZKY NEW MEXICO 16469 LICENSED PROFESSIONAL SURVEYOR
5-3-06

Bohannan ▲ Huston
Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335
ENGINEERING ▲ SPATIAL DATA ▲ ADVANCED TECHNOLOGIES

P:\06C205\SURVEY\GRAPHICS\06205plat07.dgn
03-MAY-2006 - 14:16
mcole

JOB NO 06C205.006

EDWARDO
CAYETANA
MARBELLA
CORDELIA
MONTE ERIO
SACATE
SU-1
A1
6-P1
9-P1
14-P1
15-P1
87-P1
88-P1
89-P1
Item# 1
Project# 1004462
Hearing Date: Jan. 30, 2008

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

January 30, 2008

Project# 1004462
08DRB-70006 MAJOR - 2YR SUBD IMP AGMT EXT (2YR SIA)

BOHANNAN HUSTON INC agent(s) for ANDALUCIA DEVELOPMENT CO INC request(s) the above action(s) for all or a portion of **ANDALUCIA AT LA LUZ UNIT 3,** zoned SU-1/PRD 5DU/A, located on COORS BLVD NW BETWEEN NAMASTE RD NW AND SEVILLA AVE NW containing approximately 23.1164 acre(s). (F-11)

AMAFCA
No comment.

COG
MPO Project ID 616.0 "Coors Corridor Study" is programmed in the 2013 TIP. Staff recommends coordination with DMD or planning department to verify that the development proposed is consistent with the assumptions of the study. For information purposes, Coors Bd is a limited access principal arterial. Access to Coors Bd is provided through the Roadway Access Policy of the TCC.

TRANSIT
No comments received.

ZONING ENFORCEMENT
No comments received.

NEIGHBORHOOD COORDINATION
Letters sent to: Taylor Ranch NA (R), La Luz Del Sol NA (R),
La Luz Landowners Assoc. (R)

APS
Andalucia at La Luz Unit 3, is located on Coors Blvd NW between Namaste Rd NW and Sevilla Ave NW. The owner of the above property requests a Major 2YR SIA for a development that will consist of 60 residential lots. This will impact S.R. Marmon and Chaparral Elementary School, John Adams and L.B. Johnson Middle Schools, West Mesa and Volcano Vista High School. S.R. Marmon Elementary School has excess capacity, Chaparral Elementary School is exceeding capacity, John Adams Middle School and L.B. Johnson Middle School have excess capacity, Volcano Vista and West Mesa High School are exceeding capacity.

Loc No	School	2007-08 40th Day	2007-08 Capacity	Space Available
280	S.R. Marmon	742	873	131
234	Chaparral	786	788	2
405	John Adams	860	1,154	294
485	L.B. Johnson	1,039	1,203	164
575	Volcano Vista	482	750	268
570	West Mesa	2,749	2,632	-117

A new southwest high school will open with a 9th grade academy in 2008. The remainder of the high school

will open in 2009. The new southwest high school will relieve overcrowding at West Mesa High School.

Volcano Vista High School has opened with a 9th grade academy in 2007. The remainder of the high school will open in 2008. Volcano Vista High School will relieve overcrowding at Cibola High School.

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 comments received.

FIRE DEPARTMENT
No comments received.

PNM ELECTRIC & GAS
Major 2yr Subd. Imp. Agmt. Ext.: **NO COMMENT**

COMCAST
No comments received.

QWEST
No comments received.

ENVIRONMENTAL HEALTH
No comments received.

M.R.G.C.D
No Adverse Comments.

OPEN SPACE DIVISION
Open Space has no adverse comments.

CITY ENGINEER
The Hydrology section has objection to the extension request.

TRANSPORTATION DEVELOPMENT
No adverse comments.

PARKS AND RECREATION
No objection.

ABCWUA
No objection to Extension request.

PLANNING DEPARTMENT Planning has no objection to extension of the Subdivision Improvement Agreement
IMPACT FEE ADMINISTRATOR No comment on the proposed one-year SIA.

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

Cc: Bohannan Huston, Inc. – 7500 Jefferson NE CYI – Albuquerque, NM 87109
Cc: Andalucia Development Co. Inc. – 8300 Carmel Ave NE – Albuquerque, NM 87122

#16

Comp $5

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-00517 (FP)** Project # **1004462**

Project Name: **ANDALUCIA @ LA LUZ UNIT 3**

Agent: Bohannan Huston Inc. Phone No.: 823-1000

Your request for **(SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN),** was approved on 4/19/06 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

☒ TRANSPORTATION: Wall agreement along Namaste
☐ maintence note for pedestrian path
☐
☐
☐

☐ UTILITIES:
☐
☐
☐

☐ CITY ENGINEER / AMAFCA:
☐
☐
☐

☐ PARKS / CIP:
☐
☐
☐

☒ PLANNING (Last to sign): record plat X
☐ AMAFCA's signature
☐

☒ **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 1004462

#16

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-00517 (FP)** Project # **1004462**

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OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- [X] TRANSPORTATION: Will agreement along Namaste
- [ ] maintence note for pedestrian path
- [ ] UTILITIES:
- [ ] CITY ENGINEER / AMAFCA:
- [ ] PARKS / CIP:
- [X] PLANNING (Last to sign): Record Plat X
- [X] AMAFCA's signature

- [X] **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 1004462

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
April 19, 2006
DRB Comments

ITEM # 16

PROJECT # 1004462 **APPLICATION # 06-00517**

RE: Tracts A & C, Andalucia @ La Luz, Unit 3/final plat

No objection to the final plat approval.

Were there any changes since preliminary plat approval?

Planning will take delegation to record the plat.

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

UNPLATTED
SU-1
SEVILLA
COMMON AREA
ARCO
COMMON AREA
1/COMMON AREA
F11
SAN ADAN
TRES GRACIAS
VALLE RIO
LA BIENVENIDA
SAN JORGE
MONTE RIO
MI CORDELIA
MILAS
ALMERIA
NAMASTE
COORS BLVD + NW NAMASTE RD NW
DEER MEADOW
WESTERN
LOS RISCOS
JONES
FRIENDLY
WESTWARD
LEGENDS
NORTHERN
TRAILS END
HAYDEN
MCNARY
BRIDGEPORT
BENSON
STAFFORD
QUAKER HEIGHTS
STORY ROCK
RA-2
RA-1
SU-3
922ft

DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

April 19, 2006 9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer
Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

****

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

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

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

A. Call to Order: 9:00 A.M. Adjourned: 1:05 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 # 1002202**
   06DRB-00362 Major-Vacation of Public Easements
   06DRB-00363 Major-Preliminary Plat Approval

   HUITT-ZOLLARS INC agent(s) for PRU WINROCK LLC request(s) the above action(s) for all or a portion of Lot(s) A-1-A, A-2, A-3, B, C-2A, D-1A, E-1, WINROCK CENTER ADDITION and Lot(s) B, MONROE (to be known as **WINROCK MARKET CENTER**), zoned SU-3, located on LOUISIANA BLVD NE, between INDIAN SCHOOL NE and INTERSTATE 40 containing approximately 80 acre(s). [REF: 05EPC-00876, 05EPC-00877] (J-19) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE**

INFRASTRUCTURE LIST DATED 4/19/06 THE PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITIONS OF FINAL PLAT: (1) ALL EASEMENTS OF RECORD AND EASEMENT AGREEMENTS SHALL BE REFLECTED ON THE FINAL PLAT. (2) ANY FINAL PLAT APPROVED WILL PROVIDE FOR A "BLANKET" EASEMENT PENDING FINAL CONSTRUCTION AND LOCATION OF FINAL PUBLIC EASEMENTS. (3) LABEL ACCESS EASEMENT FOR TOYS R US. "TEMPORARY ACCESS EASEMENT TO BENEFIT PARCEL D-1A, PARCEL E-1 AND PARCEL A-1-A TO BE MAINTAINED BY PARCEL A-1-A". (4) MAINTAIN 10-FOOT DISTANCE FROM FACE OF CURB TO RIGHT-OF-WAY BOUNDARIES. CREATE PUBLIC ACCESS EASEMENTS WHERE NECESSARY. (5) RESEARCH ORIGINAL PLAT FOR ACCESS EASEMENT MAINTENANCE AT AMERICAS PARKWAY. (6) RELOCATE LEADER FOR EASEMENT '5' ON SHEET 5 OF 6 TO CLARIFY IDENTIFICATION. (7) SHOW 100-FOOT ACCESS CONTROL LIMITS ON THE PLAT. (AT THE INTERSTATE 40 ACCESS RAMP ENTRANCE). (8) VERIFY LOCATION OF THE 84-INCH STORM DRAIN BEHIND THE MACARONI GRILL AND IF NECESSARY, ADJUST THE EASEMENT. (9) CREATE A PUBLIC ACCESS EASEMENT AT ALL SIDEWALKS AND HANDICAP RAMPS ALONG INDIAN SCHOOL ROAD AND ALONG AMERICAS PARKWAY. (10) RESEARCH EASEMENT '17'.

06DRB-00526 Minor-SiteDev Plan BldPermit/EPC
06DRB-00525 Minor-SiteDev Plan Subd/EPC

CONSENSUS PLANNING agent(s) for PRUWINROCK request(s) the above action(s) for all or a portion of Lot(s) A-1A, A-2, A-3, B, C-2A, D-1A E-1, WINROCK CENTER ADDITION and Lot(s) B (MONROE) (to be known as **WINROCK MARKET CENTER**) zoned SU-3/ C-3, and SU-2/C-2, O-1 & R-2, located on LOUISIANA BLVD NE, between INDIAN SCHOOL RD NE and I-40 NE containing approximately 81 acre(s). [REF: 05EPC-00876, 05EPC-00877] **[Russell Brito for Juanita Garcia, EPC Case Planner]** (J-19) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 4/19/06 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND**

TRANSPORTATION DEVELOPMENT FOR COMMENTS PER HANDOUT SHEET. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 4/19/06 THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND TRANSPORTATION DEVELOPMENT FOR COMMENTS PER HANDOUT SHEET.

2. Project # 1004354
06DRB-00392 Major-Vacation of Pub Right-of-Way

TIERRA WEST LLC agent(s) for PETE DASKALOS request(s) the above action(s) for all or a portion of Lot(s) 22-26 and a portion of Lot(s) 27, Tract(s) O, Block(s) 9, **ORIGINAL TOWNSITE OF WESTLAND,** zoned SU-2 FOR C-2, IP, located on 98TH ST NW, between VOLCANO RD NW and CENTRAL AVE NW containing approximately 9 acre(s). [REF: ZA-88-3701, ZA-90-276, ZA-96-227, ZA-87-308, 05DRB-01229, 05EPC-01234] *[Deferred from 4/19/06]* (K-9) **DEFERRED AT THE AGENT'S REQUEST TO 5/3/06.**

3. Project # 1004779
06DRB-00393 Major-Vacation of Pub Right-of-Way

ISAACSON & ARFMAN PA agent(s) for 207 ALISO DRIVE LLC, SHEFFIELD PARTNERS LLC request(s) the above action(s) for all or a portion of Lot(s) 3-A & 4, Block(s) 3, GRANADA HEIGHTS (to be known as **ALISO LOFTS, PHASE II**) zoned R-2 residential zone, located on ALISO DR SE, between SILVER AVE SE and ARLOTE AVE SE. [REF: V-77-8, ZA-76-152] *[Deferred from 4/19/06]* (K-17) **DEFERRED AT AGENT'S REQUEST TO 4/26/06.**

4.	**Project # 1004778** 06DRB-00391 Major-Vacation of Public Easements 06DRB-00390 Minor-Prelim&Final Plat Approval	SURVEYS SOUTHWEST LTD agent(s) for BLAINE ROBERTS request(s) the above action(s) for all or a portion of Lot(s) 2-B & 2-C, **LANDS OF FOREST PRODUCTS CO.,** zoned S-MI, located on ASPEN AVE NW, between 12TH ST NW and A.T. & S.F. RAILROAD containing approximately 7 acre(s). [REF: DRB-95-360, ZA-89-365] (H-13) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNNG FILE. THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR THE 15-DAY APPEAL PERIOD.**
5.	**Project # 1000696** 05DRB-01529 Major-Preliminary Plat Approval 05DRB-01530 Minor-Sidewalk Waiver 05DRB-01531 Minor-Temp Defer SDWK	MARK GOODWIN & ASSOCIATES agent(s) for ICDC LLC request(s) the above action(s) for all or a portion of Tract(s) C, LEE'S BOSQUE SUBDIVISION (to be known as **BOSQUECITO SUBDIVISION)** zoned RD, located on BOSQUE MEADOWS BLVD NW, between LA ORILLA NW and PASEO DEL NORTE containing approximately 7 acre(s).*[Deferred from 10/26/05 & 11/9/05 & 11/23/05 & 11/30/05 & 1/4/06 & 1/25/06 & 2/22/06 & 3/15/06 & 4/5/06 & 4/19/06]* (D-12) **DEFERRED AT THE AGENT'S REQUEST TO 5/17/06.**
6.	**Project # 1003096** 04DRB-01344 Minor-Prelim&Final Plat Approval	SURVEYS SOUTHWEST LTD agent(s) for EILEEN DEVEREUX AND STEFAN WATSON request(s) the above action(s) for all or a portion of Lot(s) 53-58, **J. M. MOORE REALTY COMPANY, UNIT 1,** zoned S-R, SAWMILL RESIDENTIAL, located between 8TH ST NW and MOUNTAIN RD NW containing approximately 1 acre(s). [REF: 03DRB-01901, 05CC01786] **REMANDED BACK TO DRB FROM CITY COUNCIL** (J-14) **THE MINOR PLATTING ACTION OF 9/24/04 STANDS AS APPROVED.**

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

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

7. Project # 1004622
06DRB-00490 Minor-SiteDev Plan BldPermit/EPC

GEORGE RAINHART ARCHITECT & ASSOCIATES agent(s) for NEW MEXICO EDUCATORS FEDERAL CREDIT UNION request(s) the above action(s) for all or a portion of Lot(s) 18, Block(s) 21, Tract(s) A, NORTH ALBUQUERQUE ACRES, UNIT A (to be known as **NEW MEXICO EDUCATORS FEDERAL CREDIT UNION**) zoned SU-2/C-1, located on PASEO DEL NOTRE NE, between BARSTOW NE and WYOMING NE containing approximately 1 acre(s). **[Catalina Lehner, EPC Case Planner]** (D-19) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND 3 COPIES OF THE SITE PLAN AND TRANSPORTATION DEVELOPMENT FOR SIDEWALK LOCATION AND WIDTH OF PALOMAS.**

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

8. Project # 1002739
06DRB-00513 Minor-Extension of Preliminary Plat

MARK GOODWIN & ASSOCIATES PA agent(s) for KB HOME NEW MEXICO INC request(s) the above action(s) for all or a portion of Tract(s) B-1, PARCEL 2-D & A, LANDS OF RIO BRAVO PARTNERS, ROSNER TRACT, ANDERSON HEIGHTS (to be known as **ANDERSON HEIGHTS, UNITS 2-9**) zoned R-D residential and related uses zone, developing area, located on 118TH ST SW, between DENNIS CHAVEZ BLVD SW and GIBSON BLVD SW containing approximately 248 acre(s). [REF: 05DRB-01832, 06DRB-00268] (N-8/P-8) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**

9. Project # 1002478 06DRB-00509 Minor-Temp Defer SDWK	RAYMOND LEE DENNIS, PE agent(s) for PASEO PARTNERSHIP LLC request(s) the above action(s) for all or a portion of Tract(s) T-4, VISTA DEL NORTE, **BLUE SKY BUSINESS PARK,** zoned M-2, located on EL PUEBLO NE, between EDITH NE and JEFFERSON NE containing approximately 23 acre(s).[REF: 05DRB-01344] (D-16) **THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**
10. Project # 1001778 06DRB-00518 Minor-Prelim&Final Plat Approval	WAYJOHN SURVEYING INC agent(s) for PHILIP LINDBORG, DRAGONFLY DEVELOPMENT INC., request(s) the above action(s) for all or a portion of Lot(s) 9-P1 & 10-P1, **TRAMWAY CROSSING,** zoned R-T, located on WOODLAND AVE NE, between MARIE PARK DR NE and TRAMWAY BLVD NE containing approximately 1 acre(s). [REF: 05DRB-01793] (H-22) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**
11. Project # 1004655 06DRB-00519 Minor-Prelim&Final Plat Approval	WAYJOHN SURVEYING INC agent(s) for JESUS & MARIA VIZCAINO request(s) the above action(s) for all or a portion of Lot(s) 8 & 9, Block(s) 10, **LOWER BROADWAY ADDITION,** zoned SU-2/MR, located on ALAMO AVE SE, between HINKLE ST SE and MECHEM ST SE containing approximately 1 acre(s). [REF: 06DRB-00080] (M-14) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

12. Project # 1004845
06DRB-00523 Minor-Prelim&Final Plat Approval

DOUG SMITH agent(s) for DANIEL FITCHELL & DAVID LEVIN request(s) the above action(s) for all or a portion of Lot(s) 105 & 106, **HERITAGE HILLS, UNIT 4,** zoned R-1, located on SUPREME CT NE, between OPPORTUNITY DR NE and PIONEER TRAIL NE containing approximately 1 acre(s). (D-20) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

13. Project # 1003257
06DRB-00508 Major-Final Plat Approval – **UNIT 1**
06DRB-00528 Minor-Amnd Prelim Plat Approval
06DRB-00536 Major-Final Plat Approval – **UNIT 2**

MARK GOODWIN & ASSOCIATES PA agent(s) for SALTILLO COMMUNITIES LLC request(s) the above action(s) for all or a portion of Tract(s) A, Lot(s) 48-55, 1-7, 10-14, 1-8, 2-45, 1-16, 1-10 & 12-14, 7-12, 1-62 Block(s) 4, 6, 9, 12, 14, 15, 16, 7, 8, 10, 11, 13 & 17 AND Block(s) 1-4 (to be known as **SALTILLO, UNITS 1 & 2**) and Lot(s) 1-16, Block(s) 5, PARADISE HEIGHTS, UNIT 5, zoned R-1 residential zone, located on BLACK ARROYO RD NW, between MCMAHON BLVD NW and CALABACILLAS ARROYO containing approximately 171 acre(s). [REF: 05DRB-00929, 05DRB-00933, 05DRB-00934, 05DRB-00935, 05DRB-00936] (A-10) **THE FINAL PLAT FOR UNIT 1 WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR ALL WATER/SEWER EASEMENTS MUST BE GRANTED EXCLUSIVELY TO CITY OF ALBUQUERQUE AND PLANNING FOR REAL PROPERTY SIGNATURE, AMAFCA'S SIGNATURE AND TO RECORD THE PLAT. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 4/19/6 THE AMENDED PRELIMINARY PLAT WAS APPROVED. THIS AMENDMENT DOES NOT EXTEND THE EXPIRATION DATE OF THE ALREADY APPROVED PRELIMINARY PLAT. THE FINAL PLAT FOR UNIT 2 WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR ALL WATER/SEWER EASEMENTS MUST BE GRANTED EXCLUSIVELY TO CITY OF ALBUQUERQUE AND PLANNING FOR REAL PROPERTY SIGNATURE, AMAFCA'S SIGNATURE AND TO RECORD THE PLAT.**

14. Project # 1004355
06DRB-00527 Minor-Amnd Prelim Plat Approval

WILSON & COMPANY INC agent(s) for KB HOME NEW MEXICO request(s) the above action(s) for all or a portion of Tract(s) 2, **VISTA VIEJA SUBDIVISION,** zoned R-D, located on SCENIC RD NW, between 81ST ST NW and ALBERICOQUE PL NW containing approximately 41 acre(s). [REF: 04DRB-00825, 04DRB-01460, 05DRB-01235, 05DRB-01236] (D-9) **WITH THE SIGNING OF THE AMENDED INFRASTRUCTURE LIST DATED 4/19/06 AND APPROVAL OF THE AMENDED GRADING PLAN ENGINEER STAMP DATED 4/17/06 THE AMENDED PRELIMINARY PLAT WAS APPROVED WITH THE SAME CONDITIONS GIVEN ON 8/31/05 AS FOLLOW: THE HOME OWNER'S ASSOCIATION PRESIDENT MUST SIGN THE FINAL PLAT. IF NO SUCH PERSON IS AVAILABLE, THEN THE OWNER OF THE PROPERTY CAN SIGN. DRAINAGE EASEMENTS IN PARCELS B, C AND E SHALL BE VACATED AND REPLACED WITH THE NEW ALIGNMENT.**

15. Project # 1004388
06DRB-00529 Minor-Final Plat Approval

BOHANNAN HUSTON INC agent(s) for PULTE HOMES OF NEW MEXICO request(s) the above action(s) for all or a portion of Tract(s) 14, **VENTANA AL SOL @ VENTANA RANCH WEST,** zoned R-LT residential zone, located on VENTANA RIDGE NW and DEL OESTE DR NW and containing approximately 20 acre(s). [REF: 05DRB-01336] (B-8) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD THE PLAT.**

16. Project #1004462
06DRB-00517 Minor-Final Plat Approval

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 & C, **ANDALUCIA @ LA LUZ, UNIT 3,** zoned SU-1 special use zone, located on COORS BLVD NW, between NAMASTE RD NW and

MONTE FRIO DR NW containing approximately 23 acre(s). [REF: 05DRB-01524] (F-11) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR WALL EASEMENT ALONG NAMASTE, MAINTENANCE NOTE FOR THE PEDESTRIAN PATH AND PLANNING FOR AMAFCA'S SIGNATURE AND TO RECORD.**

17. **Project # 1004522**
06DRB-00520 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for VANGIE PAVLAKOS request(s) the above action(s) for all or a portion of Lot(s) 1-6, Block(s) 2, Tract(s) A, **MESA VERDE ADDITION,** zoned C-2 community commercial zone, located on RHODE ISLAND ST NE, between CENTRAL AVE NE and TENNESSEE ST NE containing approximately 1 acre(s). [REF:ZA-94-315, 05DRB-01667] (K-19) **PRELIMINARY AND FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

18. **Project # 1004541**
06DRB-00516 Minor-Prelim&Final Plat Approval

SURV-TEK INC agent(s) for CORE REALTY HOLDINGS LLC request(s) the above action(s) for all or a portion of Tract(s) B-9J-1A, **SEVEN BAR RANCH,** zoned SU-1 for R-2 uses, located on CIBOLA LOOP NW, between ELLISON NW and COORS BLVD NW containing approximately 36 acre(s). (A-13) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR SECOND ACCESS AND PLANNING TO RECORD THE PLAT.**

19. Project # 1004771
06DRB-00373 Minor-Prelim&Final Plat Approval

RON GARNER agent(s) for GARBAC, LLC request(s) the above action(s) for all or a portion of Lot(s) 4, 5 & 6, Block(s) 41, **RAYNOLDS ADDITION,** zoned SU-2/NCR, located on COAL AVE SW, between 10TH ST SW and 11TH ST SW containing approximately 1 acre(s). *[Deferred from 3/29/06 & 4/5/06 & 4/12/06]* (K-13) **PRELIMINARY AND FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

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

20. Project # 1004814
06DRB-00460 Minor-Sketch Plat or Plan

SURVEYS SOUTHWEST LTD agent(s) for CARLOS ESTRADA request(s) the above action(s) for all or a portion of Lot(s) 7 & 8, Block(s) B, **EASTERN ADDITION,** zoned SU-2/MR, located on PACIFIC AVE SE, between JOHN ST SE and BROADWAY BLVD SE containing approximately 1 acre(s). [REF: Z-72-70] (K-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

21. Project # 1000771
06DRB-00522 Minor-Sketch Plat or Plan

TIERRA WEST LLC agent(s) for BCG LLC request(s) the above action(s) for all or a portion of Tract(s) C, **COTTONWOOD POINTE,** zoned SU-1 for R-2, C-2, IP, located on IRVING BLVD NW, between EAGLE RANCH RD NW and the CALABACILLAS ARROYO NW containing approximately 7 acre(s). (B-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

22. **Project # 1004829**
06DRB-00486 Minor-Sketch Plat or Plan

JOHN BLOCK request(s) the above action(s) for all or a portion of Lot(s) 1 & 2, Block(s) 4, **VOLCANO CLIFFS, UNIT 2,** zoned R-1 residential zone, located on CLIFF RD NW, between POPO DR NW and RIMROCK NW containing approximately 1 acre(s). (E-10) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

23. **Project # 1004844**
06DRB-00514 Minor-Sketch Plat or Plan

MARK HOLMEN request(s) the above action(s) for all or a portion of Tract(s) 31, **ALVARDO GARDENS # 1,** zoned RA-2, located on MATTHEW NW, between RIO GRANDE NW and MEADOWVIEW NW containing approximately 1 acre(s). (G-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

24. **Project # 1004846**
06DRB-00524 Minor-Sketch Plat or Plan

FERNANDO & NORMA ARAGON request(s) the above action(s) for all or a portion of Lot(s) 337 and 364, **RIO GRANDE HEIGHTS,** zoned C-3 heavy commercial zone, located on OLD COORS DR SW, between SUNSET GARDENS RD SW and DOLORES DR SW. [REF: ZA-98-436] (C-3) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

25. Approval of the Development Review Board Minutes for April 5 and April 12, 2006. **THE DEVELOPMENT REVIEW BOARD MINUTES WERE APPROVED BY THE BOARD.**

26. Other Matters: **Project #1004073** – Approval of Amended Infrastructure List with Major changes. **THE AMENDED INFRASTRUCTURE LIST WAS APPROVED.**

ADJOURNED: 1:05 P.M.

DEVELOPMENT REVIEW BOARD

TRANSPORTATION DEVELOPMENT

Standard Comment Sheet

DRB- 1004462 **Item No. 16** **Zone Atlas F-11**

DATE ON AGENDA 4-19-06

INFRASTRUCTURE REQUIRED (X)YES ( )NO

CROSS REFERENCE: _____

_____

TYPE OF APPROVAL REQUESTED:

( )SKETCH PLAT ( )PRELIMINARY PLAT (X)FINAL PLAT

( )SITE PLAN REVIEW AND COMMENT ( )SITE PLAN FOR SUBDIVISION

( )SITE PLAN FOR BUILDING PERMIT

No.	Comment

1) Where is the maintenance note for the 10' pedestrian path?
2) Do the ADA improvements fit without radii @ the intersections?
3) Where is the maintenance easement for the lots backing to Namaste?
4) Is tract A-2 subject to a wall maintenance easement?

If you have any questions or comments please call Wilfred Gallegos at 924-3991. Meeting notes:

City of Albuquerque
Parks and Recreation Department

PO Box 1293, Albuquerque, New Mexico 87103

Inter-Office Correspondence

Development Review Board Comments

Project Number: 1004462

Application Number: 06DRB-00517

DRB Date: 4/19/2006

Item Number: 16

Subdivision:

Tracts A & C, Andalucia @ La Luz, Unit 3

Request for:

- [ ] Sketch Plat Review & Comment
- [ ] Bulk Land Variance
- [ ] Site Development Plan for Subdivision
- [ ] Site Development Plan for Building Permit
- [ ] Preliminary Plat
- [x] Final Plat
- [ ] Vacation of Public RoW
- [ ] Vacation of Public Easement
- [ ] Vacation of Private Easement
- [ ] Temp. Deferral of Sidewalk Construction
- [ ] Sidewalk Variance
- [ ] SIA Extension
- [ ] Other

Zoning: SU-1

Zone Page: F-11

New Lots (or units) : 0

Parks and Recreation Comments:

Add maintenance note for pedestrian path.

Signed: CS

Christina Sandoval, (DMD) Phone: 768-3808

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1004462 **AGENDA ITEM NO: 16**

SUBJECT:

Final Plat

ACTION REQUESTED:

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

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

ENGINEERING COMMENTS:

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

RESOLUTION:

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: April 19, 2006

#16

4462

DXF Electronic Approval Form

DRB Project Case #: 1004462

Subdivision Name: ANDALUCIA AT LA LUZ UNIT 3

Surveyor: ROBERT GROMATZKY

Contact Person: MARY COLE

Contact Information: 823-1000

DXF Received: 4/17/2006 Hard Copy Received: 4/17/2006

Coordinate System: NMSP Grid (NAD 27)

Approved

04·17·2006
Date

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

AGIS Use Only

Copied fc **4462** to agiscov on **4/17/2006** Contact person notified on **4/17/2006**

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

December 21, 2005

6. Project # 1004462
05DRB-01525 Major-Vacation of Public Easements
05DRB-01524 Major-Preliminary Plat Approval
05DRB-01526 Minor-Sidewalk Waiver
05DRB-01527 Minor-Temp Defer SDWK

BOHANNAN HUSTON INC agent(s) for ANDALUCIA DEVELOPMENT CO INC request(s) the above action(s) for REPLAT OF Tract(s) A, ANDALUCIA AT LA LUZ, (to be known as **ANDALUCIA @ LA LUZ, UNIT 3)** zoned SU-1, located on COORS BLVD NW, between NAMASTE RD NW and LA BIENVENIDA PL NW containing approximately 13 acre(s). [REF: 05EPC-01115, 05EPC-01117] [*Deferred from 10/26/06 & 11/2/05 & 11/9/05 & 11/16/05 & 11/23/05 & 11/30/05 & 12/7/05 & 12/14/05]* (F-11)

At the December 21, 2005, Development Review Board meeting, the vacation was approved as shown on Exhibit B in the Planning file, subject to these findings and conditions:

FINDINGS:

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

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

CONDITIONS:

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

With the signing of the infrastructure list dated 12/21/05 and approval of the grading plan engineer stamp dated 9/30/05 the preliminary plat was approved.

A sidewalk variance for 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.

OFFICIAL NOTICE OF DECISION

PAGE 2

If you wish to appeal this decision, you must do so by January 5, 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).

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

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

Sheran Matson, AICP, DRB Chair

Cc:Bohannan Huston Inc., 7500 Jefferson NE, 87109
Andalucia Development Co., Inc., 8300 Carmel Ave NE, 87122
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1004462 AGENDA#: 6 DATE: 12/21/05

1. Name: Paul Wymer Address:_____ Zip:_____
2. Name: Jackie Rushman Address:_____ Zip:_____
3. Name: [illegible] Address:_____ Zip:_____
4. Name:_____ Address:_____ Zip:_____
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12. Name:_____ Address:_____ Zip:_____
13. Name:_____ Address:_____ Zip:_____
14. Name:_____ Address:_____ Zip:_____

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: 1004462 **AGENDA ITEM NO: 6**

SUBJECT:

Sidewalk Variance
Vacation
Sidewalk Deferral
Preliminary Plat

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

See DRB minutes/speed memo dated 11-23-05

RESOLUTION:

APPROVED X signed I.L.; 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: December 21, 2005

DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

December 14, 2005 9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer
Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

****

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

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

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

A. Call to Order: 9:00 A.M. Adjourned: 11:25 A.M.
B. Changes and/or Additions to the Agenda
C. New or Old Business

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

1.	**Project # 1004360** 05DRB-01736 Major-SiteDev Plan Subd 05DRB-01737 Major-Preliminary Plat Approval	RIO GRANDE ENGINEERING agent(s) for WASHINGTON INVESTORS request(s) the above action(s) for all or a portion of Lot(s) 313-A-2-A, ACRES ADDITION (to be known as **ENTRADA DEL BOSQUE SUBDIVISION**) zoned RA-2 residential and agricultural zone, located on MOUNTAIN RD NW, between GABALDON NW and LULAC AVE NW containing approximately 3 acre(s). [REF: 05DRB01245] [Deferred from 12/14/05] (J-12) **DEFERRED AT THE BOARD'S REQUEST TO 12/21/05.**

2.	**Project # 1003132** 05DRB-01754 Major- Vacation of Public Easements 05DRB-01753 Major- Vacation of Public Easements	ADVANCED ENGINEERING AND CONSULTING LLC agent(s) for MWS LLC request(s) the above action(s) for all or a portion of Tract(s) 9-A & 9-B, **BROADWAY INDUSTRIAL CENTER, UNIT 3,** zoned SU-2 - HM located on KARSTEN COURT SE, between SAN JOSE SE and GIBSON AVE SE containing approximately 4 acre(s). [REF: 03DRB020703, DRB-97-271] (M-14) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. A CONDITION OF FINAL PLAT: THE EXISTING LOTS WILL BE CONSOLIDATED INTO A SINGLE LOT.**
3.	**Project # 1001594** 05DRB-01761 Major-Vacation of Public Easements	WILSON & COMPANY agent(s) for CURB INC request(s) the above action(s) for all or a portion of Tract(s) 29A, LANDS OF SALAZAR/QUATRO/JSJ/ HANNETT, (to be known as **ARROWWOOD HILLS, UNIT 1,** zoned R-LT residential zone, located on AMOLE MESA SW, between MESA ARENOSO DR SW and MESSINA DR SW containing approximately 1 acre(s). [REF: 02DRB01621, 01622,, 04DRB00137, 00261, 00262,00263] (N-8/N-9) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**
4.	**Project # 1003921** 05DRB-01758 Major-Vacation of Pub Right-of-Way 05DRB-01759 Major-Vacation of Public Easements 05DRB-01760 Minor-Sketch Plat or Plan	JEFF MORTENSEN & ASSOCIATES agent(s) for AMAFCA & CITY OF ALBUQUERQUE, MUNICIPAL DEVELOPMENT DIVISION, request(s) the above action(s) for all or a portion of Lot(s) 1-32, Block(s) 7 and Lot(s) 1-32, Block(s) 8, **NORTH ALBUQUERQUE ACRES, TRACT 2, UNIT 3,** zoned SU-1, R-D, R-T, located on CORONA AVE NE, between LOUISIANA BLVD NE and WYOMING AVE NE containing approximately 10 acre(s). (C-19) **VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE GIVEN.**

5. Project # 1004387
05DRB-01332 Major-Vacation of Pub Right-of-Way

MARK HARENBERG agent(s) for SPRUCE PARK LLC request(s) the above action(s) for tract northeast of Lot(s) 35, Block(s) 12, **COUNTRY CLUB ADDITION,** located on the northeast corner of ENCINO PLACE NE and LOS LOMAS RD NE and containing approximately 1 acre(s). *[Deferred from 9/14/05 & 10/5/05 & 11/9/05 & 12/14/05]* (J-15) **DEFERRED AT THE AGENT'S REQUEST TO 12/21/05.**

6. Project # 1004462
05DRB-01525 Major-Vacation of Public Easements
05DRB-01524 Major-Preliminary Plat Approval
05DRB-01526 Minor-Sidewalk Waiver
05DRB-01527 Minor-Temp Defer SDWK

BOHANNAN HUSTON INC agent(s) for ANDALUCIA DEVELOPMENT CO INC request(s) the above action(s) for REPLAT OF Tract(s) A, ANDALUCIA AT LA LUZ, (to be known as **ANDALUCIA @ LA LUZ, UNIT 3)** zoned SU-1, located on COORS BLVD NW, between NAMASTE RD NW and LA BIENVENIDA PL NW containing approximately 13 acre(s). [REF: 05EPC-01115, 05EPC-01117] [*Deferred from 10/26/06 & 11/2/05 & 11/9/05 & 11/16/05 & 11/23/05 & 11/30/05 & 12/7/05 & 12/14/05]* (F-11) **DEFERRED AT THE AGENT'S REQUEST TO 12/21/05.**

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.

7. Project # 1004343
05DRB-01213 Minor-SiteDev Plan BldPermit

BOHANNAN HUSTON INC. agent(s) for CITY OF ALBUQUERQUE request(s) the above action(s) for all or a portion of Lot(s) 22-27, **ALAMEDA BUSINESS PARK,** zoned SU-2 IP-EP, located on EDITH BLVD NW, between ALAMEDA PARK DR NW and the AMAFCA DIVERSION CHANNEL containing approximately 12 acre(s). [REF: DRB-98-223] *[Deferred from 8/3/05 & 8/10/05 & INDEF DEFERRED ON 9/7/05]* (C-16) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF. DELEGATED TO TRANSPORTATION DEVELOPMENT FOR SIDEWALK DIMENSIONING AND SIDEWALK DETAIL AND 3 COPIES OF THE SITE PLAN.**

8. **Project # 1004097**
05DRB-01790 Minor-SiteDev Plan BldPermit/EPC

DENISH & KLINE ASSOCIATES agent(s) for FOREST CITY COVINGTON LLC request(s) the above action(s) for all or a portion of Tract(s) 4-1, **MESA DEL SOL EMPLOYMENT CENTER, PHASE 1,** zoned SU-1 FOR IP USES, located at the intersection of BOBBY FOSTER SE and UNIVERSITY BLVD SE Extension, containing approximately 7 acre(s). **[Catalina Lehner, EPC Case Planner]** *[Deferred from 12/7/05]* (Q-16/R-16) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR RADII TURNING TEMPLATES, A COPY OF COUNTY LETTER AND 3 COPIES OF THE SITE PLAN.**

05DRB-01826 Minor-Prelim&Final Plat Approval

BOHANNAN HUSTON INC agent(s) for REGENTS OF UNM & COMMISSIONER OF PUBLIC LANDS OF THE STATE OF NEW MEXICO TRUSTEE, request(s) the above action(s) for all or a portion of Tract(s) 9-A & 9-B, **MESA DEL SOL, EMPLOYMENT CENTER PHASE 1,** zoned SU-2 PLANNED COMMUNITY, located on BOBBY FOSTER SE, between UNIVERSITY BLVD SE Extension, containing approximately 7 acre(s).Q-16,R-15/R-16, S-16) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 12/14/05 THE PRELIMINARY PLAT WAS APPROVED WITH THE CONDITION OF FINAL PLAT: A 17-FOOT RIGHT-OF-WAY EXCHANGE WITH THE COUNTY SHALL BE REVISITED PRIOR TO FINAL PLAT. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

9. **Project # 1002346**
05DRB-01794 Minor-SiteDev Plan BldPermit/EPC
05DRB-01792 Minor-Prelim&Final Plat Approval

GEORGE RAINHART ARCHITECT & ASSOCIATES agent(s) for GRADY RENTALS LLC request(s) the above action(s) for all or a portion of Tract(s) G, VENTANA RANCH, (to be known as **VENTANA SQUARE @ VENTANA RANCH**) zoned C-2 community commercial zone, located on UNIVERSE BLVD NW, between PARADISE BLVD NW and VENTANA RD NW containing approximately 10 acre(s). [REF: 05EPC-01264, 05EPC-01263, 02DRB-01735, 03DRB-00070, 03DRB-00171] **[Carmen Marrone, EPC Case Planner]** *[Deferred from 12/7/05]* (B-10) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR COORDINATION AND APPROVAL WITH AMAFCA OF MAINTENANCE ROAD**

ACCESS AND PLANNING FOR 3 COPIES OF THE SITE PLAN. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 12/14/05 THE PRELIMINARY PLAT WAS APPROVED WITH THE CONDITIONS OF FINAL PLAT: AMAFCAS SIGNATURE ON FINAL PLAT. MAINTENANCE NOTES FOR CROSS ACCESS EASEMENTS ARE ADDED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.

05DRB-01830 Minor-SiteDev Plan Subd/EPC

GEORGE RAINHART ARCHITECT & ASSOCIATES agent(s) for GRADY RENTALS LLC request(s) the above action(s) for all or a portion of Tract(s) G, VENTANA RANCH, (to be known as **VENTANA SQUARE @ VENTANA RANCH**) zoned C-2 community commercial zone, located on UNIVERSE BLVD NW, between PARADISE BLVD NW and VENTANA RD NW containing approximately 10 acre(s). [REF: 05EPC-01264, 05EPC-01263, 02DRB-01735, 03DRB-00070, 03DRB-00171] **[Carmen Marrone, EPC Case Planner]** (B-10) **SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER TO CLARIFY TRACT BOUNDARY AND PLANNING FOR 3 COPIES OF SITE PLAN.**

10. Project # 1000871
05DRB-01839 Minor-SiteDev Plan Subd/EPC
05DRB-01840 Minor-SiteDev Plan BldPermit/EPC

DESIGN GROUP agent(s) for JIM JEPPSON request(s) the above action(s) for all or a portion of Lot(s) B-5-B-1, B-5-C-1, **ACADEMY ACRES SUBDIVISION,** zoned SU-1, located on HARPER AVE NE, between I-25 FRONTAGE RD NE and BARNHART ST NE containing approximately 8 acre(s). [REF: 05-EPC-01257, 05-EPC-01261, 05-DRB-01458,05DRB-01715,05DRB-01706] **[David Stallworth, EPC Case Planner]** *[Deferred from 12/14/05]* (E-17, E-18) **DEFERRED AT THE AGENT'S REQUEST TO 12/21/05.**

05DRB-01837 Minor-Prelim&Final Plat Approval

TERRAMETRICS OF NEW MEXICO agent(s) for PRESBYTERIAN HEALTHCARE SERVICES request(s) the above action(s) for Tract(s) B-5-B-1 and B-5-C-1, **ACADEMY ACRES SUBDIVISION, UNIT 5,** zoned SU-1, located on HARPER DR NE, between INTERSTATE 25 NE and SAN PEDRO DR NE containing approximately 8 acre(s). *[Deferred from 12/14/05]* (E-17/E-18) **DEFERRED AT THE AGENT'S REQUEST TO 12/21/05.**

11. Project # 1002739
05DRB-01835 Minor-Amnd SiteDev Plan Subd
05DRB-01832 Minor-Amnd Prelim Plat Approval
05DRB-01834 Major-Final Plat Approval

MARK GOODWIN & ASSOCIATES agent(s) for K B HOME NEW MEXICO INC request(s) the above action(s) for, ANDERSON HEIGHTS, UNIT 1 (to be known as **ANDERSON HEIGHTS, UNIT 5**) zoned RD/RLT, located on 118TH STREET SW, between DENNIS CHAVEZ BLVD SW and GIBSON BLVD SW containing approximately 57 acre(s). [REF: 05DRB00681, 05DRB00683, 05DRB00684, 05DRB00685, 05DRB00686, 05DRB00639] (N-8/P-8) **THE AMENDED SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES OF THE SITE PLAN. THE AMENDED PRELIMINARY PLAT WAS APPROVED. THIS AMENDMENT DOES NOT EXTEND THE EXPIRATION DATE OF THE ALREADY APPROVED PRELIMINARY PLAT. THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD THE PLAT.**

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

12. Project # 1003886
05DRB-01831 Minor-Amnd Prelim Plat Approval

MARK GOODWIN & ASSOCIATES agent(s) for EVERGREEN DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Tract(s) C & 42, MESA VILLAGE SUBDIVISION, (to be known as **SILVER LEAF SUBDIVISION**) zoned R-3, located on LOMAS BLVD NE, between SELLARS DR NE and EASTERDAY DR NE containing approximately 6 acre(s). [REF: 05DRB-00908, 05DRB-01572] (J-20) **WITH THE SIGNING OF THE AMENDED INFRASTRUCTURE LIST DATED 12/14/05 AND APPROVAL OF THE AMENDED GRADING PLAN DATED 11/9/05 THE AMENDED PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS OF FINAL PLAT: REVISED PERIMETER WALL LOCATION MAP. P-1 LOT DESIGNATIONS ARE REQUIRED. THIS AMENDMENT DOES NOT EXTEND THE EXPIRATION DATE OF THE ALREADY APPROVED PRELIMINARY PLAT.**

13. Project # 1001770
05DRB-01232 Minor-Final Plat Approval

MARK GOODWIN & ASSOCIATES agent(s) for JPS, LLC request(s) the above action(s) for all or a portion of Tract(s) 5-A1-B & 5-A2-A, LANDS OF JOEL P. TAYLOR (to be known as **MONTANO RETAIL**), zoned C-2, (SC) located on COORS BLVD NW, between MONTANO NW and MONTANO PLAZA NW containing approximately 7 acre(s). [REF: 05-DRB-00320] *[Final Plat Indef Deferred for SIA]* (E-12) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR REMOVAL OF EASEMENT 24 AND EASEMENT 22 SHOULD BE PRIVATE AND PLANNING FOR AGIS DXF FILE AND TO RECORD.**

14. Project # 1003655
05DRB-01833 Minor-Final Plat Approval

ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 8, 15, 16 & 17, Block(s) 1, Tract(s) 2, NORTH ALBUQUERQUE ACRES, UNIT 3, (to be known as **LA VISTA AT DESERT RIDGE TRAILS**) zoned RD, located on WYOMING BLVD NE, between EAGLE ROCK AVE NE and MODESTO AVE NE containing approximately 3 acre(s). [REF: 04DRB01373] *[Deferred from 12/14/05]* (C-19) **DEFERRED AT THE AGENT'S REQUEST TO 1/11/06.**

15. Project # 1003594
05DRB-01827 Minor-Prelim&Final Plat Approval

BOHANNAN HUSTON agent(s) for D. R. HORTON HOMES request(s) the above action(s) for all or a portion of Lot(s) 109-A-1 thru 113-A-1 and Tract(s) N-1, **VENTANA MESA SUBDIVISION, UNIT 1, @ VENTANA RANCH WEST,** zoned R-LT, located on PASEO DEL NORTE NW, between CARSON MESA DR NW and VENTANA WEST PARKWAY NW containing approximately 1 acre(s). [REF: 04-DRB-01199] (B-9) **PRELIMINARY AND FINAL PLAT WERE APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR NMU INC SIGNATURE.**

16. **Project # 1002330**
05DRB-01838 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST agent(s) for JIM HAKEEM request(s) the above action(s) for all or a portion of Tract(s) G-2-A, **MONTGOMERY COMPLEX,** zoned SU-1 for C-2, located near the AMAFCA NORTH DIVERSION CHANNEL NE, between MONTGOMERY BLVD NE and CARLISLE BLVD NE containing approximately 3 acre(s). [REF: 04DRB-01985, 03DRB-00401, 03DRB-00402, 03DRB-00347] (F-16) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR AMAFCAS SIGNATURE AND TRANSPORTATION DEVELOPMENT FOR MEDIAN MODIFICATION ON MONTGOMERY, 15-FOOT RADIUS AND 20-FOOT WATER LINE EASEMENT.**

17. **Project # 1004570**
05DRB-01828 Minor-Prelim&Final Plat Approval

PRECISION SURVEYS agent(s) for BRUCE & KATHERINE BESSER request(s) the above action(s) for all or a portion of Lot(s) 6A1 & 6A2, Block(s) 14, Tract(s) A, **UNIT B, NORTH ALBUQUERQUE ACRES,** zoned SU-2 M-1, located between WILSHIRE AVE NE and INTERSTATE 25, containing approximately 3 acre(s). *[Deferred from 12/14/05]* (C-18) **DEFERRED AT THE AGENT'S REQUEST TO 12/21/05.**

18. **Project # 1000922**
05DRB-01829 Minor-Extension of Preliminary Plat

WILSON & COMPANY INC agent(s) for LEGACY SUSTAINABLE DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) A, **LA CUENTISTA SUBDIVISION,** zoned R-1, located on KIMMICK DR NW, between URRACA ST NW and CAMINO DE PAZ NW containing approximately 50 acre(s). [REF: 04-DRB-01880, 04DRB-01881] (C-10/C-11/D-10/D-11) **AN EXTENSION OF PRELIMINARY PLAT WAS APPROVED TO APRIL 30, 2006. THE CONDITIONS OF FINAL PLAT STILL APPLY.**

19. **Project # 1001085**
05DRB-01836 Minor-Prelim&Final Plat Approval

ANTHONY DECK request(s) the above action(s) for all or a portion of Lot(s) 16 & 17, Block(s) B, **ROSEWOOD SUBDIVISION, UNIT 1,** zoned R-D, located on BLOSSOMWOOD PL NW, between HANOVER RD NW and I-40 NW containing approximately 10 acre(s). [REF: 05-DRB-00133, 05DRB00402] (J-10) **PRELIMINARY AND FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

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

THERE ARE NO SKETCH PLATS THIS WEEK . . .

20. Approval of the Development Review Board Minutes for November 30, 2005. **THE DEVELOPMENT REVIEW BOARD MINUTES FOR NOVEMBER 30, 2005 WERE APPROVED BY THE BOARD.**

ADJOURNED: 11:25 A.M.

Defer to 12/21/05

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1004462 AGENDA#: 6 DATE: 12.14.05

1. Name: _____ Address: _____ Zip: _____

2. Name: _____ Address: _____ Zip: _____

3. Name: _____ Address: _____ Zip: _____

4. Name: _____ Address: _____ Zip: _____

5. Name: _____ Address: _____ Zip: _____

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11. Name: _____ Address: _____ Zip: _____

12. Name: _____ Address: _____ Zip: _____

13. Name: _____ Address: _____ Zip: _____

14. Name: _____ Address: _____ Zip: _____

CITY OF A 3UQUERQUI

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1004462 **AGENDA ITEM NO: 6**

SUBJECT:

Sidewalk Variance
Vacation
Sidewalk Deferral
Preliminary Plat

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

An approved infrastructure list is required for Preliminary Plat approval.

RESOLUTION:

12-21-05

APPROVED ____; DENIED ____; DEFERRED _X_; 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: December 14, 2005

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

DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

December 7, 2005 9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer
Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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

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

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

A. Call to Order: 9:00 A.M. Adjourned: 10:50 A.M.
B. Changes and/or Additions to the Agenda
C. New or Old Business

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

1. Project # 1002819
05DRB-01729 Major-Bulk Land Variance
05DRB-01730 Minor-Prelim&Final Plat Approval

ALDRICH LAND SURVEYING INC. agent(s) for CURB INC request(s) the above action(s) for all or a portion of Tract(s) E-6-A, **ALBUQUERQUE SOUTH, UNIT 3,** zoned SU-1, R-2 & RT, located on 98TH ST SW, between GIBSON BLVD SW and BLAKE RD SW containing approximately 31 acre(s). [REF: 03DRB01183, 03DRB01180] (N-9) **BULK LAND VARIANCE APPROVED. PRELIMINARY AND FINAL PLAT APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF, 15-DAY APPEAL PERIOD AND RECORDING OF PLAT.**

2. **Project # 1004161**
05DRB-01724 Major-Preliminary Plat Approval
05DRB-01728 Minor-SiteDev Plan Subd/EPC
05DRB-01725 Minor-Subd Design (DPM) Variance
05DRB-01726 Minor-Sidewalk Waiver
05DRB-01727 Minor-Temp Defer SDWK

JEFF MORTENSEN & ASSOCIATES INC agent(s) for WILLIAM & BENITA BRENNAN request(s) the above action(s) for all or a portion of Lot(s) 4 & 5, RIVERSIDE PLAZA (to be known as **PLAZA ESCONDIDO**) zoned SU-1 for PRD special use zone, located on WINTER HAVEN RD NW, between LA ORILLA RD NW and MONTANO PLAZA DR NW containing approximately 4 acre(s). (E-12) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 12/7/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 8/30/05 THE PRELIMINARY PLAT WAS APPROVED. THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES OF THE SITE PLAN. A SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM DESIGN STANDARDS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALK 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.**

3. **Project # 1001370**
05DRB-01731 Major-Vacation of Public Easements

MARK GOODWIN & ASSOCIATES PA agent(s) for JTH LLC request(s) the above action(s) for all or a portion of Tract(s) 5, **JUAN TABO HILLS, UNIT 1,** zoned R-D residential and related uses zone, developing area, located on JUAN TABO BLVD SE, .between EUBANK BLVD SE and FOUR HILLS RD SE containing approximately 102 acre(s). [REF: S-98-30, DRB-98-20, AX-80-10] (M-21/M-22) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B(2) IN THE PLANNING FILE.**

4. **Project # 1004543**
05DRB-01722 Major-Vacation of Pub Right-of-Way

JUDITH KATONA GARCIA request(s) the above action(s) for all or a portion of Tract(s) C, **LAND OF ROY YATES** zoned SU-2 IP, located on CENTRAL AVE NW, between 94TH ST NW and 98TH ST NW containing approximately 0 acre(s). (K-9) **VACATION WAS DENIED.**

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

SURV-TEK INC agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) H-2, THE TRAILS, UNIT 1, and unplatted lands (to be known as **THE TRAILS, UNIT 3**) zoned R-D residential and related uses zone, developing area, located on PASEO DEL NORTE NW west of RAINBOW ST NW and containing approximately 165 acre(s). *[Deferred from 9/21/05 & 10/5/05 & 10/26/05 & 12/7/05]* (C-8/C-9) **DEFERRED AT THE AGENT'S REQUEST TO 1/18/06.**

6. Project # 1004341
05DRB-01634 Major-Preliminary Plat Approval
05DRB-01635 Minor-Temp Defer SDWK

RIO GRANDE ENGINEERING agent(s) for DAVID & JENNIFER SOULE request(s) the above action(s) for all or a portion of Tract(s) 180, AIRPORT UNIT, LANDS OF ATRISCO GRANT (to be known as **MESA DEL RIO SUBDIVISION**) zoned R-2 residential zone, located on 76TH STREET NW, between FORTUNA RD NW and GLEN RIO RD NW containing approximately 6 acre(s).*[Deferred from 11/16/05 & 11/30/05]* (J-10) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 12/7/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 11/28/05 THE PRELIMNARY PLAT WAS APPROVED WITH CONDITIONS OF FINAL PLAT. THE PERIMETER WALLS WERE APPROVED. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

7. Project # 1004462
05DRB-01525 Major-Vacation of Public Easements
05DRB-01524 Major-Preliminary Plat Approval
05DRB-01526 Minor-Sidewalk Waiver
05DRB-01527 Minor-Temp Defer SDWK

BOHANNAN HUSTON INC agent(s) for ANDALUCIA DEVELOPMENT CO INC request(s) the above action(s) for REPLAT OF Tract(s) A, ANDALUCIA AT LA LUZ, (to be known as **ANDALUCIA @ LA LUZ, UNIT 3)** zoned SU-1, located on COORS BLVD NW, between NAMASTE RD NW and LA BIENVENIDA PL NW containing approximately 13 acre(s). [REF: 05EPC-01115, 05EPC-01117] [*Deferred from 10/26/06 & 11/2/05 & 11/9/05 & 11/16/05 & 11/23/05 & 11/30/05 & 12/7/05]* (F-11) **DEFERRED AT THE AGENT'S REQUEST TO 12/14/05.**

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

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

8. Project # 1001523
05DRB-01797 Minor-SiteDev Plan BldPermit

DEKKER/PERICH/SABATINI agent(s) for ALLAN FRENKEL request(s) the above action(s) for all or a portion of Lot(s) 15 & 16, LADERA INDUSTRIAL CENTER (to be known as **THE SHOPS @ LA MORADA**) zoned SU-1 LIGHT INDUSTRIAL, located on UNSER NW, between LA MORADA NW and VISTA ORIENTE NW containing approximately 3 acre(s). [REF: DRB-98-118, 01-EPC-01405, 04-DRB-01490] *[Deferred from12/7/05]* (H-9) **DEFERRED AT THE AGENT'S REQUEST TO 12/21/05.**

9. Project # 1003364
05DRB-01788 Minor-SiteDev Plan Subd/EPC
05DRB-01789 Minor-Prelim&Final Plat Approval

TIERRA WEST LLC agent(s) for DOUBLE CHEESE CORPORATION request(s) the above action(s) for all or a portion of Tract(s) 1-A-1, **NORTH ALBUQUERQUE ACRES, TRACT 2, UNIT 3,** zoned SU-2 MIXED USES, located on LOUISIANA BLVD NE, between PASEO DEL NORTE NE and HOLLY AVE NE containing approximately 3 acre(s). [REF: 04DRB-01409, 05EPC-00939] **[David Stallworth, EPC Case Planner]** (C-19) **SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES OF THE SITE PLAN AND EPC CASE PLANNER'S INITIALS. THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR NORTH-SOUTH 20-FOOT EASEMENT IS INSUFFICIENT.**

10. Project # 1004097
05DRB-01790 Minor-SiteDev Plan BldPermit/EPC

DENISH & KLINE ASSOCIATES agent(s) for FOREST CITY COVINGTON LLC request(s) the above action(s) for all or a portion of Tract(s) 4-1, **MESA DEL SOL EMPLOYMENT CENTER, PHASE 1,** zoned SU-1 FOR IP USES, located at the intersection of BOBBY FOSTER SE and UNIVERSITY BLVD SE Extension, containing approximately 7 acre(s). **[Catalina Lehner, EPC Case Planner]** *[Deferred from 12/7/05]* (Q-16/R-16) **DEFERRED AT THE BOARD'S REQUEST TO 12/14/05.**

11. Project # 1002346
05DRB-01794 Minor-SiteDev Plan BldPermit/EPC
05DRB-01792 Minor-Prelim&Final Plat Approval

GEORGE RAINHART ARCHITECT & ASSOCIATES agent(s) for GRADY RENTALS LLC request(s) the above action(s) for all or a portion of Tract(s) G, VENTANA RANCH, (to be known as **VENTANA SQUARE @ VENTANA RANCH**) zoned C-2 community commercial zone, located on UNIVERSE BLVD NW, between PARADISE BLVD NW and VENTANA RD NW containing approximately 10 acre(s). [REF: 05EPC-01264, 05EPC-01263, 02DRB-01735, 03DRB-00070, 03DRB-00171] **[Carmen Marrone, EPC Case Planner]** *[Deferred from 12/7/05]* (B-10) **DEFERRED AT THE AGENT'S REQUEST TO 12/14/05.**

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

12. Project # 1001778
05DRB-01793 Major-Final Plat Approval

THOMPSON ENGINEERING CONSULTANTS agent(s) for DRAGONFLY DEVELOPMENT INC request(s) the above action(s) for all or a portion of Tract(s) A-2-B, **BRENTWOOD HILLS,** zoned R-T, located on WOODLAND AVE NE, between TRAMWAY BLVD NE and MARIE PARK DR NE containing approximately 2 acre(s). [REF: 05DRB-00392, 05DRB-00950, 05DRB-00951, 05DRB-00952, 05DRB-00961] (H-22) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILTIES DEVELOPMENT TO ADD A 20-FOOT WATER LINE EASEMENT AT THE CUL-DE-SAC AND PLANNING TO RECORD.**

13. Project # 1004267
05DRB-01092 Minor- Final Plat Approval

GARY MIRABAL request(s) the above action(s) for all or a portion of Lot(s) 1, **LANDS OF MANUEL & CATHY GONZALES**, zoned RA-2, located West of MONTOYA RD NW and North of MOUNTAIN RD NW containing approximately 2 acre(s). [REF: DRB-97-247; DRB-97-290, 05DRB-01019] *[Final Plat was indef deferred 7/13/05]* (J-12) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR MAINTENANCE AND BENEFICIARIES OF CORTO MIRABAL AND UTILITIES DEVELOPMENT TO CHANGE NOTE TO READ: PUBLIC WATER AND SANITARY SEWER LINE EASEMENT GRANTED BY THIS PLAT TO ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY (ABCWUA).**

14. Project # 1004228
05DRB-01765 Minor-Prelim&Final Plat Approval

TERRAMETRICS OF NEW MEXICO agent(s) for HEADSTART ENTERPRISES request(s) the above action(s) for all or a portion of Lot(s) 11-17, SUNRISE HEIGHTS SUBDIVISION and Tract(s) 89-A-2, 89-B-2, 89-B-3, 89-C-3, 89-C-4, M.R.G.C.D. Map 32 (to be known as **GUTHRIE COMMERCE PARK, TRACT A)** zoned M-1 light manufacturing zone, located on MONTANO RD NE, between EDITH BLVD NE and MONTBEL NE containing approximately 5 acre(s). [REF: 05DRB00888, 05DRB01394] *[Deferred from 11/30/05]* (F-15) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 12/7/05 THE PRELIMNARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITIONS OF FINAL PLAT: 5.5 PUBLIC ROADWAY EASEMENT SHALL BE GRANTED WITH THIS PLAT. THE 32-FOOT ACCESS EASEMENT NEEDS MAINTENANCE AND BENEFICIARIES. PNM MUST SIGN THE PLAT. THE FINAL PLAT WAAS INDEFINITELY DEFERRED TO ADDRESS COMMENTS.**

15. Project # 1004468
05DRB-01553 Minor- Final Plat Approval

SURVEYS SOUTHWEST agent(s) for SEAN GILLIGAN request(s) the above action(s) for all or a portion of Lot(s) 77 & 78, Block(s) 7, TOGETHER WITH EAST 0.5 OF Lot(s) 76, **PERFECTO ARMIJO & BROTHERS ADDITION,** zoned SU-2, located on ROMA AVE NW, between 8TH ST NW and MARQUETTE AVE NW containing approximately 1 acre(s). [REF: ZA-92-175, Z-1601] *[Deferred from 10/12/05, 10/19/05 the Final plat indef deferred for the SIA]* (J-14) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

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

16. Project # 1004555
05DRB-01780 Minor-Sketch Plat or Plan

SURVEYS SOUTHWEST agent(s) for BENTE SPANN request(s) the above action(s) for all or a portion of Lot(s) 3, Block(s) 31, **HUNINGS HIGHLAND ADDITION,** zoned SU-2, LCR, located on WALTER ST SE, between COAL AVE SE and IRON AVE SE containing approximately 1 acre(s). (K-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

17. Project # 1004480
05DRB-01791 Minor-Sketch Plat or Plan

PHIL MIRABAL request(s) the above action(s) for all or a portion of Tract(s) 126A, **M.R.G.C.D. MAP 39,** zoned R-1 residential zone, located on 47TH ST NW, between RINCON RD NW and GLENDALE PL NW containing approximately 1 acre(s). [REF: Z-85-31,Z-79-4, Z566] *[Shown under Project #1004560 now void]* (J-12, K-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

18. **Project # 1004561**
05DRB-01795 Minor-Sketch Plat or Plan

ADVANCED ENGINEERING & CONSULTING agent(s) for RICH BOB DEN LLC request(s) the above action(s) for all or a portion of Lot(s) 1,2,3,4,5 & 6A, Block(s) 13, **TIMOTEO CHAVEZ ADDITION,** zoned C-2, located on SIERRA DR NE, between PROSPECT AVE NE and MENAUL BLVD NE containing approximately 1 acre(s). (H-17) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

19. Approval of the Development Review Board Minutes November 23, 2005. **THE DRB MINUTES FOR NOVEMBER 23, 2005 WERE APPROVED BY THE BOARD.**

ADJOURNED: 10:50 A.M.

Deferred
12/14/05

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1004462 AGENDA#: 7 DATE: 12.7.05

1. Name: _____ Address: _____ Zip: _____

2. Name: _____ Address: _____ Zip: _____

3. Name: _____ Address: _____ Zip: _____

4. Name: _____ Address: _____ Zip: _____

5. Name: _____ Address: _____ Zip: _____

6. Name: _____ Address: _____ Zip: _____

7. Name: _____ Address: _____ Zip: _____

8. Name: _____ Address: _____ Zip: _____

9. Name: _____ Address: _____ Zip: _____

10. Name: _____ Address: _____ Zip: _____

11. Name: _____ Address: _____ Zip: _____

12. Name: _____ Address: _____ Zip: _____

13. Name: _____ Address: _____ Zip: _____

14. Name: _____ Address: _____ Zip: _____

CITY OF AL"UQUERQUE

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: 1004462 **AGENDA ITEM NO: 7**

SUBJECT:

Sidewalk Variance
Vacation
Sidewalk Deferral
Preliminary Plat

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

See DRB minutes/speed memo dated 11-2-05.

RESOLUTION: 12-14-05

APPROVED ____; DENIED ____; DEFERRED ___X___; 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: December 7, 2005

DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

November 30, 2005 9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer
Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

****

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

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

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

A. Call to Order: 9:00 A.M. Adjourned: 11:55 A.M.
B. Changes and/or Additions to the Agenda
C. New or Old Business

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

1. **Project # 1000934**
   05DRB-01696 Major-Two Year SIA

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

2.	**Project # 1004361** 05DRB-01698 Major-Preliminary Plat Approval	D DUDLEY ARCHITECT agent(s) for CHESHIRE ENT INC request(s) the above action(s) for all or a portion of Block(s) 1, Lot(s) 2 - 5, MONTGOMERY HEIGHTS, (to be known as **TULANE TOWNHOUSES**) zoned R-3, located on TULANE NE, between COMANCHE NE and DELMAR NE containing approximately 1 acre(s). [REF: 05DRB01247] (G-16) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 11/30/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 11/4/05 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS OF FINAL PLAT: ZHE VARIANCE APPROVAL FOR LOTS NOT FRONTING A STREET IS REQUIRED. PEDESTRIAN ACCESS EASEMENTS ARE REQUIRED. P-1 LOT DESIGNATION IS REQUIRED.**
3.	**Project # 1002556** 05DRB-01636 Major-Vacation of Pub Right-of-Way	H BARKER ARCHITECTS agent(s) for CALABACILLAS GROUP request(s) the above action(s) for all or a portion of Lot(s) D, **PARADISE HEIGHTS, BLACK ARROYO DAM,** zoned C-2 community commercial zone, located on GOLF COURSE RD NW, between BENTON AVE NW and WESTSIDE BLVD NW containing approximately 8 acre(s). [REF: Z-98-19, Z-97-88] *[Deferred from 11/16/05]* (A-12) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**
4.	**Project # 1004341** 05DRB-01634 Major-Preliminary Plat Approval 05DRB-01635 Minor-Temp Defer SDWK	RIO GRANDE ENGINEERING agent(s) for DAVID & JENNIFER SOULE request(s) the above action(s) for all or a portion of Tract(s) 180, AIRPORT UNIT, LANDS OF ATRISCO GRANT (to be known as **MESA DEL RIO SUBDIVISION**) zoned R-2

residential zone, located on 76TH STREET NW, between FORTUNA RD NW and GLEN RIO RD NW containing approximately 6 acre(s).*[Deferred from 11/16/05 & 11/30/05]*(J-10) **DEFERRED AT THE AGENT'S REQUEST TO 12/7/05.**

5. Project # 1003523
05DRB-01369 Major-Preliminary Plat Approval
05DRB-01368 Major-SiteDev Plan Subd
05DRB-01370 Minor-Temp Defer SDWK

RIO GRANDE ENGINEERING agent(s) for GHP, LLC request(s) the above action(s) for LOT 30, 31, 32 and 33, LANDS OF ATRISCO GRANT, UNIT 3, (to be known as **PRIMA ENTRADA SUBDIVISION**) zoned SU-2 FOR R-LT, located on 98TH ST NW, between ENDEE RD NW and I-25 NW containing approximately 17 acre(s).[REF:04EPC-01003, 04EPC-01352, 04EPC-01489] *[Deferred from 9/28/05 & 11/2/05 & 11/9/05 & 11/23/05]* (J-8) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 11/30/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 11/21/05 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS OF FINAL PLAT: 1) P-1 LOT DESIGNATIONS. 2) ENTRADA VISTA CT SHALL BECOME A PRIVATE ACCESS EASEMENT. MAINTENANCE AND BENEFICIARY STATEMENT SHALL BE PLACED ON THE PLAT. 3) A SIDEWALK WAIVER SHALL BE APPLIED FOR. 4) THE HOME OWNERS ASSOCIATION OR OWNER'S SIGNATURE SHALL BE ON THE FINAL PLAT. 5) THE ZONING DESIGNATION SHALL BE ON THE FINAL PLAT. THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR THE 15-DAY APPEAL PERIOD AND 3 COPIES OF THE SITE PLAN. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

6. **Project # 1003885**
05DRB-01674 Major-Vacation of Pub Right-of-Way
05DRB-01676 Major-Preliminary Plat Approval
05DRB-01675 Minor-Subd Design (DPM) Variance

FAMILY HOUSING DEVELOPMENT agent(s) for CITY OF ALBUQUERQUE, METROPOLITAN REDEVELOPMENT, request(s) the above action(s) for all or a portion of Block(s) 13, Lot(s) 4-7, 9-12 and 21-24, PEREA ADDITION (to be known as **BELL TRADING POST HOMES**) zoned SU-2 TH, located on ROMA AVE NW, between 15TH ST NW and 16TH ST NW containing approximately 1 acre(s). [REF: 05ZHE-00271, 05ZHE-00273, 05ZHE-00274, 05DRB-00057][Deferred from 11/23/05. (J-13) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 11/30/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 10/28/05 THE PRELIMINARY PLAT WAS APPROVED. A SUBDIVISION DESIGN VARIANCE WAS APPROVED FROM MINIMUM DPM DESIGN STANDARDS AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

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

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

8. **Project # 1004462**
05DRB-01525 Major-Vacation of Public Easements
05DRB-01524 Major-Preliminary Plat Approval
05DRB-01526 Minor-Sidewalk Waiver
05DRB-01527 Minor-Temp Defer SDWK

BOHANNAN HUSTON INC agent(s) for ANDALUCIA DEVELOPMENT CO INC request(s) the above action(s) for REPLAT OF Tract(s) A, ANDALUCIA AT LA LUZ, (to be known as **ANDALUCIA @ LA LUZ, UNIT 3)** zoned SU-1, located on COORS BLVD NW, between NAMASTE RD NW and LA BIENVENIDA PL NW containing approximately 13 acre(s). [REF: 05EPC-01115, 05EPC-01117] [*Deferred from 10/26/06 & 11/2/05 & 11/9/05 & 11/16/05 & 11/23/05 & 11/30/05]* (F-11) **DEFERRED AT THE AGENT'S REQUEST TO 12/7/05.**

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.

9. **Project # 1000766**
05DRB-01755 Minor-SiteDev Plan BldPermit/EPC

MULLEN HELLER ARCHITECTURE agent(s) for AVALON INVESTMENTS request(s) the above action(s) for all or a portion of Lot(s) 3B, TOWN OF ATRISCO GRANT (to be known as **AVALON OFFICE BUILDING)** zoned SU-1 FOR C-1 OR 0-1, located on UNSER BLVD SW, between TOWER SW and JAVELINA SW containing approximately 5 acre(s). [REF: 05EPC01387] **[Stephanie Shumsky, EPC Case Planner]** (L-10) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 11/30/05 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGNEER FOR SIA AND 3 COPIES OF THE SITE PLAN AND TRANSPORTATION DEVELOPMENT, NEED PLAT TO SHOW 15-FOOT RIGHT-OF-WAY EASEMENT AND TO CHECK IF UNSER IS A 156-FOOT RIGHT-OF-WAY.**

10. **Project # 1001623**
05DRB-01709 Minor-SiteDev Plan Subd/EPC
05DRB-01710 Minor-SiteDev Plan BldPermit/EPC
05DRB-01708 Minor-Prelim&Final Plat Approval

MARTIN GRUMMER agent(s) for CONSTANTINE NELLOS request(s) the above action(s) for all or a portion of Tract(s) G-2A, SEVEN BAR RANCH, (to be known as **QUARTERS PLAZA OFFICE BUILDING**) zoned SU-1, located on ELLISON DR NW, between STATE HIGHWAY 528 NW and COORS BLVD NW containing approximately 7 acre(s). [REF: 01EPC-01743, 02DRB-00353] **[Russell Brito for Debbie Stover, EPC Case Planner]** *[Deferred from 11/16/05]* (A-14) **SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES OF THE SITE PLAN. THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES OF THE SITE PLAN. THE PRELIMINARY AND FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

11. **Project # 1000551**
05DRB-01544 Minor-SiteDev Plan BldPermit/EPC

DAC ENTERPRISE INC agent(s) for MOHAMED KASSAM request(s) the above action(s) for all or a portion of Tract(s) A2A & A2B, PARK SQUARE ADDITION, (to be known as **UPTOWN HOTEL**) zoned SU-3, located on AMERICAS PARKWAY NE, between I-40 and INDIAN SCHOOL RD NE containing approximately 4 acre(s). [REF: Z-95-70, DRB-98-176, 04EPC-00690] **[Carmen Marrone, EPC Case Planner]** *[Deferred from 10/12/05 & 10/26/05 & 11/9/05 & 11/16/05]* (J-18) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 11/30/05 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND 3 COPIES OF THE SITE PLAN AND UTILITIES DEVELOPMENT FOR CORRECTIONS ON THE UTILITY PLAN.**

12. Project # 1000316
05DRB-01652 Minor-SiteDev Plan Subd/EPC

DEKKER PERICH SABATINI agent(s) for GSL PROPERTIES INC request(s) the above action(s) for all or a portion of Tract(s) A-C (formerly Tract(s) H, Parcel(s) A-C, (to be known as **COTTONWOOD APARTMENTS**) zoned SU-1 IP FOR C-2 & IP, located on SEVEN BAR LOOP NW, between OLD AIRPORT RD NW and COTTONWOOD DR NW containing approximately 17 acre(s). [REF: 00EPC00290, AX-85-28, Z-85-134, SD-78-3-2, Z-93-35] **[Carmen Marrone, EPC Case Planner]** [*Indef Deferred from 11/2/05 & 11/23/05]* (B-14) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 11/30/05 THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND PLANNING FOR 3 COPIES OF THE SITE PLAN.**

05DRB-01742 Minor-Prelim&Final Plat Approval

HUITT ZOLLARS INC. agent(s) for GSL PROPERTIES request(s) the above action(s) for all or a portion of Tract(s) A-C, **COTTONWOOD APARTMENTS,** zoned SU-1 IP FOR C-2 & IP, located on SEVEN BAR RANCH LOOP NW, between COTTONWOOD DR NW and COORS BLVD NW containing approximately 17 acre(s). [REF: 00DRB00737, 05DRB01652]*[Deferred from 11/23/05]* (B-14) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

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

13. Project # 1004475
05DRB-01751 Minor-Prelim&Final Plat Approval

SHIRLEY L SALVI request(s) the above action(s) for all or a portion of Lot(s) 8, **INDIAN FARM ESTATES,** zoned RA-2 residential and agricultural zone, located on INDIAN FARM LN NW, between CANDELARIA RD NW and containing approximately 1 acre(s)(G-13) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO UTILTIES DEVELOPMENT FOR UTILITY NOTE ON THE PLAT FOR LOT 8A AND TO COMPLETE SEWER TAPPING PERMIT FOR LOT 8B AND PLANNING FOR AGIS DXF FILE.**

14.	**Project # 1004552** 05DRB-01767 Minor-Prelim&Final Plat Approval	BOHANNAN HUSTON INC agent(s) for PATRICIA M & PATRICK R PORTER request(s) the above action(s) for all or a portion of Lot(s) 46A, **DESERT HIGHLANDS @ HIGH DESERT, UNIT 2,** zoned SU-2 HD, R-1, located on SNAKEDANCE CT NE, between QUAKING ASPEN PL NE and ELENA GALLEGOS PL NE containing approximately 3 acre(s). (E-24) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**
15.	**Project # 1003985** 05DRB-01768 Minor-Prelim&Final Plat Approval	SURVEYS SOUTHWEST agent(s) for SG PROPERTIES request(s) the above action(s) for all or a portion of Lot(s) 3 & North 15 feet of Lot(s) 4, Block(s) E, **ATLANTIC & PACIFIC ADDITION,** zoned SU-2 / C-2, located on 2nd ST SW, between COAL SW and IRON AVE SW containing approximately 1 acre(s). (K-14) **PRELIMINARY AND FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD.**
16.	**Project # 1001900** 05DRB-01775 Minor-Prelim&Final Plat Approval	WAYJOHN SURVEYING agent(s) for NM AIDS SERVICES request(s) the above action(s) for all or a portion of Block(s) C, Tract(s) J-1, H, **INDIAN MESA,** zoned R-2, located on LAFAYETTE DR NE, between AZTEC RD NE and COMANCHE RD NE containing approximately 1 acre(s). [REF: 02DRB-00617] (G-16) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**

17. **Project # 1001043**
05DRB-01778 Minor-Prelim&Final Plat Approval

HUITT-ZOLLERS, INC. agent(s) for WEST BANDELIER LLC request(s) the above action(s) for all or a portion of Tract(s) A-1, STONEBRIDGE POINTE (to be known as **WEST BANDELIER**) zoned SU-1 FOR R-2, located on MCMAHON BLVD NW and BANDELIER DR NW containing approximately 8 acre(s). [REF: 05DRB-01182] (A-12) **PRELIMINARY AND FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

18. **Project # 1004228**
05DRB-01765 Minor-Prelim&Final Plat Approval

TERRAMETRICS OF NEW MEXICO agent(s) for HEADSTART ENTERPRISES request(s) the above action(s) for all or a portion of Lot(s) 11-17, SUNRISE HEIGHTS SUBDIVISION and Tract(s) 89-A-2, 89-B-2, 89-B-3, 89-C-3, 89-C-4, M.R.G.C.D. Map 32 (to be known as **GUTHRIE COMMERCE PARK, TRACT A)** zoned M-1 light manufacturing zone, located on MONTANO RD NE, between EDITH BLVD NE and MONTBEL NE containing approximately 5 acre(s). [REF: 05DRB00888, 05DRB01394] *[Deferred from 11/30/05]* (F-15) **DEFERRED AT THE AGENT'S REQUEST TO 12/7/05.**

19. **Project # 1004407**
05DRB-01764 Minor-Prelim&Final Plat Approval

FRANK PEREZ agent(s) for FRANK, MARY & ISAAC PEREZ request(s) the above action(s) for all or a portion of Lot(s) 306 & 307, **RIO GRANDE HEIGHTS ADDITION,** zoned R-1 residential zone, located on OASIS DR SW, between SUNSET GARDENS RD SW and DESERT DR SW containing approximately 1 acre(s). [REF: 05DRB01377] (K-11) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE AND TO RECORD.**

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

20. Project # 1003198
05DRB-01777 Minor-Sketch Plat or Plan

TIERRA WEST LLC agent(s) for STILLBROOKE HOMES INC request(s) the above action(s) for all or a portion of Tract(s) 400 & 401, **ATRISCO GRANT, UNIT 3,** zoned R-D & R-1, located on SAGE RD SW, between AMOLE DEL NORTE DIVERSION and COORS BLVD SW containing approximately 15 acre(s). [REF: 04EPC-00265, 04EPC-00059, 05DRB-01127, 05DRB-01129] (L-10) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

21. Project # 1003004
05DRB-01776 Minor-Sketch Plat or Plan

TIERRA WEST LLC agent(s) for STILLBROOKE HOMES, INC. request(s) the above action(s) for Tract(s) 414, 415-B, 415-C, 415-D, 416, **ATRISCO GRANT, UNIT 3,** zoned R-D 6DU/AC, located on TOWER RD SW, between UNSER BLVD SW and STINSON STREET SW containing approximately 15 acre(s). [REF: 03EPC-01644, 04EPC-00132, 04DRB-01974, 04DRB-01975] (L-10) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

22. Approval of the Development Review Board Minutes for November 16, 2005. **THE DEVELOPMENT REVIEW BOARD MINUTES FOR NOVEMBER 16, 2005 WERE APPROVED BY THE BOARD.**

ADJOURNED: 11:55 A.M.

deferred 12/7/05

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1004462 AGENDA#: 8 DATE: 11.30.05

1. Name: _____ Address: _____ Zip: _____

2. Name: _____ Address: _____ Zip: _____

3. Name: _____ Address: _____ Zip: _____

4. Name: _____ Address: _____ Zip: _____

5. Name: _____ Address: _____ Zip: _____

6. Name: _____ Address: _____ Zip: _____

7. Name: _____ Address: _____ Zip: _____

8. Name: _____ Address: _____ Zip: _____

9. Name: _____ Address: _____ Zip: _____

10. Name: _____ Address: _____ Zip: _____

11. Name: _____ Address: _____ Zip: _____

12. Name: _____ Address: _____ Zip: _____

13. Name: _____ Address: _____ Zip: _____

14. Name: _____ Address: _____ Zip: _____

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1004462 **AGENDA ITEM NO: 8**

SUBJECT:

Sidewalk Variance
Vacation
Sidewalk Deferral
Preliminary Plat

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

The Hydrology Section has no objection to the vacation request.
An approved drainage report dated 9-30-05 is on file for Preliminary Plat approval.

RESOLUTION:

12-7-05

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: November 30, 2005

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

November 23, 2005 9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer
Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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

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

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

A. Call to Order: 9:00 A.M. Adjourned: 11:30 A.M.
B. Changes and/or Additions to the Agenda
C. New or Old Business

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

1.	**Project # 1003885** 05DRB-01674 Major-Vacation of Pub Right-of-Way 05DRB-01676 Major-Preliminary Plat Approval 05DRB-01675 Minor-Subd Design (DPM) Variance	FAMILY HOUSING DEVELOPMENT agent(s) for CITY OF ALBUQUERQUE, METROPOLITAN REDEVELOPMENT, request(s) the above action(s) for all or a portion of Block(s) 13, Lot(s) 4-7, 9-12 and 21-24, PEREA ADDITION (to be known as **BELL TRADING POST HOMES**) zoned SU-2 TH, located on ROMA AVE NW, between 15TH ST NW and 16TH ST NW containing approximately 1 acre(s). [REF: 05ZHE-00271, 05ZHE-00273, 05ZHE-00274, 05DRB-00057][Deferred from 11/23/05. (J-13) **DEFERRED AT THE AGENT'S REQUEST TO 11/30/05.**

2.	**Project # 1004522** 05DRB-01667 Major-Vacation of Pub Right-of-Way	SURVEYS SOUTHWEST LTD agent(s) for VANGIE PAVLAKOS request(s) the above action(s) for all or a portion of Lot(s) A, Block(s) 2, **MESA VERDE ADDITION,** zoned C-2 community commercial zone, located on RHODE ISLAND ST NE, between CENTRAL AVE NE and TENNESSEE ST NE containing approximately 1 acre(s). [REF: ZA-94-315] (K-19) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. A CONDITION OF FINAL PLAT IS A PUBLIC SANITARY SEWER EASEMENT SHALL BE RETAINED.**
3.	**Project # 1004526** 05DRB-01678 Major-Vacation of Pub Right-of-Way	INEZ AUGILAR request(s) the above action(s) for all or a portion of Tract(s) 400, **TOWN OF ATRISCO GRANT, UNIT 3,** zoned R-D residential and related uses zone, developing area, located on SAGE RD SW, between SAN IGNACIO RD SW and the AMOLE DEL NORTE SW containing approximately 2 acre(s). (L-10) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**
4.	**Project # 1000696** 05DRB-01529 Major-Preliminary Plat Approval 05DRB-01530 Minor-Sidewalk Waiver 05DRB-01531 Minor-Temp Defer SDWK	MARK GOODWIN & ASSOCIATES agent(s) for ICDC LLC request(s) the above action(s) for all or a portion of Tract(s) C, LEE'S BOSQUE SUBDIVISION (to be known as **BOSQUECITO SUBDIVISION)** zoned RD, located on BOSQUE MEADOWS BLVD NW, between LA ORILLA NW and PASEO DEL NORTE containing approximately 7 acre(s).*[Deferred from 10/26/05 & 11/9/05 & 11/23/05]* (D-12) **DEFERRED AT THE BOARD'S REQUEST TO 11/30/05.**

5. **Project # 1003523**
05DRB-01369 Major-Preliminary Plat Approval
05DRB-01368 Major-SiteDev Plan Subd
05DRB-01370 Minor-Temp Defer SDWK

RIO GRANDE ENGINEERING agent(s) for GHP, LLC request(s) the above action(s) for LOT 30, 31, 32 and 33, LANDS OF ATRISCO GRANT, UNIT 3, (to be known as **PRIMA ENTRADA SUBDIVISION**) zoned SU-2 FOR R-LT, located on 98TH ST NW, between ENDEE RD NW and I-25 NW containing approximately 17 acre(s).[REF:04EPC-01003, 04EPC-01352, 04EPC-01489] *[Deferred from 9/28/05 & 11/2/05 & 11/9/05 & 11/23/05]* (J-8) **DEFERRED AT THE BOARD'S REQUEST TO 11/30/05.**

6. **Project # 1002254**
05DRB-01643 Major-SiteDev Plan BldPermit

JEFF MORTENSEN & ASSOCIATES INC agent(s) for PALMER INVESTMENTS & CORTLAND WALKER CONSTRUCTION INC., request(s) the above action(s) for all or a portion of Tract(s) 2A, BUENA VISTA ESTATES, UNIT 1 (to be known as **BEEHIVE VILLAGE**) zoned SU-2 IP, located on SAN PEDRO DR NE, between WILSHIRE AVE NE and CORONA AVE NE containing approximately 3 acre(s). [REF: 02DRB-01502, 02DRB-01503] *[Deferred from 11/16/05]* (C-18) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

7. **Project # 1004462**
05DRB-01525 Major-Vacation of Public Easements
05DRB-01524 Major-Preliminary Plat Approval
05DRB-01526 Minor-Sidewalk Waiver
05DRB-01527 Minor-Temp Defer SDWK

BOHANNAN HUSTON INC agent(s) for ANDALUCIA DEVELOPMENT CO INC request(s) the above action(s) for REPLAT OF Tract(s) A, ANDALUCIA AT LA LUZ, (to be known as **ANDALUCIA @ LA LUZ, UNIT 3)** zoned SU-1, located on COORS BLVD NW, between NAMASTE RD NW and LA BIENVENIDA PL NW containing approximately 13 acre(s). [REF: 05EPC-01115, 05EPC-01117] [*Deferred from 10/26/06 & 11/2/05 & 11/9/05 & 11/16/05 & 11/23/05]* (F-11) **DEFERRED AT THE AGENT'S REQUEST TO 11/30/05.**

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

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

8. Project # 1000316
05DRB-01652 Minor-SiteDev Plan Subd/EPC

DEKKER PERICH SABATINI agent(s) for GSL PROPERTIES INC request(s) the above action(s) for all or a portion of Tract(s) A-C (formerly Tract(s) H, Parcel(s) A-C, (to be known as **COTTONWOOD APARTMENTS**) zoned SU-1 IP FOR C-2 & IP, located on SEVEN BAR LOOP NW, between OLD AIRPORT RD NW and COTTONWOOD DR NW containing approximately 17 acre(s). [REF: 00EPC00290, AX-85-28, Z-85-134, SD-78-3-2, Z-93-35] **[Carmen Marrone, EPC Case Planner]** [*Indef Deferred from 11/2/05 & 11/23/05]* (B-14) **DEFERRED AT THE AGENT'S REQUEST TO 11/30/05.**

05DRB-01742 Minor-Prelim&Final Plat Approval

HUITT ZOLLARS INC. agent(s) for GSL PROPERTIES request(s) the above action(s) for all or a portion of Tract(s) A-C, **COTTONWOOD APARTMENTS,** zoned SU-1 IP FOR C-2 & IP, located on SEVEN BAR RANCH LOOP NW, between COTTONWOOD DR NW and COORS BLVD NW containing approximately 17 acre(s). [REF: 00DRB00737, 05DRB01652]*[Deferred from 11/23/05]* (B-14) **DEFERRED AT THE AGENT'S REQUEST TO 11/30/05.**

9. Project # 1004366
05DRB-01744 Minor-SiteDev Plan BldPermit/EPC

CBL ARCHITECTS agent(s) for FAHIM ADI request(s) the above action(s) for all or a portion of Tract(s) C1A4 & C1A3, SEVEN BAR RANCH SUBDIVISION (to be known as **THE FALLS RESTAURANT**) zoned SU-1 IP, located on COTTONWOOD DR NW, between AMERICAN RD NW and NM 528 containing approximately 2 acre(s). REF: Z-79-146-5, V-97-106, 05EPC01262, DRB-97-248]**[Stephanie Shumsky,EPC Case Planner]**(A-14) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR VARIOUS COMMENTS AND PLANNING FOR 3 COPIES OF THE SITE PLAN.**

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

10. Project # 1002459
05DRB-01738 Minor-Prelim&Final Plat Approval

TIERRA WEST LLC agent(s) for QUAIL RIDGE LLC request(s) the above action(s) for all or a portion of Tract(s) 3, 4, 2A, 3-A-1 & 4-A-1, **QUAIL RIDGE,** zoned SU-1 FOR COMM & RELATED C-2 USE, located on COORS BLVD NW, between OURAY RD NW and QUAIL RD NW containing approximately 4 acre(s). [REF: 03EPC00159, 03EPC00160, 04AA00871, 05DRB00615, 05DRB00616, 05AA01258, 05AA01259] (H-11) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**

11. Project # 1004022
05DRB-01740 Minor-Prelim&Final Plat Approval

WILKS COMPANY agent(s) for EDWARD G LOPEZ request(s) the above action(s) for all or a portion of Lot(s) 1 & 2, **VISTA DEL SOL SUBDIVISION,** zoned R-1, located on CRESTVIEW DR SW, between CRESTVIEW PL SW and CENTRAL AVE SW containing approximately 1 acre(s). [REF: 05DRB00428] (K-11) **PRELIMINARY AND FINAL PLAT WAS APPROVED WTH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR PROPERTY MANAGEMENT'S SIGNATURE.**

12. Project # 1004528
05DRB-01739 Minor-Prelim&Final Plat Approval

JOHN C LORENZO agent(s) for NORA G CHAVEZ request(s) the above action(s) for Tract(s) 180B2, 176A5B & 176B1, **LANDS OF JOE B AND NORA G CHAVEZ,** zoned RA-2 residential and agricultural zone, located on CAMILO LN NW and LEONORA NW and containing approximately 1 acre(s). (H-12) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR CONSTRUCTION OF ESTATE CURB AND PLANNING FOR AGIS DXF FILE.**

13. **Project # 1001789**
05DRB-01718 Minor-Prelim&Final Plat Approval

PRECISION SURVEYS INC agent(s) for DASKALOS NOB HILL request(s) the above action(s) for all or a portion of Block(s) 6, Tract(s) 17-28, **MONTE VISTA,** zoned CCR, located on CENTRAL AVE NE, between TULANE NE and WELLESLEY NE containing approximately 1 acre(s).*[Deferred from 11/16/05 & 11/23/05]*(K-16) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

14. **Project # 1004546**
05DRB-01735 Minor-Prelim&Final Plat Approval

SURV-TEK, INC agent(s) for SOUTH COORS LIMITED PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) A-1A-3, **HUBBELL PLAZA,** zoned C-2, SC located on CENTRAL AVE NW, between COORS BLVD NW and AIRPORT RD NW containing approximately 4 acre(s). [REF: DRB-92-194] (K-10) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 11/23/05 THE PRELIMINARY PLAT WAS APPROVED. FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

15. **Project # 1003861**
05DRB-00731 Minor- Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for GARY & MELODIE EYSTER request(s) the above action(s) for all or a portion of Tract(s) 60-A-2, 60-B & 86-A, M.R.G.C.D. MAP 35, **(**to be known as **THE BOULEVARD @ RIO GRANDE**) zoned R-1, located on RIO GRANDE BLVD NW, between ZICKERT NW and INDIAN SCHOOL RD NW containing approximately 2 acre(s). [REF: ZA-29-251] [*Indef deferred 5/11/05 for SIA]* (H-13) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR EASEMENT LANGUAGE.**

16. **Project # 1004076**
05DRB-01403 Minor- Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for HILTON AVENUE LOFTS LLC, JOHN EDGE request(s) the above action**(s)** for all or a portion of Lot(s) 11-14, Block(s) 23,

THOMAS ADDITION (to be known as **HILTON AVENUE LOFTS**) zoned R-LT residential zone, located on HILTON AVE NE, between HENDRIX RD NE and PARSIFAL ST NE containing approximately 1 acre(s). *[Indef deferred 9/14/05 for SIA]* (G-20) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR P.U.E. LANGUAGE AND MAINTENANCE AND BENEFICIARIES OF PRIVATE DRAINAGE EASEMENT FOR LOTS 1 & 9.**

17. **Project # 1004178**
05DRB-01013 Minor- Final Plat Approval

WAYJOHN SURVEYING INC., agent(s) for GREVEY INVESTMENTS, request(s) the above action(s) for all or a portion of Tract(s) D, E, F & G, Block(s) 27, (to be known as **MESA VILLAGE**) zoned C-1, C-2 and O-1, located on EUBANK BLVD NE between LOMAS BLVD NE and WALKER DR NE, containing approximately 5 acre(s). [REF: 05DRB00794] *[Indef deferred 6/22/05 for SIA]* (J-20) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

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

18. **Project # 1004547**
05DRB-01743 Minor-Sketch Plat or Plan

MARTIN M GALLEGOS request(s) the above action(s) for all or a portion of Lot(s) 1, 2, Block(s) 4, **LOWER BROADWAY ADDITION,** zoned SU-2 special neighborhood zone, located on ALAMO AVE SE, between MECHEM ST SE and WHEELER AVE SE containing approximately 1 acre(s). (M-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

19. Approval of the Development Review Board Minutes for November 9, 2005. **THE DRB MINUTES FOR NOVEMBER 9, 2005 WERE APPROVED BY THE BOARD.**

ADJOURNED: 11:30 A.M.

Defer to 11/30/05

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1004462 AGENDA#: 7 DATE: 11.23.05

1. Name: _____ Address: _____ Zip: _____

2. Name: _____ Address: _____ Zip: _____

3. Name: _____ Address: _____ Zip: _____

4. Name: _____ Address: _____ Zip: _____

5. Name: _____ Address: _____ Zip: _____

6. Name: _____ Address: _____ Zip: _____

7. Name: _____ Address: _____ Zip: _____

8. Name: _____ Address: _____ Zip: _____

9. Name: _____ Address: _____ Zip: _____

10. Name: _____ Address: _____ Zip: _____

11. Name: _____ Address: _____ Zip: _____

12. Name: _____ Address: _____ Zip: _____

13. Name: _____ Address: _____ Zip: _____

14. Name: _____ Address: _____ Zip: _____

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1004462 **AGENDA ITEM NO: 7**

SUBJECT:

Sidewalk Variance
Vacation
Sidewalk Deferral
Preliminary Plat

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

See DRB minutes/speed memo dated 11-2-05.

RESOLUTION:

11-30-05

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: November 23, 2005

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

DEVELOPMENT REVIEW BOARD
ACTION SHEET
Plaza del Sol Hearing Room, Basement, Plaza del Sol Building

NOVEMBER 16, 2005 9:00 A.M.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer
Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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

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

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

A. Call to Order: 9:00 A.M. Adjourned: 12:20 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 # 1002556
05DRB-01636 Major-Vacation of Pub Right-of-Way

H BARKER ARCHITECTS agent(s) for CALABACILLAS GROUP request(s) the above action(s) for all or a portion of Lot(s) D, **PARADISE HEIGHTS, BLACK ARROYO DAM,** zoned C-2 community commercial zone, located on GOLF COURSE RD NW, between BENTON AVE NW and WESTSIDE BLVD NW containing approximately 8 acre(s). [REF: Z-98-19, Z-97-88] *[Deferred from 11/16/05]* (A-12) **DEFERRED AT THE AGENT'S REQUEST TO 11/30/05.**

2. **Project # 1004341**
05DRB-01634 Major-Preliminary Plat Approval
05DRB-01635 Minor-Temp Defer SDWK

RIO GRANDE ENGINEERING agent(s) for DAVID & JENNIFER SOULE request(s) the above action(s) for all or a portion of Tract(s) 180, AIRPORT UNIT, LANDS OF ATRISCO GRANT (to be known as **MESA DEL RIO SUBDIVISION**) zoned R-2 residential zone, located on 76TH STREET NW, between FORTUNA RD NW and GLEN RIO RD NW containing approximately 6 acre(s). *[Deferred from 11/16/05]* (J-10) **DEFERRED AT THE AGENT'S REQUEST TO 11/30/05.**

3. **Project # 1004508**
05DRB-01630 Major-Vacation of Pub Right-of-Way

RICHARD MABRY agent(s) for FOUR HILLS PRIVATE COMMUNITY request(s) the above action(s) for Parcel(s) 1, Unit(s) 1-5 and Parcel(s) 2, Unit(s) 1-5, **FOUR HILLS MOBILE HOME PARK,** zoned SU-1 special use zone, located on SINGING ARROW SE, between JUAN TABO SE and WESTERN SKIES SE. (L-22) **VACATION DENIED.**

4. **Project # 1002254**
05DRB-01642 Major-SiteDev Plan Subd
05DRB-01643 Major-SiteDev Plan BldPermit

JEFF MORTENSEN & ASSOCIATES INC agent(s) for PALMER INVESTMENTS & CORTLAND WALKER CONSTRUCTION INC., request(s) the above action(s) for all or a portion of Tract(s) 2A, BUENA VISTA ESTATES, UNIT 1 (to be known as **BEEHIVE VILLAGE**) zoned SU-2 IP, located on SAN PEDRO DR NE, between WILSHIRE AVE NE and CORONA AVE NE containing approximately 3 acre(s). [REF: 02DRB-01502, 02DRB-01503] *[Deferred from 11/16/05]* (C-18) **SITE PLAN FOR SUBDIVISION WAS WITHDRAWN AT THE AGENT'S REQUEST. THE SITE PLAN FOR BUILDING PERMIT WAS DEFERRED AT THE AGENT'S REQUEST TO 11/23/05.**

5. **Project # 1002196**
05DRB-01646 Major-Vacation of Pub Right-of-Way
05DRB-01647 Minor-Prelim&Final Plat Approval

THOMPSON ENGINEERING CONSULTANTS agent(s) for DRAGONFLY DEVELOPMENT INC request(s) the above action(s) for all or a portion of Lot(s) 42-P1, **LOS ANTEPASADOS,** zoned SU-1 MH, located on SUNSET GARDENS SW, between CORREGIDOR ST SW and SANTA CLARA CEMETERY containing approximately 1 acre(s). [REF: 04DRB00873, 04DRB00875, 04DRB00877, 04DRB-01000, 05DRB-00610] (K-11) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER TO CORRECT THE DRAINAGE EASEMENT AND PLANNING FOR 15-DAY APPEAL PERIOD AND THE AGIS DXF FILE.**

6. ~~**Project # 1004462**~~
05DRB-01525 Major-Vacation of Public Easements
05DRB-01524 Major-Preliminary Plat Approval
05DRB-01526 Minor-Sidewalk Waiver
05DRB-01527 Minor-Temp Defer SDWK

BOHANNAN HUSTON INC agent(s) for ANDALUCIA DEVELOPMENT CO INC request(s) the above action(s) for REPLAT OF Tract(s) A, ANDALUCIA AT LA LUZ, (to be known as **ANDALUCIA @ LA LUZ, UNIT 3)** zoned SU-1, located on COORS BLVD NW, between NAMASTE RD NW and LA BIENVENIDA PL NW containing approximately 13 acre(s). [REF: 05EPC-01115, 05EPC-01117] [*Deferred from 10/26/06 & 11/2/05 & 11/9/05 & 11/16/05]* (F-11) **DEFERRED AT THE AGENT'S REQUEST TO 11/23/05.**

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.

7. Project # 1001623
05DRB-01709 Minor-SiteDev Plan Subd/EPC
05DRB-01710 Minor-SiteDev Plan BldPermit/EPC
05DRB-01708 Minor-Prelim&Final Plat Approval

MARTIN GRUMMER agent(s) for CONSTANTINE NELLOS request(s) the above action(s) for all or a portion of Tract(s) G-2A, SEVEN BAR RANCH, (to be known as **QUARTERS PLAZA OFFICE BUILDING**) zoned SU-1, located on ELLISON DR NW, between STATE HIGHWAY 528 NW and COORS BLVD NW containing approximately 7 acre(s). [REF: 01EPC-01743, 02DRB-00353] **[Russell Brito for Debbie Stover, EPC Case Planner]** *[Deferred from 11/16/05]* (A-14) **DEFERRED AT THE AGENT'S REQUEST TO 11/30/05.**

8. Project # 1002513
05DRB-01715 Minor-Amnd SiteDev Plan BldPermit

DEKKER/ PERICH/ SABATINI agent(s) for SANDIA FOUNDATION request(s) the above action(s) for all or a portion of Tract(s) A-1 & A-2, **TRIANGLE REALTY CO,** zoned C-3, located on SAN MATEO BLVD NE, between OSUNA NE and I-25 NE containing approximately 9 acre(s). [REF: V-86-148, 03EPC00318, 03DRB00739, 05EPC01390] **[Catalina Lehner, EPC Case Planner]** (E-17) **THE AMENDED SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES OF THE SITE PLAN.**

9. Project # 1004365
05DRB-01717 Minor-SiteDev Plan BldPermit/EPC

TIERRA WEST LLC agent(s) for KEVIN DAVIS request(s) the above action(s) for all or a portion of Tract(s) 6A, **DAIRY QUEEN @ BOSQUE PLAZA,** zoned C-1 SC, located on BOSQUE PLAZA LANE NW, between COORS BLVD NW and LA ORILLA NW containing approximately 1 acre(s). [REF: 02DRB-01925, 05DRB-01042] **[Cataline Lehner, EPC Case Planner]** (E-12) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES OF THE SITE PLAN.**

10. **Project # 1003991**
05DRB-01716 Minor-SiteDev Plan
BldPermit/EPC

TIERRA WEST LLC agent(s) for FRONTERA DEVELOPMENT INC. request(s) the above action(s) for all or a portion of Tract(s) A-1, Lot(s) 4, TOWN OF ATRISCO GRANT, UNIT 7 (to be known as **RETAIL SHOPS @ SAGE MARKET PLACE**) zoned SU-1 FOR C-1 with Drive-Up Pharmacy, R-LT & C-1 (SC), located on SNOW VISTA BLVD SW, between SAGE RD SW and REBA AVE SW containing approximately 14 acre(s). [REF: Z-79-154, 05EPC00364, 05EPC00365, 05EPC00366, 05EPC00367, 05DRB01293, 05DRB01294] **[Stephanie Shumsky, EPC Case Planner]** (M-9) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR SIDEWALK EASEMENTS, CLOSURE AGREEMENT AND LAYOUT OF PARKING STALLS AND TO PLANNING FOR 3 COPIES OF THE SITE PLAN.**

11. **Project # 1000551**
05DRB-01544 Minor-SiteDev Plan
BldPermit/EPC

DAC ENTERPRISE INC agent(s) for MOHAMED KASSAM request(s) the above action(s) for all or a portion of Tract(s) A2A & A2B, PARK SQUARE ADDITION, (to be known as **UPTOWN HOTEL**) zoned SU-3, located on AMERICAS PARKWAY NE, between I-40 and INDIAN SCHOOL RD NE containing approximately 4 acre(s). [REF: Z-95-70, DRB-98-176, 04EPC-00690] **[Carmen Marrone, EPC Case Planner]** *[Deferred from 10/12/05 & 10/26/05 & 11/9/05 & 11/16/05]* (J-18) **DEFERRED AT THE AGENT'S REQUEST TO 11/30/05.**

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

12. **Project # 1001789**
05DRB-01718 Minor-Prelim&Final Plat Approval

PRECISION SURVEYS INC agent(s) for DASKALOS NOB HILL request(s) the above action(s) for all or a portion of Block(s) 6, Tract(s) 17-28, **MONTE VISTA,** zoned CCR, located on CENTRAL AVE NE, between TULANE NE and WELLESLEY NE containing approximately 1 acre(s). *[Deferred from 11/16/05]* (K-16) **DEFERRED AT THE AGENT'S REQUEST TO 11/23/05.**

13. Project # 1003238
05DRB-01719 Minor-Prelim&Final Plat Approval

TIERRA WEST LLC agent(s) for EVERGREEN DURANES LTD., CO., LLC request(s) the above action(s) for Lot(s) 12-A-P1, 13-A-P-1, 18-A-P1 thru 27-A-P1, **FLORAL MEADOWS,** zoned R-LT, located on INTERSTATE 40 NW, between RIO GRANDE BLVD NW and MONTOYA STREET NW containing approximately 2 acre(s). [REF: Z-71-118, 04EPC-00156, 04EPC-00157, 04DRB-00661, 04DRB-0227, 05DRB-01489] (H-12) **PRELIMINARY AND FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD.**

14. Project # 1004322
05DRB-01712 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for AL CARABAJAL & MICHELLE LESICKA request(s) the above action(s) for the north 87 feet of Lot(s) 24 & the north half of Lot(s) 21, **LOS HERMANOS ADDITION,** zoned R-1 residential zone, located on LOS HERMANAS ST NW, between CARLTON ST NW and BELLROSE AVE NW containing approximately 2 acre(s). [REF: 05DRB 01143] (G-15) **PRELIMINARY AND FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD.**

15. Project # 1003475
05DRB-01656 Minor-Final Plat Approval

WILSON & COMPANY INC agent(s) for FELIX RABADI request(s) the above action(s) for all or a portion of Tract(s) 1, **SUNDANCE ESTATES (to be known as PARADISE VIEW SUBDIVISION)** zoned R-LT residential zone, located on PARADISE BLVD NW, between JAMES MONROE MID-SCHOOL and ST JUDE CATHOLIC CHURCH containing approximately 23 acre(s). [REF: 04DRB01694, 04DRB01695, 04DRB01696] [*Deferred from 11/2/05 for SIA] [Deferred from 11/9/05]* (B-1011) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR MISCELLANEOUS COMMENTS AND TO PLANNING FOR COPY OF FILED SIA AND TO RECORD.**

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

16. Project # 1004535
05DRB-01703 Minor-Sketch Plat or Plan

LA RESOLANA ARCHITECTS agent(s) for EXPLORABILITIES request(s) the above action(s) for all or a portion of Block(s) 39, Lot(s) 45 thru 52, **VALLEY VIEW ADDITION,** zoned C-1, C-2, located on COPPER AVE NE, between JACKSON ST NE and MANZANO ST NE containing approximately 1 acre(s). (K-17) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

17. Project # 1004540
05DRB-01713 Minor-Sketch Plat or Plan

WILSON & CO agent(s) for MESA VERDE & LONGFORD HOMES request(s) the above action(s) for all or a portion of Lot(s) 1, 4, 5, 6 & 19, Block(s) 5, UNIT 25, VOLCANO CLIFFS AND TRACT D OF VISTA VIEJA, UNIT 2, (to be known as **BOCA NEGRA DAM, LOTS 1-3**) zoned R-1, located on 81ST ST NW, between COMPASS DR NW and UNSER BLVD NW containing approximately 25 acre(s). (D-9/D-10) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

18. Project # 1004541
05DRB-01714 Minor-Sketch Plat or Plan

SURV-TEK INC agent(s) for CORE REALTY HOLDINGS LLC request(s) the above action(s) for all or a portion of Tract(s) B-9J-1A, **SEVEN BAR RANCH,** zoned SU-1 FOR R-2 USES, located on NM 528 NW, between COORS BLVD NW and CIBOLA LOOP NW containing approximately 37 acre(s). [REF: DRB-94-532, Z-94-96, AA-97-35] (A-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

19. Approval of the Development Review Board Minutes for November 2, 2005. **THE DRB MINUTES FOR NOVEMBER 2, 2005 WERE APPROVED BY THE BOARD.**

ADJOURNED: 12:20 P.M.

Defer to 11/23/05

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1004462 AGENDA#: 6 DATE: 11.16.05

1. Name: _____ Address: _____ Zip: _____

2. Name: _____ Address: _____ Zip: _____

3. Name: _____ Address: _____ Zip: _____

4. Name: _____ Address: _____ Zip: _____

5. Name: _____ Address: _____ Zip: _____

6. Name: _____ Address: _____ Zip: _____

7. Name: _____ Address: _____ Zip: _____

8. Name: _____ Address: _____ Zip: _____

9. Name: _____ Address: _____ Zip: _____

10. Name: _____ Address: _____ Zip: _____

11. Name: _____ Address: _____ Zip: _____

12. Name: _____ Address: _____ Zip: _____

13. Name: _____ Address: _____ Zip: _____

14. Name: _____ Address: _____ Zip: _____

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1004462 **AGENDA ITEM NO: 6**

SUBJECT:

Sidewalk Variance
Vacation
Sidewalk Deferral
Preliminary Plat

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

See DRB minutes/speed memo dated_ 11-1-05.

RESOLUTION:

TO 11-23-05

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: November 16, 2005

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

November 9, 2005 9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer
Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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A. Call to Order: 9:00 A.M. Adjourned: 11:20 A.M.
B. Changes and/or Additions to the Agenda
C. New or Old Business

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

1. **Project # 1001875**
   05DRB-01607 Major-Two Year SIA

   TIERRA WEST LLC agent(s) for ARGUS DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) 2, KINSCHERFF & UNPLATTED LAND OF PRESLEY CO OF N.M. (to be known as **WESTERN TRAILS ESTATES,** zoned SU-1 FOR PRD, located on COORS BLVD NW, between WESTERN TRAILS NW and SAN ANTONIO ARROYO containing approximately 22 acre(s). [REF: 02DRB-00570, 02EPC-00838, 02DRB-01493, 02DRB-01495, 02DRB-01507, 02DRB-01508] (F-11) **A ONE-YEAR EXTENSION OF THE SIA WAS APPROVED.**

2. **Project # 1002848**
05DRB-01620 Major-Two Year SIA

TIERRA WEST LLC agent(s) for P J DEVELOPMENT COMMERCIAL CONSTRUCTION request(s) the above action(s) for all or a portion of Tract(s) A1 & B1, **AMERICAN TOYOTA,** zoned SU-2, SU-1, located on ALAMEDA BLVD NE, between PAN AMERICAN FWY NE and SAN PEDRO DR NE containing approximately 5 acre(s).[REF: 03DRB0127, DRB-95-75,04DRB00571] (C-18) **A TWO-YEAR EXTENSION OF THE SIA WAS APPROVED. THIS WILL BE THE LAST EXTENSION.**

3. **Project # 1000650**
05DRB-01067 Major-SiteDev Plan BldPermit

TIERRA WEST LLC agent(s) for DOUBLE CHEESE CORP request(s) the above action(s) for all or a portion of Tract(s) 1A2, **LANDS OF LAMONICA,** zoned SU-1/C-1 permissive use, located on COORS BLVD SW, between LAMONICA RD SW and RIO BRAVO BLVD SW containing approximately 2 acre(s). *[Deferred from 7/20/05. Indefinitely deferred on a no show on 8/10/05]* (P-10) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION TO UPDATE TIS AND TO PLANNING TO ADDRESS COMMENTS AND 3 COPIES OF THE SITE PLAN.**

4. **Project # 1000560**
05DRB-01501 Major-SiteDev Plan BldPermit

TIERRA WEST LLC agent(s) for IRONSTONE BANK request(s) the above action(s) for all or a portion of Tract(s) 1A2A1, JOURNAL CENTER (to be known as **IRONSTONE BANK**) zoned IP industrial park zone, located on LANG AVE NE, between JEFFERSON ST NE and HEADLINE BLVD NE containing approximately 5 acre(s). [REF: Z-72-33, 05DRB00680]*[Deferred from 10/26/05 & 11/2/05]* (D-17) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 11/9/05 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND 3 COPIES OF THE SITE PLAN AND TRANSPORTATION DEVELOPMENT FOR ACCESS CLOSURE AGREEMENT.**

5. **Project # 1001370**
05DRB-01619 Major-Vacation of Public Easements

MARK GOODWIN & ASSOCIATES agent(s) for JTH LLC request(s) the above action(s) for all or a portion of Tract(s) 5, **JUAN TABO HILLS, UNIT 1**, zoned R-D residential and related uses zone, developing area, located on JUAN TABO BLVD SE, between EUBANK BLVD SE and FOUR HILLS RD SE containing approximately 102 acre(s). [REF: S-98-30, DRB-98-20, AX-80-10, Z-80-30] (M-21) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

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

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

7. **Project # 1004387**
05DRB-01332 Major-Vacation of Pub Right-of-Way

MARK HARENBERG agent(s) for SPRUCE PARK LLC request(s) the above action(s) for tract northeast of Lot(s) 35, Block(s) 12, **COUNTRY CLUB ADDITION,** located on the northeast corner of ENCINO PLACE NE and LOS LOMAS RD NE and containing approximately 1 acre(s). *[Deferred from 9/14/05 & 10/5/05 & 11/9/05]* (J-15) **DEFERRED AT THE AGENT'S REQUEST TO 12/14/05.**

8. **Project # 1003523**
05DRB-01369 Major-Preliminary Plat Approval
05DRB-01368 Major-SiteDev Plan Subd
05DRB-01370 Minor-Temp Defer SDWK

RIO GRANDE ENGINEERING agent(s) for GHP, LLC request(s) the above action(s) for LOT 30, 31, 32 and 33, LANDS OF ATRISCO GRANT, UNIT 3, (to be known as **PRIMA ENTRADA SUBDIVISION**) zoned SU-2 FOR R-LT, located on 98TH ST NW, between ENDEE RD NW and I-25 NW containing approximately 17 acre(s).[REF:04EPC-01003, 04EPC-01352, 04EPC-01489] *[Deferred from 9/28/05 & 11/2/05 & 11/9/05]* (J-8) **DEFERRED AT THE AGENT'S REQUEST TO 11/23/05.**

9. **Project # 1004462**
05DRB-01525 Major-Vacation of Public Easements
05DRB-01524 Major-Preliminary Plat Approval
05DRB-01526 Minor-Sidewalk Waiver
05DRB-01527 Minor-Temp Defer SDWK

BOHANNAN HUSTON INC agent(s) for ANDALUCIA DEVELOPMENT CO INC request(s) the above action(s) for REPLAT OF Tract(s) A, ANDALUCIA AT LA LUZ, (to be known as **ANDALUCIA @ LA LUZ, UNIT 3)** zoned SU-1, located on COORS BLVD NW, between NAMASTE RD NW and LA BIENVENIDA PL NW containing approximately 13 acre(s). [REF: 05EPC-01115, 05EPC-01117] [*Deferred from 10/26/06 & 11/2/05 & 11/9/05]* (F-11) **DEFERRED AT THE AGENT'S REQUEST TO 11/16/05.**

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 # 1000551**
05DRB-01544 Minor-SiteDev Plan BldPermit/EPC

DAC ENTERPRISE INC agent(s) for MOHAMED KASSAM request(s) the above action(s) for all or a portion of Tract(s) A2A & A2B, PARK SQUARE ADDITION, (to be known as **UPTOWN HOTEL**) zoned SU-3, located on AMERICAS PARKWAY NE, between I-40 and INDIAN SCHOOL RD NE containing approximately 4 acre(s). [REF: Z-95-70, DRB-98-176, 04EPC-00690] **[Carmen Marrone, EPC Case Planner]** *[Deferred from 10/12/05 & 10/26/05 & 11/9/05]* (J-18) **DEFERRED AT THE AGENT'S REQUEST TO 11/16/05.**

11. Project # 1003747 05DRB-01550 Minor-SiteDev Plan Subd/EPC 05DRB-01551 Minor-SiteDev Plan BldPermit/EPC	TIERRA WEST LLC agent(s) for WAL-MART STORES EAST LP request(s) the above action(s) for all or a portion of Tract(s) 1, 4 & 5, WYOMING MALL (to be known as **WALMART**) zoned C-2 (SC), located on WYOMING BLVD NE, between MENAUL BLVD NE and NORTHEASTERN ST NE containing approximately 31 acre(s). [REF: ZA-99-017, ZA-79-214, ZA-78-225, ZA-84-226, ZA-78-143, ZA-14-95,, DRB-97-319, 05EPC-00024, 05EPC-00025] **[Carmen Marrone, EPC Case Planner]** *[Deferred from 10/12/05 & 10/26/05]* (H-20) **THE SITE DEVELOPMENT PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 11/9/05 THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND 3 COPIES OF THE SITE PLANS AND TRANSPORTATION DEVELOPMENT FOR ENTRANCE AT BLACK ANGUS AND REMOVAL OF QWIK CURB.**
05DRB-01685 Minor-Prelim&Final Plat Approval	TIERRA WEST LLC agent(s) for WAL-MART STORES EAST LP request(s) the above action(s) for all or a portion of Tract(s) 1, 4 & 5, WYOMING MALL (to be known as **WALMART**) zoned C-2 (SC), located on WYOMING BLVD NE, between MENAUL BLVD NE and NORTHEASTERN ST NE containing approximately 31 acre(s). [REF: 05DRB-01550, 05DRB-01551] (H-20) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR RECORDING INFORMATION FOR "ECR'S" AND TO PLANNING FOR AGIS DXF FILE.**
12. Project # 1000500 05DRB-01689 Minor-SiteDev Plan BldPermit/EPC	CITY PLANNING DEPARTMENT agent(s) for CITY OF ALBUQUERQUE request(s) the above action(s) for all or a portion of Block(s) 0000, CA SPORTS STADIUM PARK, (to be known as **ABQ SPORTS COMPLEX**) zoned SU-1 SPORTS COMPLEX, RESTAURANT, LOUNGE & RELATED FACILITIES, located on AVENIDA CESAR CHAVEZ SE, between UNIVERSITY BLVD SE and BUENA VISTA BLVD SE containing approximately 26 acre(s). [REF: Z-83-16] (L-15) **THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR RESOLUTION OF PARKING RAMP ISSUES AND ADA RAMP NOTES.**

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

13. Project # 1000029
05DRB-01681 Minor-Extension of Preliminary Plat

BOHANNAN HUSTON INC agent(s) for SAWMILL COMMUNITY LAND & TRUST request(s) the above action(s) for all or a portion of Lot(s) C, B-1A-1 OF **DUKE CITY LUMBER CO ADDITION** and Lot(s) D-1-A, of **ARBOLERA DE VIDA PHASE 2,** zoned S-M1, S-DR, located on BELLAMAH AVE NW, between 19TH ST NW and 18TH ST NW containing approximately 26 acre(s). [REF: 04DRB01651] (H-13) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**

14. Project # 1000296
05DRB-01682 Minor-Ext of SIA for Temp Defer SDWK

BYRD CONSTRUCTION INC request(s) the above action(s) for all or a portion of Lot(s) 106P1, **OXBOW PARK SUBDIVISION,** zoned R-1 residential zone, located on ALAMOGORDO DR NW, between ST JOSEPH NW and TUCSON NW containing approximately 1 acre(s). (G-11) **A ONE-YEAR EXTENSION TO THE FOUR-YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**

15. Project # 1002819
05DRB-01506 Minor-Prelim&Final Plat Approval

TIM ALDRICH agent(s) for CURB INC request(s) the above action(s) for all or a portion of Tract(s) E-6-A, **ALBUQUERQUE SOUTH UNIT 3,** zoned SU-1, R-2, R-T, located on 98TH STREET SW, between GIBSON BLVD SW and BLAKE RD SW containing approximately 31 acre(s). [REF: 03DRB-01183, 03DRB-01180] *[Deferred from 10/5/05 & 10/12/05 & 10/19/05 & 10/26/05]* (N-9) **WITHDRAWN AT THE AGENT'S REQUEST.**

16. **Project # 1003238**
05DRB-01666 Major-Final Plat Approval

TIERRA WEST agent(s) for EVERGREEN DURANES LTD CO LLC request(s) the above action(s) for Lot(s) 42-AP1 and 44-AP1 thru 57-AP1, **FLORAL MEADOWS,** zoned R-LT residential zone, located on I-40, between RIO GRANDE NW and MONTOYA ST NW containing approximately 2 acre(s). [REF: Z-71-118, 04EPC-00156,, 04EPC-00157, 04DRB-00661, 04DRB-01227, 05DRB-01489] (H-12/H-13) **THE FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

17. **Project # 1004434**
05DRB-01687 Minor-Prelim&Final Plat Approval

ISAACSON & ARFMAN PA agent(s) for MS DEV ONE LLC request(s) the above action(s) for all or a portion of Tract(s) A, LANDS OF JACK F CULLY (to be known as **EL POTRERO PROPERTIES**) zoned RA-2, located on EL PORTERO RD NW, between TIERRA VIVA NW and MONTANO NW containing approximately 2 acre(s). [REF: 05DRB-01475] (F-14) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR M.R.G.C.D. SIGNATURE AND ESTATE CURB AND TO PLANNING FOR AGIS DXF FILE AND ZONING DATA.**

18. **Project # 1003883**
05DRB-01000 Minor- Final Plat Approval

MARK GOODWIN & ASSOCIATES, PA agent(s) for CARL J BETTINGER ETAL, request(s) the above action(s) for all or a portion of Lot(s) 9, Tract(s) 9-A-1A-2, JOURNAL CENTER PHASE 2, UNIT 1, (to be known as **JOURNAL CENTER LAW OFFICES**) zoned IP, located on TIBURON ST NE, between JEFFERSON ST NE and containing approximately 3 acre(s). *[Indef Deferred 6/22/05 for the SIA]* [Applicant's name has changed] (D-17) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**

19. Project # 1004454
05DRB-01670 Minor- Prelim&Final Plat Approval

PRECISION SURVEYS agent(s) for TIMOTHY & LORIE DROPPS request(s) the above action(s) for all or a portion of Block(s) B, Tract(s) 7, **SOUTH BROADWAY ACRES, UNIT 1,** zoned SU-2 MR, located on JOHN ST SE between BETHEL SE and WOODWARD ST SE containing approximately 1 acre(s). (M-14) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR 9-FOOT SETBACK FROM FACE OF CURB AND PLANNING FOR PROPERTY MANAGEMENTS' SIGNATURE AND AGIS DXF FILE.**

20. Project # 1004529
05DRB-01683 Minor-Prelim&Final Plat Approval

DONART BRONDER request(s) the above action(s) for all or a portion of Lot(s) 23 & 24, Block(s) L, **ATLANTIC & PACIFIC ADDITION,** zoned SU-2 NCR, located on ATLANTIC AVE SW, between 4TH ST SW and 3RD ST SW containing approximately 1 acre(s). (K-14) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR 2-FEET OF DEDICATION ALONG THE ALLEY AND PLANNING FOR CHANGE OF ZONING ON PLAT AND TO RECORD.**

21. Project # 1003475
05DRB-01656 Minor-Final Plat Approval

WILSON & COMPANY INC agent(s) for FELIX RABADI request(s) the above action(s) for all or a portion of Tract(s) 1, **SUNDANCE ESTATES (to be known as PARADISE VIEW SUBDIVISION)** zoned R-LT residential zone, located on PARADISE BLVD NW, between JAMES MONROE MID-SCHOOL and ST JUDE CATHOLIC CHURCH containing approximately 23 acre(s). [REF: 04DRB01694, 04DRB01695, 04DRB01696] [*Deferred from 11/2/05 for SIA] [Deferred from 11/9/05]* (B-1011) **DEFERRED AT THE AGENT'S REQUEST TO 11/16/05.**

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

22. **Project # 1004521**
05DRB-01663 Minor-Sketch Plat or Plan

ADIL RIZVI request(s) the above action(s) for all or a portion of Block(s) 30, Tract(s) A, **SONORA SUBDIVISION, UNIT B,** zoned RD, located on SIGNAL NE, between LOUISIANA NE and SAN PEDRO NE containing approximately 1 acre(s).(C-18) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

23. **Project # 1004528**
05DRB-01680 Minor-Sketch Plat or Plan

JOHN C LORENZO agent(s) for JOSE & NORA CHAVEZ request(s) the above action(s) for Tract(s) 180B2, 176A5B and 176B1, **LANDS OF JOE B AND NORA G CHAVEZ**, zoned RA-2 residential and agricultural zone, located on CAMILO LN NW and LEONORA NW and containing approximately 1 acre(s). (H-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

24. **Project # 1004530**
05DRB-01686 Minor-Sketch Plat or Plan

ISAAC BENTON & ASSOCIATES agent(s) for AMERI-CONTRACTORS request(s) the above action(s) for Tract(s) G-2, **ALBUQUERQUE WEST, UNIT 1**, zoned SU-1 FOR PDA to include C-3 USES, located on MARNA LYNN AVE NW, between DAVENPORT ST NW and CACTUS TRAIL DR NW containing approximately 2 acre(s). [REF: DRB-89-465,DRB-94-624,DRB-94-616,Z-94-134](C-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

25. Approval of the Development Review Board Minutes for October 26, 2005.

ADJOURNED: 11:20 a.m.

Deger to 11/16/05

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1004462 AGENDA#: 9 DATE: 11.9.05

1. Name: _____ Address: _____ Zip: _____

2. Name: _____ Address: _____ Zip: _____

3. Name: _____ Address: _____ Zip: _____

4. Name: _____ Address: _____ Zip: _____

5. Name: _____ Address: _____ Zip: _____

6. Name: _____ Address: _____ Zip: _____

7. Name: _____ Address: _____ Zip: _____

8. Name: _____ Address: _____ Zip: _____

9. Name: _____ Address: _____ Zip: _____

10. Name: _____ Address: _____ Zip: _____

11. Name: _____ Address: _____ Zip: _____

12. Name: _____ Address: _____ Zip: _____

13. Name: _____ Address: _____ Zip: _____

14. Name: _____ Address: _____ Zip: _____

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1004462 **AGENDA ITEM NO: 9**

SUBJECT:

Sidewalk Variance
Vacation
Sidewalk Deferral
Preliminary Plat

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

See DRB minutes dated 11-2-05.

RESOLUTION: 11-16-05

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: November 9, 2005

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

November 2, 2005 9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer
Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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

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

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

A. Call to Order: 9:00 A.M. Adjourned: 10:15 A.M.
B. Changes and/or Additions to the Agenda
C. New or Old Business

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

1. **Project # 1003886**
   05DRB-01571 Major-Bulk Land Variance
   05DRB-01572 Minor-Prelim&Final Plat Approval

   MARK GOODWIN & ASSOCIATES agent(s) for STILLBROOKE HOMES request(s) the above action(s) for all or a portion of Lot(s) C1 & C2, Block(s) 42, **MESA VILLAGE SUBDIVISION,** zoned R-3, located on LOMAS BLVD NE, between SELLERS DR NE and EASTERDAY DR NE containing approximately 6 acre(s)[REF:ZA-73-44,Z-77-53](J-20) **THE BULK LAND VARIANCE WAS WITHDRAWN. THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF AND PROPERTY MANAGEMENT'S SIGNATURE. THE PREVIOUS PLAT APPLICATION #05DRB00908 WAS VOIDED BY THE BOARD.**

2. Project # 1003523
05DRB-01369 Major-Preliminary Plat Approval
05DRB-01368 Major-SiteDev Plan Subd
05DRB-01370 Minor-Temp Defer SDWK

RIO GRANDE ENGINEERING agent(s) for GHP, LLC request(s) the above action(s) for LOT 30, 31, 32 and 33, LANDS OF ATRISCO GRANT, UNIT 3, (to be known as **PRIMA ENTRADA SUBDIVISION**) zoned SU-2 FOR R-LT, located on 98TH ST NW, between ENDEE RD NW and I-25 NW containing approximately 17 acre(s).[REF:04EPC-01003, 04EPC-01352, 04EPC-01489] *[Deferred from 9/28/05 & 11/2/05]* (J-8) **DEFERRED AT THE AGENT'S REQUEST TO 11/9/05.**

3. Project # 1000560
05DRB-01501 Major-SiteDev Plan BldPermit

TIERRA WEST LLC agent(s) for IRONSTONE BANK request(s) the above action(s) for all or a portion of Tract(s) 1A2A1, JOURNAL CENTER (to be known as **IRONSTONE BANK**) zoned IP industrial park zone, located on LANG AVE NE, between JEFFERSON ST NE and HEADLINE BLVD NE containing approximately 5 acre(s). [REF: Z-72-33, 05DRB00680] *[Deferred from 10/26/05 & 11/2/05]*(D-17)**DEFERRED AT THE AGENT'S REQUEST TO 11/9/05.**

4. Project # 1004039
05DRB-01532 Major-Preliminary Plat Approval
05DRB-01533 Minor-Sidewalk Waiver
05DRB-01536 Minor-Temp Defer SDWK

ISAACSON & ARFMAN PA agent(s) for RUTLEDGE INVESTMENT COMPANY request(s) the above action(s) for Tract(s) 8A, HIGH DESERT (to be known as **THE LEGENDS @ HIGH DESERT**) zoned SU-2, C-1, located on ACADEMY BLVD NE, between CORTADERIA ST NE and HIGH DESERT PARK NE containing approximately 8 acre(s). [REF:05ZHE-00449, 05ZHE-00480, 05DRB-01074] *[Deferred from 10/26/05]* (E-23) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 11/2/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 9/29/05 THE PRELIMINARY PLAT WAS APPROVED. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALK 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 # 1004462**
05DRB-01525 Major-Vacation of Public Easements
05DRB-01524 Major-Preliminary Plat Approval
05DRB-01526 Minor-Sidewalk Waiver
05DRB-01527 Minor-Temp Defer SDWK

BOHANNAN HUSTON INC agent(s) for ANDALUCIA DEVELOPMENT CO INC request(s) the above action(s) for REPLAT OF Tract(s) A, ANDALUCIA AT LA LUZ, (to be known as **ANDALUCIA @ LA LUZ, UNIT 3)** zoned SU-1, located on COORS BLVD NW, between NAMASTE RD NW and LA BIENVENIDA PL NW containing approximately 13 acre(s). [REF: 05EPC-01115, 05EPC-01117] [*Deferred from 10/26/06 & 11/2/05]* (F-11) **DEFERRED AT THE AGENT'S REQUEST-TO 11/9/05.**

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

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

6. **Project # 1004393**
05DRB-01354 Minor-Prelim&Final Plat Approval

ISAACSON & ARFMAN PA agent(s) for HIGH ASSETS LAND CO LTD request(s) the above action(s) for all or a portion of Lot(s) 2-A-1-B-2 and 3A (to be known as **ALBUQUERQUE WEST, UNIT 2,** Lot(s) 3-A-1, 3-A-2, 2-A-1-B-2-A and 2-A-1-B-2-B), zoned SU-1 PDA TO INCLUDE C-3 USES, located on EAGLE RANCH RD NW, between PASEO DEL NORTE NW and ALL SAINTS RD NW containing approximately 8 acre(s). [REF: DRB-96-14, DRB-90-252] *[Indef Deferred from 9/7/05 & 11/2/05]* (C-13) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

05DRB-01657 Minor-SiteDev Plan BldPermit

JIM MILLER ARCHITECTS agent(s) for MICHAEL BARTHELEMY & GEOFFREY ROMERO request(s) the above action(s) for all or a portion of Lot(s) 2A1B2A, **ALBUQUERQUE WEST, UNIT 2,** zoned SU-1 PDA TO INCLUDE C-3 USES, located on HIGH ASSETS WAY NW, between PASEO DEL NORTE NW and EAGLE RANCH NW containing approximately 1 acre(s). [REF: DRB-94-849] *Indef Deferred from 11/2/05]* (C-13) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

7. **Project # 1000316**
05DRB-01652 Minor-SiteDev Plan Subd/EPC

DEKKER PERICH SABATINI agent(s) for GSL PROPERTIES INC request(s) the above action(s) for all or a portion of Tract(s) A-C (formerly Tract(s) H, Parcel(s) A-C, (to be known as **COTTONWOOD APARTMENTS**) zoned SU-1 IP FOR C-2 & IP, located on SEVEN BAR LOOP NW, between OLD AIRPORT RD NW and COTTONWOOD DR NW containing approximately 17 acre(s). [REF: 00EPC00290, AX-85-28, Z-85-134, SD-78-3-2, Z-93-35] **[Carmen Marrone, EPC Case Planner]** *Indef Deferred from 11/2/05]* (B-14) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

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

8. **Project # 1000809**
05DRB-01658 Minor-Ext of SIA for Temp Defer SDWK

PATRICK PENNINGTON agent(s) for JOHN SANCHEZ request(s) the above action(s) for all or a portion of Lot(s) 1-23 AND Lot(s) 1-62, Unit(s) 1-2, **SUNSET FARMS,** zoned R-1, located on CENTRAL SW, between SUNSET FARMS SW and ATRISCO SW containing approximately 14 acre(s). [REF: DRB-97-408] (K-12) **A TWO-YEAR EXTENSION TO THE FOUR-YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**

9. **Project # 1004392**
05DRB-01650 Minor-Prelim&Final Plat Approval

TERRAMETRICS OF NEW MEXICO agent(s) for AMBROSE E. & DONNA S. CHAVEZ request(s) the above action(s) for all or a portion of Lot(s) 9, Block (s) 1, **VOLCANO CLIFFS, UNIT 7,** zoned R-1, located on MOJAVE ST NW, between UNSER BLVD NW and SAN IDELFONSO DR NW containing approximately 1 acre(s). (E-10) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO CITY ENGINEER FOR SAD READJUSTMENT AND PLANNING FOR AGIS DXF FILE AND TO RECORD THE PLAT.**

10. Project # 1003475
05DRB-01656 Minor-Final Plat Approval

WILSON & COMPANY INC agent(s) for FELIX RABADI request(s) the above action(s) for all or a portion of Tract(s) 1, **SUNDANCE ESTATES (to be known as PARADISE VIEW SUBDIVISION)** zoned R-LT residential zone, located on PARADISE BLVD NW, between JAMES MONROE MID-SCHOOL and ST JUDE CATHOLIC CHURCH containing approximately 23 acre(s). [REF: 04DRB01694, 04DRB01695, 04DRB01696] [*Deferred from 11/2/05 for SIA]* (B-1011) **DEFERRED AT THE AGENT'S REQUEST TO 11/9/05.**

11. Project # 1000469
05DRB-01556 Minor-Prelim&Final Plat Approval

ABQ ENGINEERING INC agent(s) for UNSER WEST TENANCY request(s) the above action(s) for all or a portion of Tract(s) L-1-C, **ATRISCO BUSINESS PARK,** zoned IP, located on UNSER BLVD NW, between BLUEWATER RD NW and LOS VOLCANES NW containing approximately 2 acre(s). [REF: 02DRB-01443, 01DRB-01787, 01DRB-01786, 01DRB-01325, 01DRB-00338, 01DRB-00336, 00DRB-01399, 00DRB-00532, 00DRB-01480] (K-10) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 11/2/05 THE PRELIMNARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

05DRB-01651 Minor-Temp Defer SDWK

ABQ ENGINEERING INC agent(s) for UNSER WEST TENANCY, JACK CLIFFORD request(s) the above action(s) for all or a portion of Tract(s) L-1-C, **ATRISCO BUSINESS PARK,** zoned IP industrial park zone, located on UNSER BLVD NW, between BLUEWATER RD NW and LOS VOLCANOS RD NW containing approximately 2 acre(s). [REF: 05DRB01556] (K-10) **THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

12. **Project # 1000116**
05DRB-01385 Minor- Final Plat Approval

ISAACSON & ARFMAN PA agent(s) for WISZNIA ASSOCIATES request(s) the above action(s) for all or a portion of Tract(s) F-2A1-D, **BROADBENT BUSINESS PARK**, (to be known as Tract(s) F-2A1-D-1, F-2A1-D-2, F-2A1-D-3, F-2Al-D-4 and F-2A1-D-5) zoned M-1 light manufacturing zone, located on MENAUL BLVD NE, between LAMBERTON PL NE and BROADBENT PKWY. NE containing approximately 8 acre(s). [REF: Z-73-138, Z-73-138-4] *[Deferred from 9/7/05 & 9/14/05 Indef Deferred for the SIA]* (H-15) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE AND TO RECORD.**

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

THERE ARE NO SKETCH PLATS THIS WEEK . . .

13. Approval of the Development Review Board Minutes for October 19, 2005. **THE DRB MINUTES FOR OCTOBER 19, 2005 WERE APPROVED BY THE BOARD.**

ADJOURNED: 10:15 A.M.

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1004462 AGENDA#: 5 DATE: 11.2.05

1. Name: Keven Patton Address: BHI Zip: _____
2. Name: Jerod Lee Address: BHI 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: 1004462 **AGENDA ITEM NO: 5**

SUBJECT:

Sidewalk Variance
Vacation
Sidewalk Deferral
Preliminary Plat

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

An approved drainage report dated 9-30-05 is on file for Preliminary Plat approval.
An approved infrastructure list is required for Preliminary Plat approval.
The Hydrology Section has no objection to the vacation request.

RESOLUTION:

11-9-05

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: November 2, 2005

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

DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

October 26, 2005 9:00 a.m.

MEMBERS:

Sheran Matson, AICP, DRB Chair
Claire Senova, Administrative Assistant
Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer
Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

****

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

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

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

A. Call to Order: 9:00 A.M. Adjourned: 11:37 A.M.
B. Changes and/or Additions to the Agenda
C. New or Old Business

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

1. **Project # 1000131**
   05DRB-01520 Major-Two Year SIA
   05DRB-01521 Minor-Ext of SIA for Temp Defer SDWK

   MARK GOODWIN & ASSOCIATES agent(s) for BROADWAY DEVELOPMENT CORPORATION request(s) the above action(s) for all or a portion of various parcels comprising, **BROADWAY INDUSTRIAL CENTER, UNIT 1,** zoned SU-2 FOR HM, located on SAN JOSE AVE SE, between BROADWAY BLVD SE and I-25 SE containing approximately 61 acre(s). [REF:DRB-97-271, 01DRB-01559, 03DRB-101513] (M-14) **A ONE YEAR EXTENSION OF THE SIA WAS APPROVED. A 2-YEAR EXTENSION TO THE 4-YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**

2. **Project # 1002459**
05DRB-01500 Major-Two Year SIA

TIERRA WEST LLC agent(s) for QUAIL PLAZA LLC request(s) the above action(s) for all or a portion of Tract(s) 1-3, **QUAIL RIDGE,** zoned SU-1 FOR COMMERCIAL DEV, located on OURAY RD NW, between COORS BLVD NW and 57TH STREET NW containing approximately 4 acre(s). [REF: 03EPC-01760] (H-11) **A TWO-YEAR EXTENSION OF THE SIA WAS APPROVED.**

3. **Project # 1000560**
05DRB-01501 Major-SiteDev Plan BldPermit

TIERRA WEST LLC agent(s) for IRONSTONE BANK request(s) the above action(s) for all or a portion of Tract(s) 1A2A1, JOURNAL CENTER (to be known as **IRONSTONE BANK**) zoned IP industrial park zone, located on LANG AVE NE, between JEFFERSON ST NE and HEADLINE BLVD NE containing approximately 5 acre(s). [REF: Z-72-33, 05DRB00680] *[Deferred from 10/26/05]* (D-17) **DEFERRED AT THE AGENT'S REQUEST TO 11/2/05.**

05DRB-01621 Minor-Prelim&Final Plat Approval

TIERRA WEST LLC agent(s) for IRONSTONE BANK request(s) the above action(s) for all or a portion of Tract(s) 1A2A1, **JOURNAL CENTER,** zoned IP industrial park zone, located on LANG AVE NE, between JEFFERSON ST NE and HEADLINE BLVD NE containing approximately 5 acre(s). [REF: Z-72-33, 05DRB00680, 05DRB01501] (D-17) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO CITY ENGINEER TO VERIFY STORM DRAIN EASEMENT LOCATION.**

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

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

5. **Project # 1002134**
05DRB-01528 Major-Amnd Prelim Plat Approval & Amnd Final Plat Approval

MARK GOODWIN & ASSOCIATES PA agent(s) for VISTA DEL NORTE DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Tract(s) U-1, U-2, U-3 U-4 AND U-6, LAS LOMITAS SUBDIVISION INDUSTRIAL PARK, **VISTA DEL NORTE**, zoned SU-1 FOR IP, located on LAS LOMITAS DR NE, between EL PUEBLO NE and VISTA DEL NORTE DR NE containing approximately 34 acre(s). (D-16) **THE AMENDED PRELIMINARY AND AMENDED FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD. THE INFRASTRUCTURE LIST WILL BE ADMINISTRATIVELY REVISED TO REMOVE THE TRAIL.**

6. **Project # 1004464**
05DRB-01540 Major-Vacation of Pub Right-of-Way

GARCIA KRAEMER & ASSOCIATES agent(s) for 4120 SILVER LLC & 4200 SILVER LLC, request(s) the above action(s) for Lot(s) 5 & 6, Block(s) 10 and Lot(s) 1, Block(s) 11, **MESA GRANDE ADDITION,** zoned O-R, located on SIERRA DR SE, between SILVER AVE SE and MESA GRANDE PL SE. *[Deferred from 10/26/05]* (K-17) **DEFERRED AT THE AGENT'S REQUEST TO 12/14/05.**

7. **Project # 1004039**
05DRB-01532 Major-Preliminary Plat Approval
05DRB-01533 Minor-Sidewalk Waiver
05DRB-01536 Minor-Temp Defer SDWK

ISAACSON & ARFMAN PA agent(s) for RUTLEDGE INVESTMENT COMPANY request(s) the above action(s) for Tract(s) 8A, HIGH DESERT (to be known as **THE LEGENDS @ HIGH DESERT**) zoned SU-2, C-1, located on ACADEMY BLVD NE, between CORTADERIA ST NE and HIGH DESERT PARK NE containing approximately 8 acre(s). [REF:05ZHE-00449, 05ZHE-00480, 05DRB-01074] *[Deferred from 10/26/05]* (E-23) **DEFERRED AT THE BOARD'S REQUEST TO 11/2/05.**

8. **Project # 1004462** –
05DRB-01525 Major-Vacation of Public Easements
05DRB-01524 Major-Preliminary Plat Approval
05DRB-01526 Minor-Sidewalk Waiver
05DRB-01527 Minor-Temp Defer SDWK

BOHANNAN HUSTON INC agent(s) for ANDALUCIA DEVELOPMENT CO INC request(s) the above action(s) for REPLAT OF Tract(s) A, ANDALUCIA AT LA LUZ, (to be known as **ANDALUCIA @ LA LUZ, UNIT 3)** zoned SU-1, located on COORS BLVD NW, between NAMASTE RD NW and LA BIENVENIDA PL NW containing approximately 13 acre(s). [REF: 05EPC-01115, 05EPC-01117] [*Deferred from 10/26/06]* (F-11) **DEFERRED AT THE BOARD'S REQUEST TO 11/2/05.**

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

SURV-TEK INC agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) H-2, **THE TRAILS, UNIT 1**, and unplatted lands, zoned R-D residential and related uses zone, developing area, located on PASEO DEL NORTE NW west of RAINBOW ST NW and containing approximately 165 acre(s). *[Deferred from 9/21/05 & 10/5/05 & 10/26/05]* (C-8/C-9) **DEFERRED AT THE AGENT'S REQUEST TO 12/7/05.**

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 # 1000965**
05DRB-01625 Minor-Amnd SiteDev Plan Subd/EPC
05DRB-01626 Minor-SiteDev Plan BldPermit/EPC

CONSENSUS PLANNING agent(s) for ASW REALTY PARTNERS & ANDALUCIA DEVELOPMENT CO request(s) the above action(s) for all or a portion of Lot(s) 1 thru 164, Tract(s) A, B, 2, 3, 4, 5, 6A and Tract(s) A-N, LANDS OF RAY GRAHAM, OVENWEST & CITY OF ALBUQUERQUE, (to be known as **LANDS OF ANDALUCIA @ LA LUZ, UNIT 3**) zoned SU-1 FOR PRD, VARYING DENSITIES, MPOS, located on COORS BLVD NW, between MONTANO RD NW and NAMASTE RD NW containing approximately 158 acre(s). [REF: 05EPC01115, 05EPC01117] **[Carmen Marrone, EPC Case Planner]** (F-11) **THE AMENDED SITE PLAN FOR SUBDIVISION AND THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR CARMEN MARRONE'S INITIALS.**

11. Project # 1004509
05DRB-01631 Minor-SiteDev Plan
BldPermit

GEORGE RAINHART & ASSOCIATES agent(s) for STERLING DEVELOPMENT COMPANY INC. request(s) the above action(s) for all or a portion of Tract(s) 6-A-2, RENAISSANCE CENTER (to be known as **THE SPORTS COURT**) zoned C-2, located on CULTURE NE, between MERCANTILE NE and MONTGOMERY NE containing approximately 4 acre(s). (F-17) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR CROSS ACCESS AGREEMENT AND SIDEWALKS PER TRANSPORTATION'S COMMENT SHEET AND TO PLANNING TO ADDRESS PLANNING'S COMMENTS AND FOR A REVISED UTILITY PLAN.**

12. Project # 1000551
05DRB-01544 Minor-SiteDev Plan
BldPermit/EPC

DAC ENTERPRISE INC agent(s) for MOHAMED KASSAM request(s) the above action(s) for all or a portion of Tract(s) A2A & A2B, PARK SQUARE ADDITION, (to be known as **UPTOWN HOTEL**) zoned SU-3, located on AMERICAS PARKWAY NE, between I-40 and INDIAN SCHOOL RD NE containing approximately 4 acre(s). [REF: Z-95-70, DRB-98-176, 04EPC-00690] **[Carmen Marrone, EPC Case Planner]** *[Deferred from 10/12/05 & 10/26/05]* (J-18) **DEFERRED AT THE AGENT'S REQUEST TO 11/9/05.**

13. Project # 1003747
05DRB-01550 Minor-SiteDev Plan
Subd/EPC
05DRB-01551 Minor-SiteDev Plan
BldPermit/EPC

TIERRA WEST LLC agent(s) for WAL-MART STORES EAST LP request(s) the above action(s) for all or a portion of Tract(s) 1, 4 & 5, WYOMING MALL (to be known as **WALMART**) zoned C-2 (SC), located on WYOMING BLVD NE, between MENAUL BLVD NE and NORTHEASTERN ST NE containing approximately 31 acre(s). [REF: ZA-99-017, ZA-79-214, ZA-78-225, ZA-84-226, ZA-78-143, ZA-14-95,, DRB-97-319, 05EPC-00024, 05EPC-00025] **[Carmen Marrone, EPC Case Planner]** *[Deferred from 10/12/05 & 10/26/05]* (H-20) **DEFERRED AT THE AGENT'S REQUEST TO 11/9/05.**

14. Project # 1000089
05DRB-01478 Minor-SiteDev Plan Subd/EPC
05DRB-01479 Minor-SiteDev Plan BldPermit/EPC

GEORGE RAINHART ARCHITECT agent(s) for RIVERSIDE PLAZA LTD., CO request(s) the above action(s) for Tract(s) 1-A-2, **RIVERSIDE PLAZA,** zoned SU-1 FOR C-1, located on COORS BLVD NW, between MONTANO PLAZA DR NW and STONE BRIDGE NW containing approximately 2 acre(s). [REF: Z-98-27, DRB-97-477, 05EPC-01106, 05EPC05-01107] **[Stephanie Shumsky, EPC Case Planner]** *[Indef Deferred from 9/28/05]* (E-12) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES OF THE SITE PLAN FOR SUBDIVISION. THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES OF THE SITE PLAN FOR BUILDING PERMIT.**

05DRB-01480 Minor-Prelim&Final Plat Approval

SURV-TEK INC agent(s) for RIVERSIDE PLAZA LTD CO request(s) the above action(s) for all or a portion of Tract(s) 1-A-2, **RIVERSIDE PLAZA,** zoned SU-1 FOR C-1, located on COORS BLVD NW, between STONE BRIDGE NW and MONTANO PLAZA DR NW containing approximately 2 acre(s). [REF: Z-98-27, DRB-97-477, 05EPC-01106, 05EPC-01107] *[Indef Deferred from 9/28/05]* (E-12) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 10/26/05 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

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

15. Project # 1003861
05DRB-01627 Minor-Sidewalk Waiver
05DRB-01628 Minor-Temp Defer SDWK

THOMPSON ENGINEERING CONSULTANTS agent(s) for THE BOULEVARD @ RIO GRANDE LLC request(s) the above action(s) for all or a portion of Tract(s) 60-A-2, 60-B & 86-A, **THE BOULEVARD @ RIO GRANDE,** zoned R-1 residential zone, located on RIO GRANDE BLVD NW, between ZICKERT NW and INDIAN SCHOOL RD NW containing approximately 2 acre(s). [REF: 04DRB01983, 05DRB00731] (H-13) **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.**

16. **Project # 1004507**
05DRB-01629 Minor-Prelim&Final Plat Approval

GEORGE T RODRIGUEZ agent(s) for COE PROPERTIES request(s) the above action(s) for all or a portion of Lot(s) 4 & 5, **DICKS ACRES SUBDIVISION,** zoned R-1 residential zone, located on MATTHEW AVE NW, between 12TH ST NW and 4TH ST NW containing approximately 1 acre(s). (G-14) THE **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR CONSTRUCTION OF ESTATE CURB, VERIFICATION OF PROPERTY LINE AND SETBACK, A DEMOLITION PERMIT IS REQUIRED FOR 913 MATTHEW NW AND TO PLANNING FOR THE AGIS DXF FILE.**

17. **Project # 1002819**
05DRB-01506 Minor-Prelim&Final Plat Approval

TIM ALDRICH agent(s) for CURB INC request(s) the above action(s) for all or a portion of Tract(s) E-6-A, **ALBUQUERQUE SOUTH UNIT 3,** zoned SU-1, R-2, R-T, located on 98TH STREET SW, between GIBSON BLVD SW and BLAKE RD SW containing approximately 31 acre(s). [REF: 03DRB-01183, 03DRB-01180] *[Deferred from 10/5/05 & 10/12/05 & 10/19/05 & 10/26/05]* (N-9) **DEFERRED AT THE AGENT'S REQUEST TO 11/9/05.**

18. **Project # 1004481**
05DRB-01624 Minor-Prelim&Final Plat Approval

MARK GOODWIN & ASSOCIATES PA agent(s) for CARLS JR WEST SIDE request(s) the above action(s) for TRACTS 61A2-A & 61A2-B, **TOWN OF ATRISCO GRANT, UNIT 6,** zoned C-2 community commercial zone, located on CENTRAL AVE SW, between COORS BLVD SW and AMANDA ST SW containing approximately 2 acre(s).[REF: Z-88-3, 05AA01694]] [Listed under Project #1004506 in error] (K-10) **PRELIMINARY AND FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

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

19. Project # 1000933
05DRB-01623 Minor-Sketch Plat or Plan

MARK GOODWIN & ASSOCIATES PA agent(s) for T. S. MCNANEY & ASSOCIATES request(s) the above action(s) for all or a portion of Tract(s) B1 & B2, MANZANO MESA (to be known as **SOUTHERN TOWNHOMES**) zoned R-T residential zone, located on SOUTHERN BLVD SE, between ELIZABETH SE and MIRAVISTA SE containing approximately 3 acre(s). (L-21) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

20. Project # 1004505
05DRB-01622 Minor-Sketch Plat or Plan

SURVEYS SOUTHWEST LTD agent(s) for CITY OF ALBUQUERQUE request(s) the above action(s) for all or a portion of Lot(s) 1-9, Block(s) N, **ATLANTIC & PACIFIC ADDITION,** zoned SU-2 special neighborhood zone, located on COAL AVE SW, between 4TH ST SW and 5TH ST SW containing approximately 1 acre(s). (K-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

21. Approval of the Development Review Board Minutes for October 12, 2005. **THE DEVELOPMENT REVIEW BOARD MINUTES FOR OCTOBER 12, 2005 WERE APPROVED BY THE BOARD.**

ADJOURNED: 11:37 A.M.

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1004462 AGENDA#: 8 DATE: 10.26.05

1. Name: KEVIN PATTON Address: 7500 Jefferson St Zip: 87109
2. Name: Jared Lee Address: 7500 Jefferson St Zip: 87109
3. Name: JACKIE FISHMAN Address: 302 8th St. NW Zip: 87102
4. Name: _____ Address: _____ Zip: _____
5. Name: _____ Address: _____ Zip: _____
6. Name: _____ Address: _____ Zip: _____
7. Name: _____ Address: _____ Zip: _____
8. Name: _____ Address: _____ Zip: _____
9. Name: _____ Address: _____ Zip: _____
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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: 1004462 **AGENDA ITEM NO: 8**

SUBJECT:

Sidewalk Variance
Vacation
Sidewalk Deferral
Preliminary Plat

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

An approved drainage report dated 9-30-05 is on file for Preliminary Plat approval.
Comments on the infrastructure list.
No objection to the vacation request.

RESOLUTION:

11-2-05

APPROVED ____; DENIED ____; DEFERRED X; 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 26, 2005

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

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

October 26, 2005

Project # 1004462
05DRB-01525 Major-Vacation of Public Easements
05DRB-01524 Major-Preliminary Plat Approval
05DRB-01526 Minor-Sidewalk Waiver
05DRB-01527 Minor-Temp Defer SDWK

BOHANNAN HUSTON INC agent(s) for ANDALUCIA DEVELOPMENT CO INC request(s) the above action(s) for REPLAT OF Tract(s) A, ANDALUCIA AT LA LUZ, (to be known as **ANDALUCIA @ LA LUZ, UNIT 3)** zoned SU-1, located on COORS BLVD NW, between NAMASTE RD NW and LA BIENVENIDA PL NW containing approximately 13 acre(s). [REF: 05EPC-01115, 05EPC-01117] (F-11)

AMAFCA — No objection to requested actions. AMAFCA will sign work order plans and Final Plat.

COG — Coors Blvd is identified on the Long Range Roadway System map as a limited access arterial with established right of way at 156'. In the project vicinity, access points are identified at:

- Western Trail (full intersection),
- Southerly portion of La Luz (full intersection),
- and at Dellyne Avenue (full intersection),

It can be assumed that the current access point at Sevilla Avenue represents the intention of the policy and the designated access point between Western Trail and Dellyne as noted above. Guidelines for access are described in the Coors Corridor Plan and are authorized by the City and/or County and require NMDOT concurrence prior to MTB submittal and/or approval. Coordination with City DMD, the NMDOT, and the MTB should be pursued to ensure current policy is followed. Desired access points not identified in either of these documents are subject to the MRCOG's AMPA Roadway Access Policies.

Transit

Transit has communicated with the applicant about installing a bus shelter and associated bench and trash can at a new bus stop on northbound Coors about 75' north of the Namaste/Coors intersection, per the EPC conditions.

Zoning Enforcement — No adverse comments.

Neighborhood Coordination

Letters sent to La Luz Del Sol NA (R) and La Luz Landowners Assn. (R).

APS — The proposal to develop 60 single family residential lots at Andalucia at La Luz, Unit 3 will affect Susie Rayos Marmon Elementary, John Adams Middle School, and West Mesa High. These schools are currently operating at or above capacity.

School	2005-06 Projections	Capacity	Space Available
S. R. MARMON	809	830	21
JOHN ADAMS MS	912	800	-112
WEST MESA HS	2625	2410	-215

A new southwest high school is being proposed to relieve West Mesa High. As always, these plans are contingent upon taxpayer approval. In regards to sidewalks, sidewalks near schools should not be waived as this would discourage walking to school. Subdivisions that are located within one mile of an elementary school, 1 ½ miles of a middle school, and 2 miles of a high school should be required to provide sidewalks/paths for students to access nearby schools.

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 — Open space had previously commented on this project at the EPC. We have no objections to this submittal.

City Engineer

An approved drainage report is required for Preliminary Plat approval. No objection to the vacation request.

Transportation Development

No objection to the Sidewalk Waiver or Deferral. Cross sections are needed to determine why the 20' slope easement is being vacated. Is the City being reimbursed for the initial cost? The 10' trail between Cayetana and Monte Frio should be a public pedestrian easement to be maintained by the homeowners assoc. or the underlying lot owner. Where is the north property line? (lot 55?) The extension of the box culvert has not been finalized.

Parks & Recreation

I believe that the trail identified on Coors should be a bike lane not a trail. No objection to the Vacation request. No object to the platting action or sidewalk requests.

Utilities Development

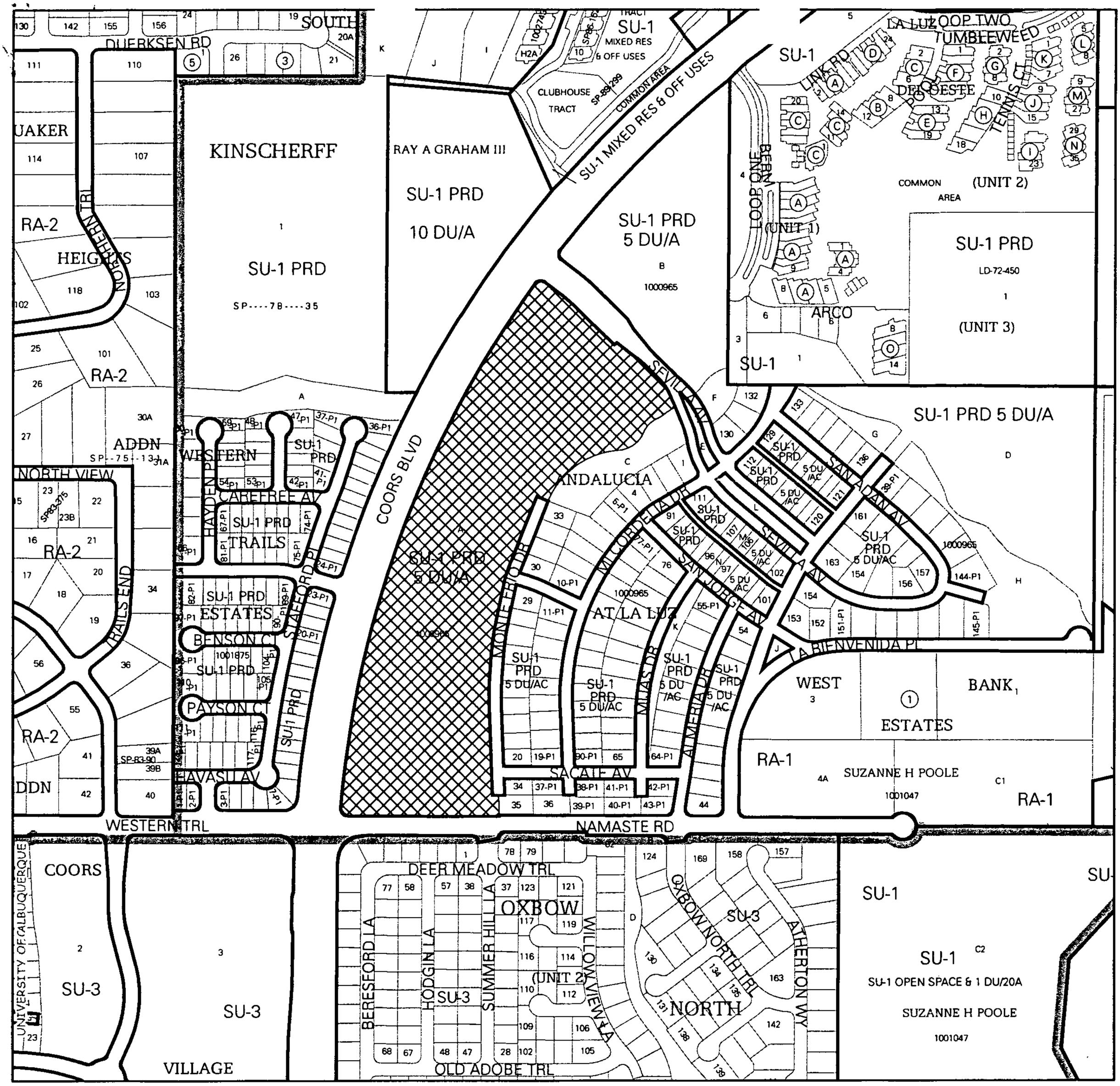
Defer Vacation request to Transportation and Hydrology. I have concerns about access to retaining walls on Lots 9 & 54 protection Coors ROW. No objection to Preliminary Plat approval. Water/sewer easements must be granted to the ABCWUA with Final Plat. No objection to Sidewalk Waiver/Deferral.

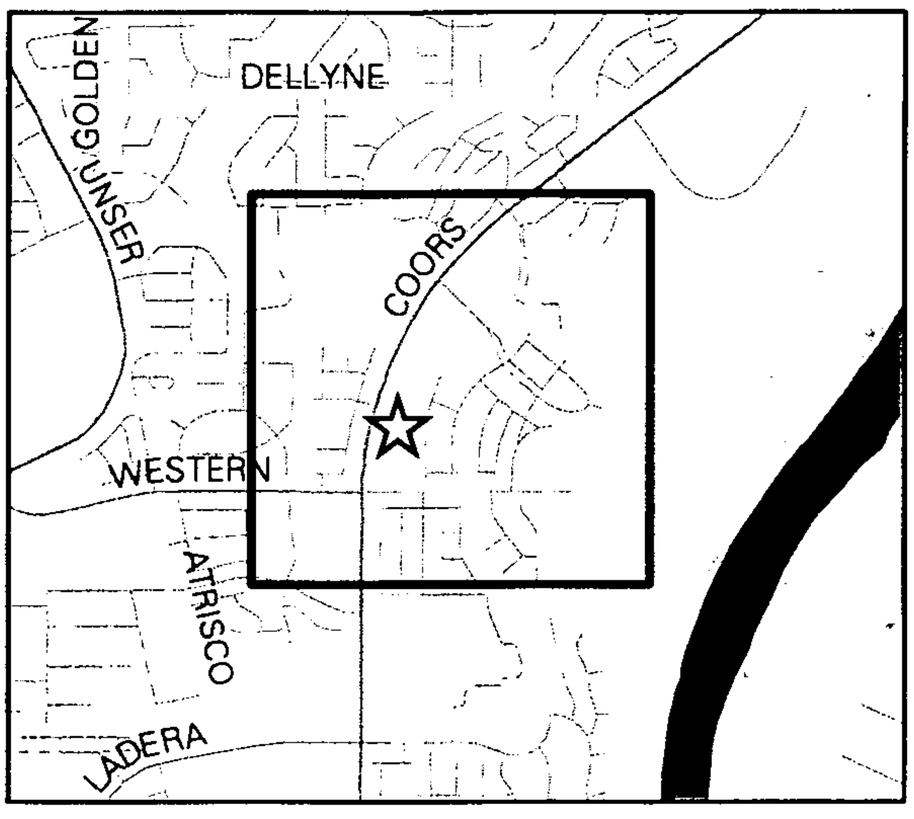
Planning Department

The EPC approved site plan for this site is not yet signed off by DRB. Agent was contacted to see if the site plan will be submitted at the same hearing as this plat. Planning reserves comments on the plat until the site plan is submitted. Andalucia wall design is approved already.

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

cc:Andalucia Development Co., Inc., 8300 Carmel Ave NE, 87122
Bohannan Huston Inc., 7500 Jefferson NE, 87109





ZONING MAP

Note: Grey shading indicates County.

1 inch equals 500 feet

Project Number:
1004462
Hearing Date:
10/16/05
Zone Map Page:
F-11
Additional Case Numbers:
05EPC-01115 05EPC-01117

CITY OF ALBUQUERQUE

Planning

UNITED STATES POSTAGE
PITNEY BOWES
02 1A $ 00.37⁰
0004329277 OCT 21 2005
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ANDALUCIA DEVELOPMENT CO INC
8300 CARMEL AVE NE
ALBUQUERQUE NM 87122

87122+3147-33 C004

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

PAGE 2

Project # 1004464
05DRB-01540 Major-Vacation of Pub Right-of-Way

GARCIA KRAEMER & ASSOCIATES agent(s) for 4120 SILVER LLC & 4200 SILVER LLC, request(s) the above action(s) for Lot(s) 5 & 6, Block(s) 10 and Lot(s) 1, Block(s) 11, **MESA GRANDE ADDITION,** zoned O-R, located on SIERRA DR SE, between SILVER AVE SE and MESA GRANDE PL SE. (K-17)

Project # 1004039
05DRB-01532 Major-Preliminary Plat Approval
05DRB-01533 Minor-Sidewalk Waiver
05DRB-01536 Minor-Temp Defer SDWK

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for Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, OCTOBER 10, 2005.

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CITY OF ALBUQUERQUE

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Project # 1000131
05DRB-01520 Major-Two Year SIA
05DRB-01521 Minor-Ext of SIA for Temp Defer SDWK

MARK GOODWIN & ASSOCIATES agent(s) for BROADWAY DEVELOPMENT CORPORATION request(s) the above action(s) for all or a portion of various parcels comprising, **BROADWAY INDUSTRIAL CENTER, UNIT 1,** zoned SU-2 FOR HM, located on SAN JOSE AVE SE, between BROADWAY BLVD SE and I-25 SE containing approximately 61 acre(s). [REF:DRB-97-271, 01DRB-01559, 03DRB-101513] (M-14)

Project # 1002459
05DRB-01500 Major-Two Year SIA

TIERRA WEST LLC agent(s) for QUAIL PLAZA LLC request(s) the above action(s) for all or a portion of Tract(s) 1-3, **QUAIL RIDGE,** zoned SU-1 FOR COMMERCIAL DEV, located on OURAY RD NW, between COORS BLVD NW and 57TH STREET NW containing approximately 4 acre(s). [REF: 03EPC-01760] (H-11)

Project # 1000560
05DRB-01501 Major-SiteDev Plan BldPermit

TIERRA WEST LLC agent(s) for IRONSTONE BANK request(s) the above action(s) for all or a portion of Tract(s) 1A2A1, JOURNAL CENTER (to be known as **IRONSTONE BANK**) zoned IP industrial park zone, located on LANG AVE NE, between JEFFERSON ST NE and HEADLINE BLVD NE containing approximately 5 acre(s). [REF: Z-72-33, 05DRB00680] (D-17)

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

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Project # 1002134
05DRB-01528 Major-Amnd Prelim Plat Approval & Amnd Final Plat Approval

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SEE PAGE 2 . . .

CITY OF ALBUQUERQUE

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Planning Department

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Albuquerque, NM 87103

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1650 UNIVERSITY BL NE
ALBUQUERQUE NM 87102

87102+1726-33 C017

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

PAGE 2

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05DRB-01540 Major-Vacation of Pub Right-of-Way

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CITY OF ALBUQUERQUE

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Project # 1004462

ANDALUCIA DEVELOPMENT CO, INC.
8300 CARMEL AVE NE
ALBUQUERQUE, NM 87122

87122$3147-33 C004

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

October 26, 2005

Project # 1004462
05DRB-01525 Major-Vacation of Public Easements
05DRB-01524 Major-Preliminary Plat Approval
05DRB-01526 Minor-Sidewalk Waiver
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AMAFCA — No objection to requested actions. AMAFCA will sign work order plans and Final Plat.

COG — Coors Blvd is identified on the Long Range Roadway System map as a limited access arterial with established right of way at 156'. In the project vicinity, access points are identified at:

- Western Trail (full intersection),
- Southerly portion of La Luz (full intersection),
- and at Dellyne Avenue (full intersection),

It can be assumed that the current access point at Sevilla Avenue represents the intention of the policy and the designated access point between Western Trail and Dellyne as noted above. Guidelines for access are described in the Coors Corridor Plan and are authorized by the City and/or County and require NMDOT concurrence prior to MTB submittal and/or approval. Coordination with City DMD, the NMDOT, and the MTB should be pursued to ensure current policy is followed. Desired access points not identified in either of these documents are subject to the MRCOG's AMPA Roadway Access Policies.

Transit

Transit has communicated with the applicant about installing a bus shelter and associated bench and trash can at a new bus stop on northbound Coors about 75' north of the Namaste/Coors intersection, per the EPC conditions.

Zoning Enforcement — No adverse comments.

Neighborhood Coordination

Letters sent to La Luz Del Sol NA (R) and La Luz Landowners Assn. (R).

APS — The proposal to develop 60 single family residential lots at Andalucia at La Luz, Unit 3 will affect Susie Rayos Marmon Elementary, John Adams Middle School, and West Mesa High. <u>These schools are currently operating at or above capacity.</u>

School	2005-06 Projections	Capacity	Space Available
S. R. MARMON	809	830	21
JOHN ADAMS MS	912	800	-112
WEST MESA HS	2625	2410	-215

A new southwest high school is being proposed to relieve West Mesa High. As always, these plans are contingent upon taxpayer approval. In regards to sidewalks, sidewalks near schools should not be waived as this would discourage walking to school. Subdivisions that are located within one mile of an elementary school, 1 ½ miles of a middle school, and 2 miles of a high school should be required to provide sidewalks/paths for students to access nearby schools.

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 — Open space had previously commented on this project at the EPC. We have no objections to this submittal.

City Engineer

An approved drainage report is required for Preliminary Plat approval. No objection to the vacation request.

Transportation Development

No objection to the Sidewalk Waiver or Deferral. Cross sections are needed to determine why the 20' slope easement is being vacated. Is the City being reimbursed for the initial cost? The 10' trail between Cayetana and Monte Frio should be a public pedestrian easement to be maintained by the homeowners assoc. or the underlying lot owner. Where is the north property line? (lot 55?) The extension of the box culvert has not been finalized.

Parks & Recreation

I believe that the trail identified on Coors should be a bike lane not a trail. No objection to the Vacation request. No object to the platting action or sidewalk requests.

Utilities Development

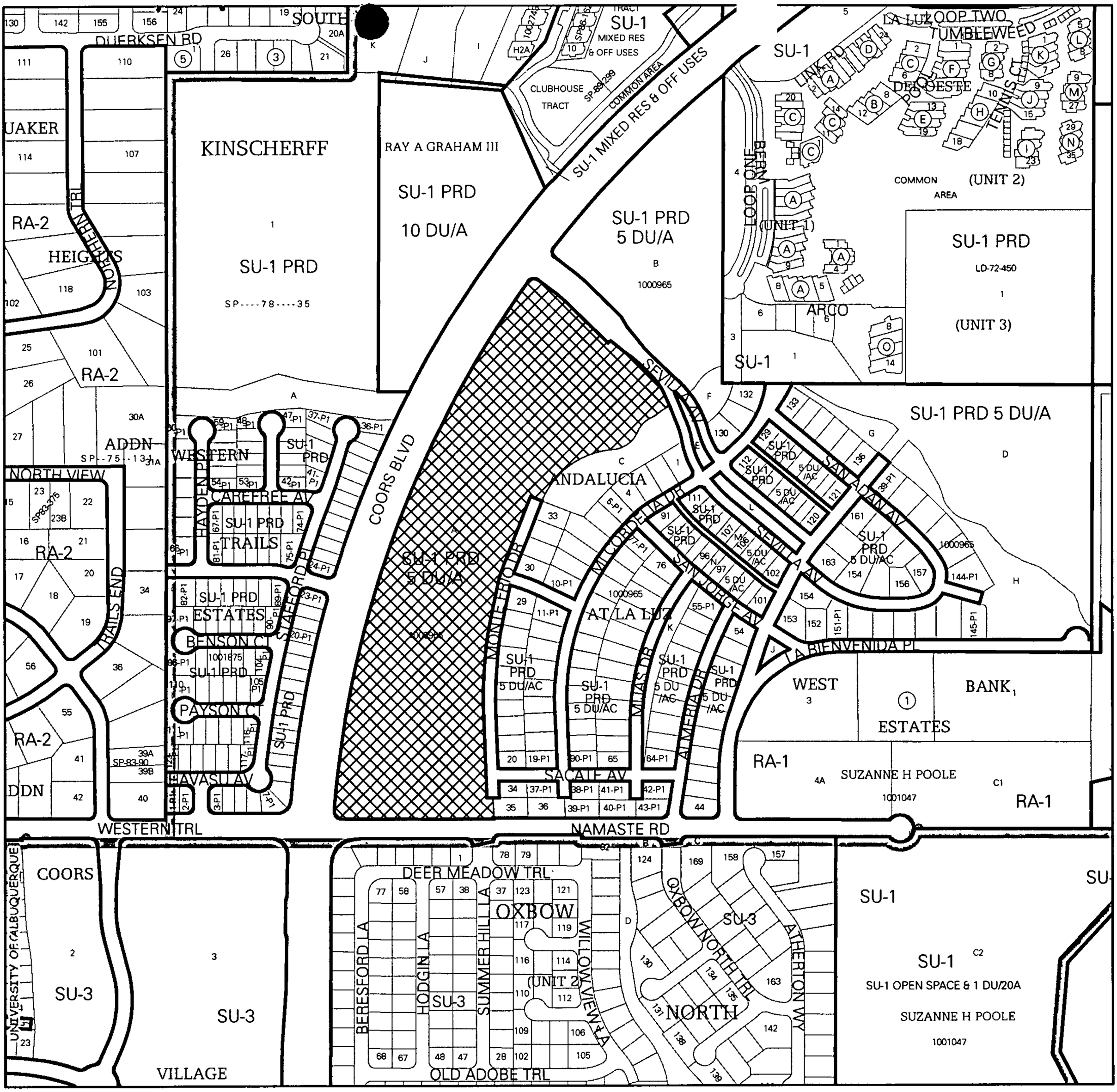
Defer Vacation request to Transportation and Hydrology. I have concerns about access to retaining walls on Lots 9 & 54 protection Coors ROW. No objection to Preliminary Plat approval. Water/sewer easements must be granted to the ABCWUA with Final Plat. No objection to Sidewalk Waiver/Deferral.

Planning Department

The EPC approved site plan for this site is not yet signed off by DRB. Agent was contacted to see if the site plan will be submitted at the same hearing as this plat. Planning reserves comments on the plat until the site plan is submitted. Andalucia wall design is approved already.

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

cc:Andalucia Development Co., Inc., 8300 Carmel Ave NE, 87122
Bohannan Huston Inc., 7500 Jefferson NE, 87109



ZONING MAP

Note: Grey shading indicates County.

1 inch equals 500 feet

Project Number:
1004462
Hearing Date:
10/16/05
Zone Map Page:
F-11
Additional Case Numbers:
05EPC-01115 05EPC-01117

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
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CITY OF PLANNING
PLANNING DEPARTMENT
PROPERTY OWNERSHIP LIST

Meeting Date: OCTOBER 26, 2005
Zone Atlas Page: F-11-Z
Notification Radius: 100 Ft.

Project# 1004462
App#05DRB-01524
App#05DRB-01525
App#05DRB-01526
App#05DRB-01527

Cross Reference and Location: COORS BLVD NW / BETWEEN NAMASTE RD NW AND LA BIENVENIDA PL NW

Applicant: ANDALUCIA DEVELOPMENT CO, INC.
Address: 8300 CARMEL AVE NE
ALBUQUERQUE, NM 87122

Agent: BOHANNAN HUSTON INC.
7500 JEFFERSON NE
ALBUQUERQUE, NM 87109

Special Instructions:

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

Date Mailed: OCTOBER 7, 2005
Signature: YVONNE SAAVEDRA

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
PROPERTY OWNERSHIP / LEGAL LIST

Project# 1004462
Application# _____

Zone Atlas Page #	Zone Atlas #	Grid Location	Parcel Sequence	Name & Address
F-11	1011061	386-247	401-26	✓
		235-274	203-08	✓ Dup
		219-201	37	✓ Dup 2
		212-088	313-01	✓
		262-123	404-09	✓ Dup
		262-129	08	✓ Dup 2
		263-137	07	✓ Dup 2
		270-142	06	✓ Dup 2
		278-142	05	✓ Dup 2
		285-142	04	✓ Dup 2
		291-142	03	✓ Dup 2
		298-142	02	✓ Dup 2
		305-142	01	✓ Dup 2
		310-135	410-01	✓ Dup 2
		320-142	408-01	✓ Dup 2
		298-377	101-16	✓ Dup
		230-358	203-10	✓ Dup 2

mainframe@coa1mp3.ca
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To
cc
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Subject

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0101106138624740126       LEGAL: TR 1  PLA T OF TRACTS A, B, 1, 2, 3, 4, 5 & 6 OF
LAN  LAND USE:
                          PROPERTY ADDR: 00000
                             OWNER NAME: ASW REALTY PARTNERS LLC
                             OWNER ADDR: 401 PASEO DE PERALTA
SANTA FE  NM             87501
0101106123527420308       LEGAL: TRAC T 2  SUMMARY PLAT KINSCHERFF LANDS T11N R2E
SEC  LAND USE:
                           PROPERTY ADDR: 00000   N/A
                              OWNER NAME: WESTERN TRAILS LLC
                              OWNER ADDR: 6300 RIVERSIDE PLAZA LN NW 200
ALBUQUERQUE NM           87120
0101106121920120337        LEGAL: POR  E 1/ 2 NE 1/4 SW 1/4 T11N R2E SEC 35  CONT
12.2  LAND USE:
                           PROPERTY ADDR: 00000   COORS
                              OWNER NAME: WESTERN TRAILS LLC
                              OWNER ADDR: 6300 RIVERSIDE PLAZA LN NW 200
ALBUQUERQUE NM           87120
0101106121208831301        LEGAL: TRAC T 3  PLAT OF TRACTS 1 THRU 4 COORS VILLAGE
BEIN  LAND USE:
                           PROPERTY ADDR: 00000
                              OWNER NAME: RIO PUERCO II LLC
                              OWNER ADDR: 17875   VON KARMAN
IRVINE       CA          92614
0101106126212340409        LEGAL: LT 9  PLA T OF OXBOW NORTH A REPLAT OF TRACT B-1
LAND USE:
                           PROPERTY ADDR: 00000   BERESFORD
                              OWNER NAME: OXBOW NORTH VENTURES
                              OWNER ADDR: 01650   UNIVERSITY                BL NE
ALBUQUERQUE NM           87102
0101106126212940408        LEGAL: LT 8  PLA T OF OXBOW NORTH A REPLAT OF TRACT B-1
LAND USE:
                           PROPERTY ADDR: 00000   BERESFORD
                              OWNER NAME: OXBOW NORTH VENTURES
                              OWNER ADDR: 01650   UNIVERSITY                BL NE
ALBUQUERQUE NM           87102
0101106126313740407        LEGAL: LT 7  PLA T OF OXBOW NORTH A REPLAT OF TRACT B-1
LAND USE:
                           PROPERTY ADDR: 00000   BERESFORD
                              OWNER NAME: OXBOW NORTH VENTURES
                              OWNER ADDR: 01650   UNIVERSITY                BL NE
ALBUQUERQUE NM           87102
0101106127014240406        LEGAL: LT 6  PLA T OF OXBOW NORTH A REPLAT OF TRACT B-1
LAND USE:
                           PROPERTY ADDR: 00000   DEER MEADOW
                              OWNER NAME: OXBOW NORTH VENTURES
                              OWNER ADDR: 01650   UNIVERSITY                BL NE
ALBUQUERQUE NM           87102
```

0101106127814240405 LEGAL: LT 5 PLA T OF OXBOW NORTH A REPLAT OF TRACT B-1
LAND USE:
PROPERTY ADDR: 00000 DEER MEADOW
OWNER NAME: OXBOW NORTH VENTURES
OWNER ADDR: 01650 UNIVERSITY BL NE
ALBUQUERQUE NM 87102
0101106128514240404 LEGAL: LT 4 PLA T OF OXBOW NORTH A REPLAT OF TRACT B-1
LAND USE:
PROPERTY ADDR: 00000 DEER MEADOW
OWNER NAME: OXBOW NORTH VENTURES
OWNER ADDR: 01650 UNIVERSITY BL NE
ALBUQUERQUE NM 87102
0101106129114240403 LEGAL: LT 3 PLA T OF OXBOW NORTH A REPLAT OF TRACT B-1
LAND USE:
PROPERTY ADDR: 00000 DEER MEADOW
OWNER NAME: OXBOW NORTH VENTURES
OWNER ADDR: 01650 UNIVERSITY BL NE
ALBUQUERQUE NM 87102
0101106129814240402 LEGAL: LT 2 PLA T OF OXBOW NORTH A REPLAT OF TRACT B-1
LAND USE:
PROPERTY ADDR: 00000 DEER MEADOW
OWNER NAME: OXBOW NORTH VENTURES
OWNER ADDR: 01650 UNIVERSITY BL NE
ALBUQUERQUE NM 87102
0101106130514240401 LEGAL: LT 1 PLA T OF OXBOW NORTH A REPLAT OF TRACT B-1
LAND USE:
PROPERTY ADDR: 00000 DEER MEADOW
OWNER NAME: OXBOW NORTH VENTURES
OWNER ADDR: 01650 UNIVERSITY BL NE
ALBUQUERQUE NM 87102
0101106131013541001 LEGAL: TR E PLA T OF OXBOW NORTH A REPLAT OF TRACT B-1
LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: OXBOW NORTH VENTURES
OWNER ADDR: 01650 UNIVERSITY BL NE
ALBUQUERQUE NM 87102
0101106132014240801 LEGAL: LT 7 8 PL AT OF OXBOW NORTH A REPLAT OF TRACT B-1
LAND USE:
PROPERTY ADDR: 00000 DEER MEADOW
OWNER NAME: OXBOW NORTH VENTURES
OWNER ADDR: 01650 UNIVERSITY BL NE
ALBUQUERQUE NM 87102
0101106129837710116 LEGAL: TR O F LA ND IN SW1/4 OF NE1/4 SEC 35 T11N R2E
CONT LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: GRAHAM RAY A III
OWNER ADDR: 1 WIND NW
ALBUQUERQUE NM 87120
0101106123035820310 LEGAL: TRAC T 1 SUMMARY PLAT KINSCHERFF LANDS T11N R2E
SEC LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: GRAHAM RAY A III
OWNER ADDR: 1 WIND NW
ALBUQUERQUE NM 87120

.
QUIT

101106138624740126 LEGAL: TRACT 1 PLAT OF TRACTS A, B, 1, 2, 3, 4, 5 & 6 A GRAHAM III, OVEN
PROPERTY ADDR: N/A

OWNERS NAME: ASW REALTY PARTNERS LLC
OWNERS ADDR: 401 PASEO DE PERALTA
SANTA FE, NM 87501

101106123527420308 LEGAL: TRACT 2 SUMMARY PLAT KINSCHERF F LANDS T11N R .83 ACRES
PROPERTY ADDR: COORS BLVD NW

OWNERS NAME: WESTERN TRAILS LLC
OWNERS ADDR: 6300 RIVERSIDE PLAZA LN NW 200
ALBUQUERQUE, NM 87120

101106121920120337 LEGAL: PORTION E ½ NE ¼ SW ¼ T11N R 2E SECTION 35 CON
PROPERTY ADDR: COORS BLVD NW

OWNERS NAME: WESTERN TRAILS LLC
OWNERS ADDR: 6300 RIVERSIDE PLAZA LN NW 200
ALBUQUERQUE, NM 87120

101106129837710116 LEGAL: TRACT OF LAND IN SW1/4 OF NE1/4 SECTION 35 T11N R2E M/L
PROPERTY ADDR: N/A

OWNERS NAME: GRAHAM RAY A III
OWNERS ADDR: 1 WIND NW
ALBUQUERQUE, NM 87120

101106123035820310 LEGAL: TRACT 1 SUMMARY PLAT KINSCHERFF LAND T11N R 9 .169 ACRES
PROPERTY ADDR: N/A

OWNERS NAME: GRAHAM RAY A III
OWNERS ADDR: 1 WIND NW
ALBUQUERQUE, NM 87120

Project # 1004462

ANDALUCIA DEVELOPMENT CO, INC.
8300 CARMEL AVE NE
ALBUQUERQUE, NM 87122

Project # 1004462

BOHANNAN HUSTON INC.
7500 JEFFERSON NE
ALBUQUERQUE, NM 87109

Project # 1004462

EDWARD TTORO
La Luz Del Sol N.A.
36 MILL RD NW
ALBUQUERQUE, NM 87120

Project # 1004462

RAY A GRAHAM III
La Luz Del Sol N.A.
ONE WIND NW
ALBUQUERQUE, NM 87120

Project # 1004462

RAE PERLS
La Luz Landowners Assoc.
15 TENNIS COURT NW
ALBUQUERQUE, NM 87120

Project # 1004462

BRUCE MASSON
La Luz Landowners Assoc.
13 ARCO NW
ALBUQUERQUE, NM 87120

Project # 1004462

BILL JACK RODGERS
Taylor Ranch N.A.
8308 CEDAR CREEK DR NW
ALBUQUERQUE, NM 87120

Project # 1004462

JOLENE WOLFLEY
Taylor Ranch N.A.
6804 STAGHORN DR NW
ALBUQUERQUE, NM 87120

101106138624740126

ASW REALTY PARTNERS LLC
401 PASEO DE PERALTA
SANTA FE, NM 87501

101106123527420308

WESTERN TRAILS LLC
6300 RIVERSIDE PLAZA LN NW 200
ALBUQUERQUE, NM 87120

101106121208831301

RIO PUERCO II LLC
17875 VON KARMAN
IRVINE CA 92614

101106126212340409

OXBOW NORTH VENTURES
1650 UNIVERSITY BL NE
ALBUQUERQUE NM 87102

101106129837710116

GRAHAM RAY A III
ONE WIND NW
ALBUQUERQUE, NM 87120

ALBUQUERQUE
Making History

City of Albuquerque

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

September 29, 2005

Stephanie Stratton
Bohannan, Houston
7500 Jefferson St NE/87109
Phone: 823-1000 Fax: 798-7988

Dear Stephanie:

Thank you for your inquiry of **September 29, 2005** requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **TRACT A OF ANDALUCIA AT LA LUZ** zone map **F-11.**

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

LA LUZ DEL SOL N.A. (LDS) "R"
***Edward Totoro** *e-mail:* Etotoro1@comcast.net
36 Mill Rd. NW/87120 899-0415 (h)
Ray A. Graham III
One Wind NW/87120 898-5600 (h)

Council District: 5
County District: 1
Police Beat: 129/WS/Z-A
Zone Map #: E-F-11

LA LUZ LANDOWNERS ASSOC. (LUZ) "R"
***Rae Perls** *e-mail:* raeperls@aol.com
15 Tennis Court NW/87120 898-8833 (h)
Bruce Masson
13 Arco NW/87120 898-1299 (h)

Council District: 5
County District: 1
Police Beat: 129/WS/Z-A
Zone Map #: E-F-11-12

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

Sincerely,

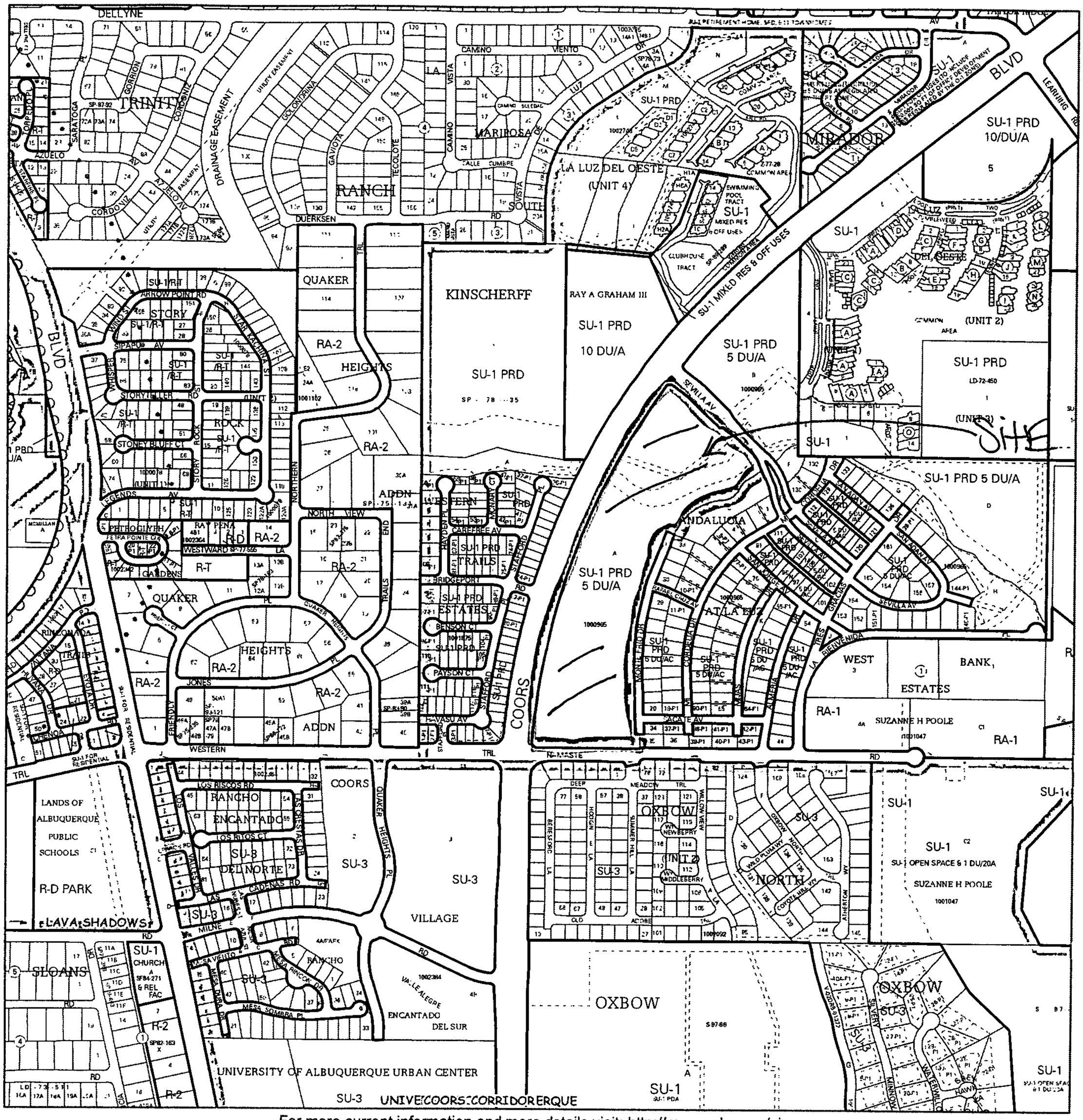
Dalaina Carmona

OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

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

TAYLOR RANCH N.A. (TRN)
Bill Jack Rodgers *e-mail:* biljac@worldnet.att.net
8308 Cedar Creek Dr. NW/87120 897-9737 (h)
Jolene Wolfley e-mail: jostler_wolfley@hotmail.com
6804 Staghorn Dr. NW/87120 890-9414 (h)
Website: www.trna.org

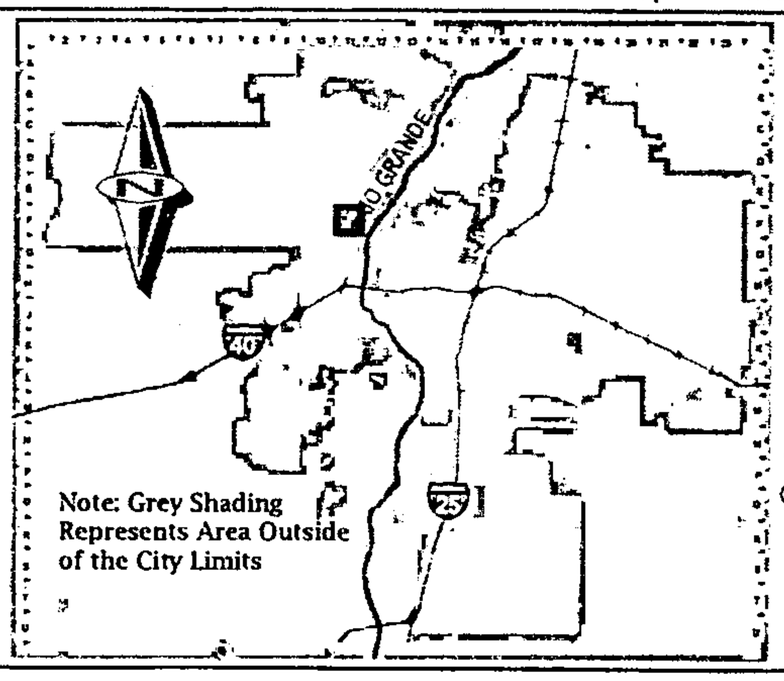
Council District: 5
County District: 1
Police Beat: 119,121,122,124-127/WS
Zone Map: C-F-11-14



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

Albuquerque Geographic Information System

Map amended through: 9/2/2005



Zone Atlas Page:

F-11-Z

Selected Symbols

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

0 — 750 — 1,500 Feet

FORM 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: ANDA LUCIA LA LUZ Unit 3

AGIS MAP # F-11

LEGAL DESCRIPTIONS: _____

_____

_____

X **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 9/30/05 (date).

Stephanie Sutton — Applicant/Agent — 9-30-05 — Date

Li Sims — Hydrology Division Representative — 9/30/05 — 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 _____ (date).

_____ Applicant/Agent — _____ Date

_____ Utilities Division Representative — _____ Date

PROJECT # 1004462

Revised 4/03.

CITY OF ALBUQUERQUE

FYI

ALBUQUERQUE
Making History

NOTIFICATION OF HEARING for the DEVELOPMENT REVIEW BOARD

October 6, 2005

TO: Edward Totoro and Ray A. Grahan III, La Luz Del Sol NA
Rae Perls and Bruce Masson, La Luz Landowners 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 thirteen (13) acre(s): Major Vacation of Public Easements; Major Preliminary Plat Approval; Minor Sidewalk Waiver and Minor Temporary Deferral of Sidewalks for Andalucia at La Luz – Phase 3 – Subdivision.**

Proposed by: **Bohannan Huston Inc. at 823-1000**
Agent for: **Andalucia Development Co., Inc.**

For property located: **On or near Coors Boulevard NW between Namaste Road NW and La Bienvenida Place NW.**

The case number(s) assigned is: **05DRB- 01525, 01524, 01526, 01527, Project # 1004462.**

City Planning accepted application for this request on **September 30, 2005**.

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

Please be advised that this application is scheduled for a hearing before the Development Review Board (DRB) at **9 a.m.** on **Wednesday, October 26, 2005** in the **Planning Hearing Room, Lower Level, Plaza Del Sol Building, 600 Second St. NW.**

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

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

Sincerely,

Stephani I. Winklepleck

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

cc: Claire Senova, DRB Administrative Assistant

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

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW,** on **Wednesday, January 30, 2008,** beginning at **9:00 a.m.** for the purpose of considering the following:

Project# 1003709
08DRB-70003 VACATION OF PUBLIC EASEMENT
08DRB-70004 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

SURVEYS SOUTHWEST LTD agent(s) for CHRONIS DEVELOPMENT request(s) the above action(s) for all or a portion of Lot(s) 32-35, W35' OF LOT 37, & 38, **TOGETHER W/ LOT 36A, HUBBEL HEIGHTS ADDN & TRACT 64, UNIT 6, TOWN OF ATRISCO GRANT,** zoned SU-1 FOR O-1 & C-1 AND RESTAURANT AND LIQUOR, located on 65TH ST SW BETWEEN CENTRAL AVE SW AND COORS BLVD SW containing approximately 5.555 acre(s). (K-11)

Project# 1004462
08DRB-70006 MAJOR - 2YR SUBD IMP AGMT EXT (2YR SIA)

BOHANNAN HUSTON INC agent(s) for ANDALUCIA DEVELOPMENT CO INC request(s) the above action(s) for all or a portion of **ANDALUCIA AT LA LUZ UNIT 3,** zoned SU-1/PRD 5DU/A, located on COORS BLVD NW BETWEEN NAMASTE RD NW AND SEVILLA AVE NW containing approximately 23.1164 acre(s). (F-11)

Project# 1006539
08DRB-70005 VACATION OF PUBLIC EASEMENT
08DRB-70007 VACATION OF PRIVATE EASEMENT

BOHANNAN HUSTON INC agent(s) for MESA DEL SOL LLC request(s) the above action(s) for all or a portion of Tract 22, **MESA DEL SOL INNOVATION PARK,** zoned PC, located on UNIVERSITY BLVD SE BETWEEN EASTMAN SE AND STRYKER SE containing approximately 15.82 acre(s). (R-16)

Project# 1007018
08DRB-70002 VACATION OF PUBLIC EASEMENT

CARTESIAN SURVEYS INC agent(s) for BRUCE PONDER/BRENT TIANO request(s) the above action(s) for all or a portion of Block 6, Tract(s) A & B, **CIRCLE K CORPORATION,** zoned C-1, located on WYOMING BLVD BETWEEN COMANCHE NE AND CANDELARIA NE containing approximately 0.58 acre(s). (G-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 Angela Gomez, 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.

Andrew Garcia, Acting DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, JANUARY 14, 2008.

CITY OF ALBUQUERQUE

Planning Department

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JINZO MARTIN J & BACA RHONDA R
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ALBUQUERQUE, NM 87120

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JINZO'MARTIN J
325 BRAUGHT LN
BOSQUE FARMS NM 87068-9731

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87120+3234 87103@1293-

P O Box 1293 Albuquerque, New Mexico 87103

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

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Project# 1004462
08DRB-70006 MAJOR - 2YR SUBD IMP AGMT EXT (2YR SIA)

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08DRB-70007 VACATION OF PRIVATE EASEMENT

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Project# 1007018
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Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, JANUARY 14, 2008.

CITY OF ALBUQUERQUE

Planning Department

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Project# 1004462
BOHANNAN HUSTON INC
1500 JEFFERSON NE
ALBUQUERQUE, NM 87109

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87103129393

P O Box 1293 Albuquerque, New Mexico 87103

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

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Development Review Board

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CITY OF ALBUQUERQUE

Planning Department

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Or Current Resident
MONTEREY LAND GROUP LLC
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ALBUQUERQUE, NM 87120

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P O Box 1293 Albuquerque, New Mexico 87103

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

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Project# 1007018
08DRB-70002 VACATION OF PUBLIC EASEMENT

CARTESIAN SURVEYS INC agent(s) for BRUCE PONDER/BRENT TIANO request(s) the above action(s) for all or a portion of Block 6, Tract(s) A & B, **CIRCLE K CORPORATION,** zoned C-1, located on WYOMING BLVD BETWEEN COMANCHE NE AND CANDELARIA NE containing approximately 0.58 acre(s). (G-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 Angela Gomez, 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.

Andrew Garcia, Acting DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, JANUARY 14, 2008.

CITY OF ALBUQUERQUE

Planning Department

RETURN TO SENDER

VACANT

UNITED STATES POSTAGE PITNEY BOWES

02 1M $ 00.41⁰

0004219022 JAN 11 2008

MAILED FROM ZIP CODE 87102

Or Current Resident
POSEY LAWRENCE D & CAROLYN A
4509 SUMMER HILL LN NW
ALBUQUERQUE, NM 87120

DRB

VAC

87120+4660 C003

P O Box 1293 Albuquerque, New Mexico 87103

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 30, 2008,** beginning at **9:00 a.m.** for the purpose of considering the following:

Project# 1003709
08DRB-70003 VACATION OF PUBLIC EASEMENT
08DRB-70004 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

SURVEYS SOUTHWEST LTD agent(s) for CHRONIS DEVELOPMENT request(s) the above action(s) for all or a portion of Lot(s) 32-35, W35' OF LOT 37, & 38, **TOGETHER W/ LOT 36A, HUBBEL HEIGHTS ADDN & TRACT 64, UNIT 6, TOWN OF ATRISCO GRANT,** zoned SU-1 FOR O-1 & C-1 AND RESTAURANT AND LIQUOR, located on 65TH ST SW BETWEEN CENTRAL AVE SW AND COORS BLVD SW containing approximately 5.555 acre(s). (K-11)

Project# 1004462
08DRB-70006 MAJOR - 2YR SUBD IMP AGMT EXT (2YR SIA)

BOHANNAN HUSTON INC agent(s) for ANDALUCIA DEVELOPMENT CO INC request(s) the above action(s) for all or a portion of **ANDALUCIA AT LA LUZ UNIT 3,** zoned SU-1/PRD 5DU/A, located on COORS BLVD NW BETWEEN NAMASTE RD NW AND SEVILLA AVE NW containing approximately 23.1164 acre(s). (F-11)

Project# 1006539
08DRB-70005 VACATION OF PUBLIC EASEMENT
08DRB-70007 VACATION OF PRIVATE EASEMENT

BOHANNAN HUSTON INC agent(s) for MESA DEL SOL LLC request(s) the above action(s) for all or a portion of Tract 22, **MESA DEL SOL INNOVATION PARK,** zoned PC, located on UNIVERSITY BLVD SE BETWEEN EASTMAN SE AND STRYKER SE containing approximately 15.82 acre(s). (R-16)

Project# 1007018
08DRB-70002 VACATION OF PUBLIC EASEMENT

CARTESIAN SURVEYS INC agent(s) for BRUCE PONDER/BRENT TIANO request(s) the above action(s) for all or a portion of Block 6, Tract(s) A & B, **CIRCLE K CORPORATION,** zoned C-1, located on WYOMING BLVD BETWEEN COMANCHE NE AND CANDELARIA NE containing approximately 0.58 acre(s). (G-19)

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Andrew Garcia, Acting DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, JANUARY 14, 2008.

CITY OF ALBUQUERQUE

Planning Department

DRB

Or Current Resident
TURRIETA ALFREDO C JR
4844 STAFFORD PL NW
ALBUQUERQUE, NM 87120

UNITED STATES POSTAGE
PITNEY BOWES
02 1M $ 00.41⁰
0004219022 JAN 11 2008
MAILED FROM ZIP CODE 871

NIXIE 871 CE 1 70 01/18/08
RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD
BC: 87103129393 *0668-18761-11-37

87130-87109@1293

P O Box 1293 Albuquerque, New Mexico 87103

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

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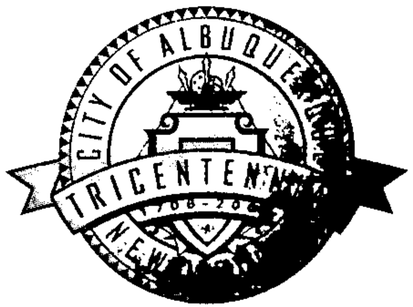
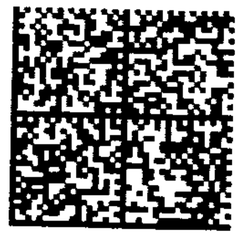
Andrew Garcia, Acting DRB Chair
Development Review Board

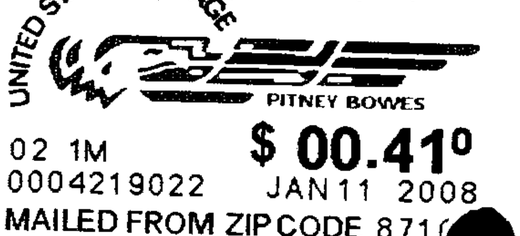
TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, JANUARY 14, 2008.

CITY OF ALBUQUERQUE



Planning Department





Or Current Resident
OXBOW NORTH VENTURES
1650 UNIVERSITY BLVD NE SUITE 5-
100
ALBUQUERQUE, NM 87102 1

DRB

NIXIE 871 CE 1 70 02/01/08
RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD
BC: 87103129393 *0568-07937-11-36

87102 87103@1293

P O Box 1293 Albuquerque, New Mexico 87103

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

December 31, 2013

Project# 1004462
13DRB-70799 EXT OF SIA FOR TEMP DEFR SDWK CONST

ANDALUCIA DEVELOPMENT request(s) the above action(s) for all or a portion of **ANDALUCIA @ LA LUZ Unit(s) 3,** zoned SU-1 PRD 5 DU/A, located on NAMASTE RD NW AND SEVILLA AVE NW containing approximately 22.8321 acre(s). (F-11)

At the December 31, 2013Development 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 January 15, 2014, 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: ANDALUCIA DEVELOPMENT
File

City of Albuquerque Planning Department

DEVELOPMENT AND BUILDING SERVICES

STANDARD APPLICATION, Paper Plans Required

DEVELOPMENT REVIEW BOARD

Category Code 910
2013 070 799

12/17/2013 Issued By: E08375 219457

Application Number: **13DRB-70799**, Ext Of Sia For Temp Defr Sdwk Const

Address:

Location Description: NAMASTE RD NW AND SEVILLA AVE NW

Project Number: 1004462

Applicant
ANDALUCIA DEVELOPMENT

8300 CARMEL AVE NE
ALBUQUERQUE NM 87122
828-9900

Agent / Contact
ANDALUCIA DEVELOPMENT

8300 CARMEL AVE NE
ALBUQUERQUE NM 87122
828-9900

Application Fees	
APN Fee	
Conflict Mgmt Fee	$20.00
DRB Actions	$50.00
TOTAL:	$70.00

City of Albuquerque Treasury
Date:12/17/2013 Office:ANNEX
Stat ID:MS000007 Cashier:TRSSIV
Batch: 2991 Trans #:6
Permit: 201307072?
Receipt Num 00167669
Payment Total:$70.00
0901 Conflict Manag. Fee $20.00
0903 DRB Actions $50.00
Check Tendered : $70.00

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION — **S**

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

SITE DEVELOPMENT PLAN — **P**

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

STORM DRAINAGE (Form D) — **A**

___ 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)

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.

APPLICATION INFORMATION:

Professional/Agent (if any): _____ PHONE: _____

ADDRESS: _____ FAX: _____

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

APPLICANT: Andalucia Development PHONE: (505) 828-9900

ADDRESS: 8300 Carmel Ave NE FAX: (505) 828-9901

CITY: Albuquerque STATE NM ZIP 87122 E-MAIL: joannes@scottpatrickhomes.com

Proprietary interest in site: _____ List all owners: _____

DESCRIPTION OF REQUEST: Extension of SIA for Temporary Deferral of Sidewalks

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. _____ Block: _____ Unit: 3

Subdiv/Addn/TBKA: Andalucia @ LaLuz

Existing Zoning: SU-1 PRD 5DU/A Proposed zoning: _____ MRGCD Map No _____

Zone Atlas page(s): F-11-Z UPC Code: _____

CASE HISTORY:

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

DRB - 1004462 Project # 1004462

CASE INFORMATION:

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

No. of **existing** lots: 60 No. of **proposed** lots: _____ Total area of site (acres): 22.8321

LOCATION OF PROPERTY BY STREETS: On or Near: _____

Between: Namaste Rd NW and Sevilla Ave NW

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

SIGNATURE _____ DATE 12-16-13

(Print) Scott Schiabor Applicant: ☐ Agent: ☐

FOR OFFICIAL USE ONLY Form revised 4/07

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

Application case numbers	Action	S.F.	Fees
13DRB 70799	ESHA	___	$ 50.00
___-___-___	CMF	___	$ 20.00
___-___-___	___	___	$ ___
___-___-___	___	___	$ ___
___-___-___	___	___	$ ___
			Total $ 70.00

Hearing date December 31, 2013

12-17-13
Planner signature / date

Project # 1004462

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)**
- X Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") **6 copies**
- X Zone Atlas map with the entire property(ies) clearly outlined
- X Letter briefly describing, explaining, and justifying the deferral or extension
- X 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.

Scott Schiabor
Applicant name (print)

12-16-13
Applicant signature / date

Form revised 4/07

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

Application case numbers
13DRB - 70799
- -
- -

12-17-13
Planner signature / date

Project # 1004462

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

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

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

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Subdiv/Addn/TBKA: Andalucia @ LaLuz

Existing Zoning: SU-1 PRD 5DU/A Proposed zoning: _____ MRGCD Map No _____

Zone Atlas page(s): F-11-Z UPC Code: _____

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List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): DRB - 1004462 Project # 1004462

CASE INFORMATION:

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

No. of **existing** lots: 60 No. of **proposed** lots: _____ Total area of site (acres): 22.8321

LOCATION OF PROPERTY BY STREETS: On or Near: _____

Between: Namaste Rd NW and Sevilla Ave NW

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

SIGNATURE _____ DATE 12-16-13

(Print) Scott Schiabor Applicant: ☐ Agent: ☐

FOR OFFICIAL USE ONLY Form revised 4/07

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- ☒ All case #s are assigned
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- ☒ 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: 13DRB 70799

Action	S.F.	Fees
ESHA	___	$ 50.00
CMF	___	$ 20.00
_____	___	$ _____
_____	___	$ _____
_____	___	$ _____
		Total $ 70.00

Hearing date December 31, 2013

12-17-13
Planner signature / date

Project # 1004462

7

FORM V: SUBDIVISION VARIANCES & VACATIONS

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☐ **VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)**
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☐ **SIDEWALK WAIVER (DRB21)**
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__ Letter briefly describing, explaining, and justifying the variance or waiver
__ List any original and/or related file numbers on the cover application
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☐ **TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB19)**
☒ **EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB07)**
X Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") **6 copies**
X Zone Atlas map with the entire property(ies) clearly outlined
X Letter briefly describing, explaining, and justifying the deferral or extension
X 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.

Scott Schiabor
Applicant name (print)
12-16-13
Applicant signature / date

Form revised 4/07

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

Application case numbers
13DRB-70799
_____
_____

12-17-13
Planner signature / date

Project # 1004462

Andalucia Development Corporation

December 16, 2013

Jack Cloud, Chair
Development Review Board
City of Albuquerque
P. O. Box 1293
Albuquerque, NM 87103

Re: Extension of the Subdivision Improvement Agreement for Temporary Deferral of Sidewalk – Andalucia at La Luz, Unit 3 – Project 1004462 City – 730885

Dear Mr. Cloud;
Enclosed for your review and approval by the Development Review Board are copies of the following information:

- Development Review Application
- Fee in the amount of $70.00
- Zone Atlas Page
- 6 Copies of the exhibits A and B showing the sidewalks being deferred
- Brief description of the extension being requested.

Andalucia Development would like to request a 2 year extension for Andalucia at La Luz – Unit 3 Sidewalk deferral. Since our previous request in December of 2011 we have completed and sold 18 homes and we have two more under construction at this time. We have seen an increase in sales and are encouraged sales will continue to grow.
Please place this item on the DRB agenda. If you have any questions or require further information, please contact me.

Sincerely,

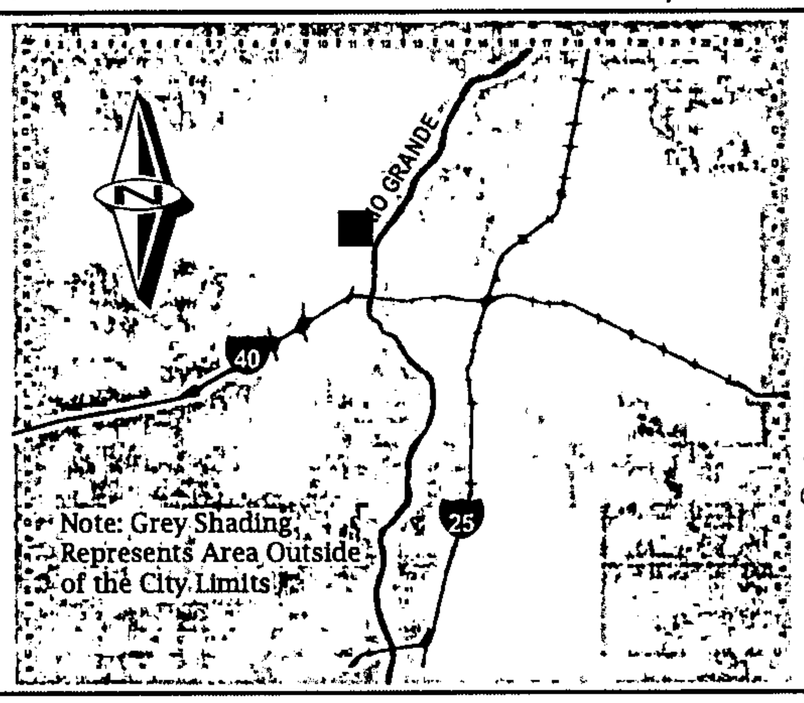
Scott Schiabor, President
Andalucia Development

P. O. Box 91417, Albuquerque, NM 87199 – 505.828.9900 – 505.828.9901 fax

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:

F-11-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

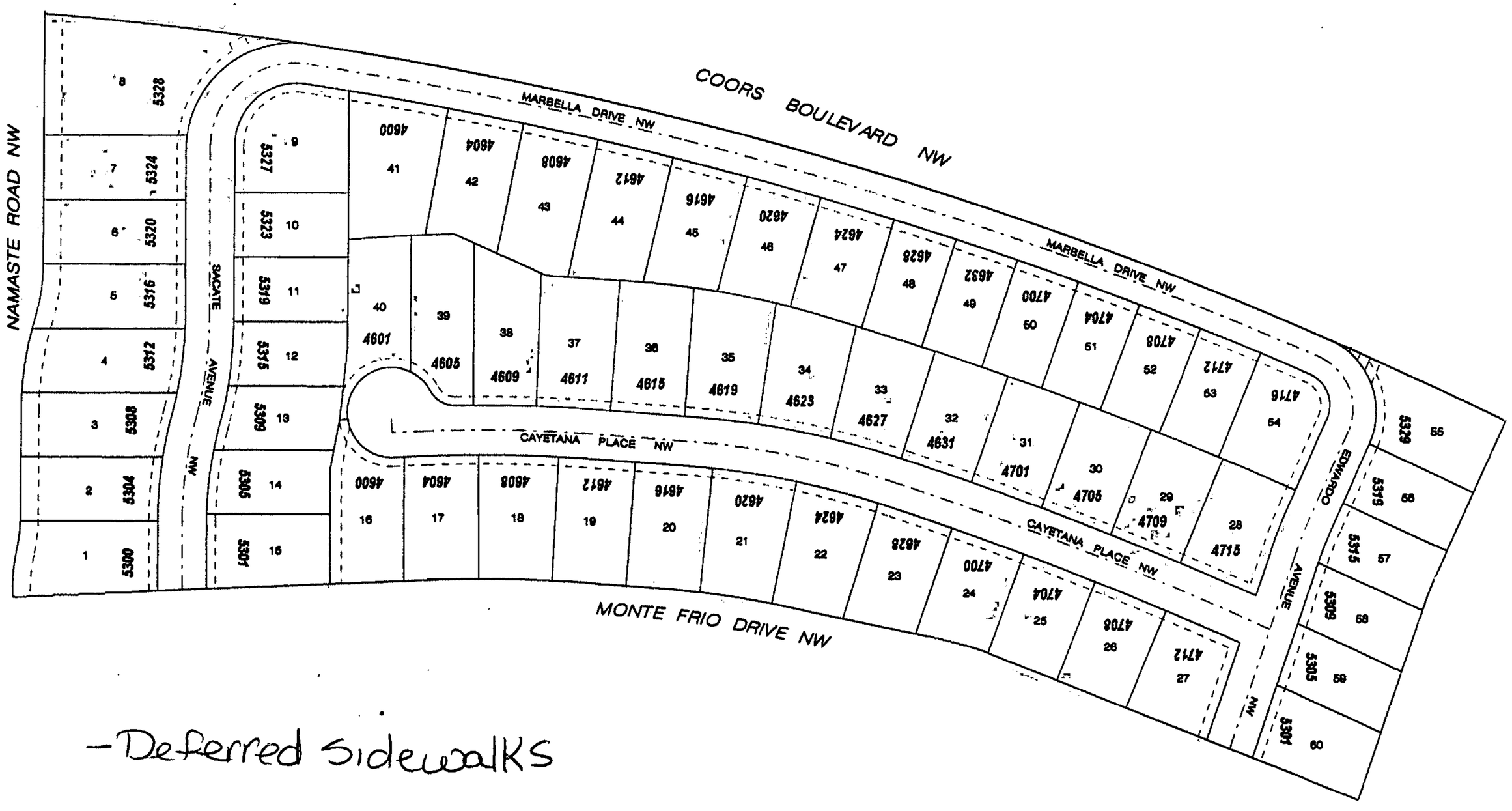
0 750 1,500 Feet

PLAT OF
ANDALUCIA AT LA LUZ
UNIT 3
(A REPLAT OF TRACTS A & C ANDALUCIA AT LA LUZ)
ALBUQUERQUE, NEW MEXICO
FEBRUARY, 2006

PROJECT #: 1004462
DATE: 12-31-13

Exhibit A
Location of Sidewalk Deferral

PHASE 3, ANDALUCIA AT LA LUZ



--- -Deferred sidewalks

Deferred sidewalks to be built on a lot by lot basis as the home construction is complete

Exhibit B

List of Lots where sidewalks will be deferred

5316 Sacate NW – Lot 5

5320 Sacate NW – Lot 6

5324 Sacate NW – Lot 7

5328 Sacate NW – Lot 8

5327 Sacate NW – Lot 9

5323 Sacate NW – Lot 10

4620 Marbella – Lot 46

4708 Cayetana – Lot 26

4704 Cayetana – Lot 25

4620 Cayetana – Lot 21

4715 Cayetana – Lot 28

4709 Cayetana - Lot 29

4705 Cayetana – Lot 30

4701 Cayetana – Lot 31

4631 Cayetana – Lot 32

4627 Cayetana – Lot 33

4623 Cayetana – Lot 34

4611 Cayetana – Lot 37

4601 Cayetana – Lot 40

December 31. 2013

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION — **S**

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

SITE DEVELOPMENT PLAN — **P**

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

STORM DRAINAGE (Form D) — **A**

___ 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)

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.

APPLICATION INFORMATION:

Professional/Agent (if any): _____ PHONE: _____

ADDRESS: _____ FAX: _____

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

APPLICANT: Andalucia Development PHONE: (505) 828-9900

ADDRESS: 8300 Carmel Ave NE FAX: (505) 828-9901

CITY: Albuquerque STATE NM ZIP 87122 E-MAIL: joannes@visioncapitalco.com

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

DESCRIPTION OF REQUEST: Extension of SIA for Temporary Deferral of Sidewalks

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. _____ Block: _____ Unit: 3

Subdiv/Addn/TBKA: Andalucia @ La Luz

Existing Zoning: SU-1 PRD 5DU/A Proposed zoning: _____ MRGCD Map No _____

Zone Atlas page(s): F-11-Z UPC Code: _____

CASE HISTORY:

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

DRB 1004462 Project # 1004462 DRB-70012

CASE INFORMATION:

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

No. of **existing** lots: 60 No. of **proposed** lots: _____ Total area of site (acres): 22.8328

LOCATION OF PROPERTY BY STREETS: On or Near: _____

Between: Namaste Road NW and Sevilla Ave NW

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

SIGNATURE _____ DATE 12/5/11

(Print) Scott Schiabor Applicant: ☐ Agent: ☐

FOR OFFICIAL USE ONLY Form revised 4/07

- [x] INTERNAL ROUTING
- [x] All checklists are complete
- [x] All fees have been collected
- [x] 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
11DRB - 70344	ESIA	___	$ 50.00
	CMF	___	$ 20.00
		___	$
		___	$
		___	$
			Total $ 70.00

Hearing date Dec. 14, 2011

12-6-11

Planner signature / date

Project # 1004462

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
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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
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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.

Scott Schiabor
Applicant name (print)

12/5/11
Applicant signature / date

Form revised 4/07

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

Application case numbers
LDRB - 70344

12-6-11
Planner signature / date

Project # 1004462

Andalucia Development Corporation

December 5, 2011

Jack Cloud, Chair
Development Review Board
City of Albuquerque
P. O. Box 1293
Albuquerque, NM 87103

RE: Extension of the Subdivision Improvement Agreement for Temporary Deferral of Sidewalk – Andalucia at La Luz, Unit 3 – DRB-1004462 – City 730885

Dear Mr. Cloud;

Enclosed for your review and approval by the Development Review Board (DRB) are copies of the following information:

Development Review Application
Fee in the amount of $70.00
Zone Atlas Page
6 copies of the exhibit showing the sidewalk being deferred
Brief description explaining and justifying extension

Andalucia Development would like to request a 2 year extension for Andalucia At La Luz – Unit 3 Sidewalk deferral. Sales of homes and lots in the past two years have been slow. We have seen an increase in housing sales and are encouraged sales will continue to grow. In the past 10 months we have completed 6 additional homes.

Please place this item on the DRB agenda. If you have any questions or require further information, please contact me.

Sincerely,

Scott Schiabor, Vice President
Andalucia Development

P. O. Box 91417, Albuquerque, NM 87199
505.828.9900 – 505.828-9901 fax

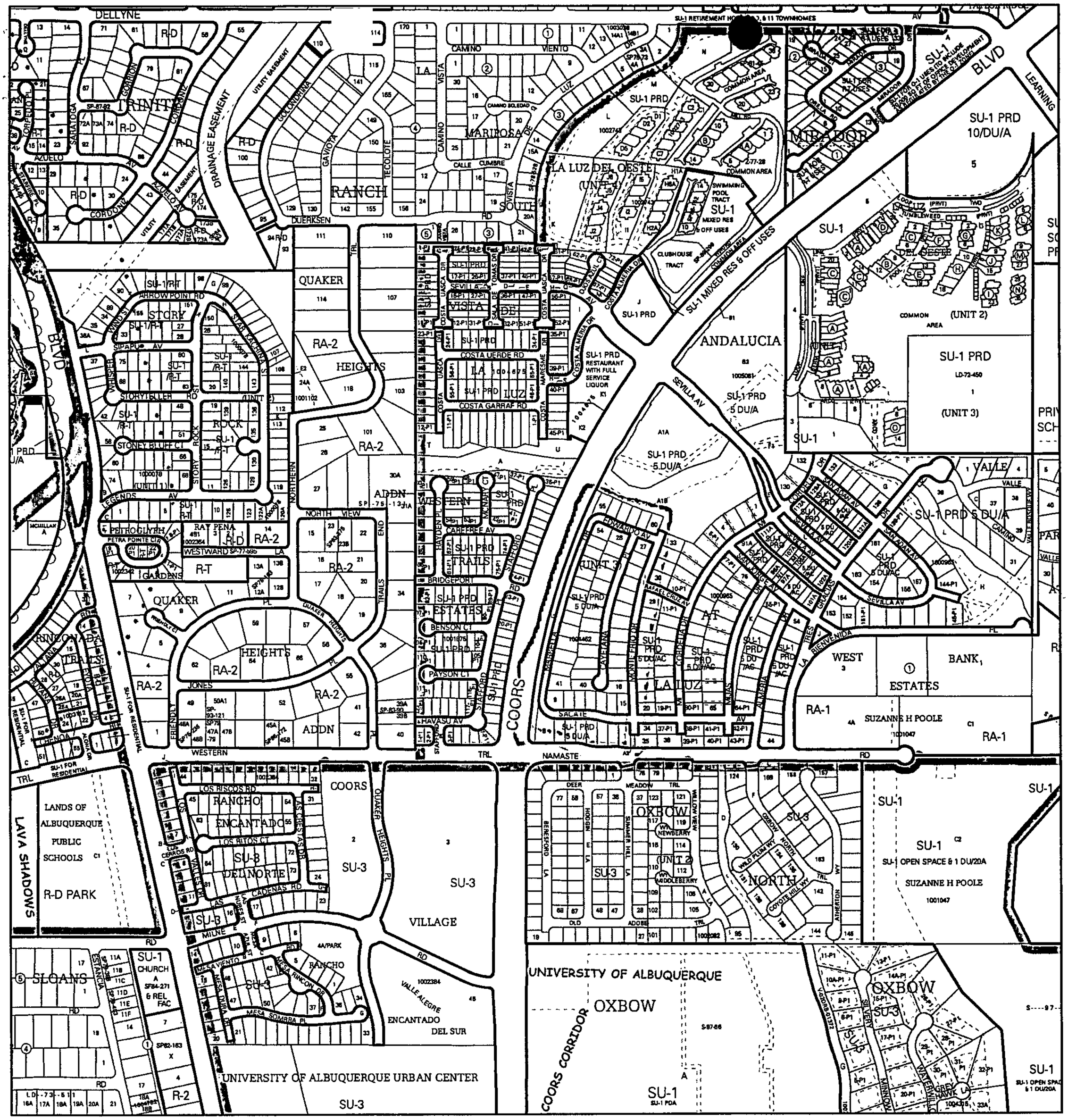
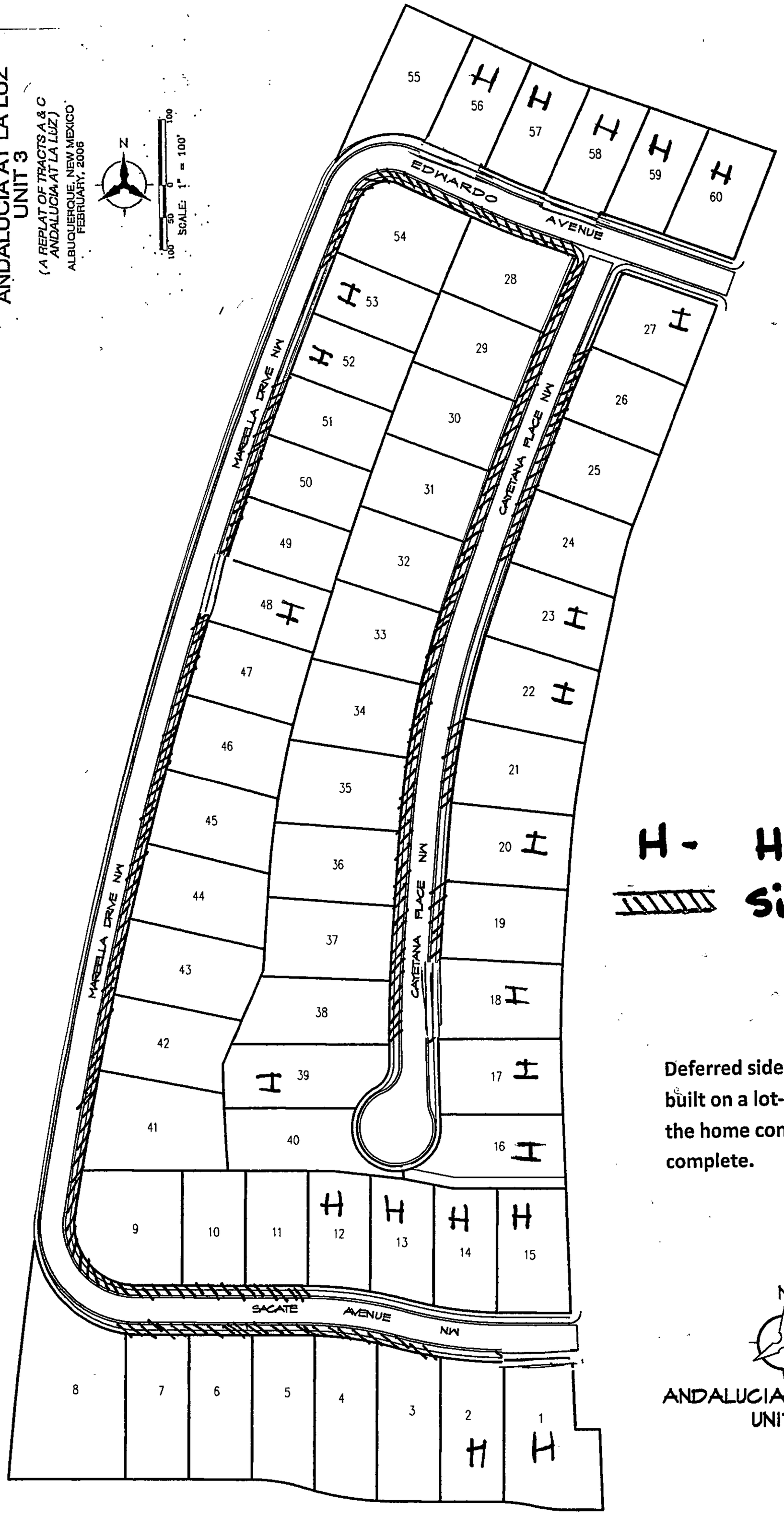

DELLYNE
TRINITY
GORRION
CORDOVA
SARATOGA
AZUELO
DRAINAGE EASEMENT
UTILITY EASEMENT
GOLONDRINA
GAVIOTA
TECOLOTE
RANCH
SOUTH
CAMINO VIENTO
CAMINO BOLEDAD
LUZ
MARIPOSA DE
CALLE CUMBRE
LA VISTA
CAMINO
DUERKSEN RD
SU-1 RETIREMENT HOMES & 11 TOWNHOMES
SU-1 PRD
LA LUZ DEL OESTE (UNIT 4)
SWIMMING POOL TRACT
SU-1 MIXED RES & OFF USES
CLUBHOUSE TRACT
COMMON AREA
MIRADOR
SU-1 FOR O-1 USES TO INCLUDE 20,000 SQ FT OF OFFICE DEVELOPMENT AS MEASURED BY THE O-1 ZONE
SU-1 FOR ALL USES
SU-1 PRD 10/DU/A
LEARNING
BLVD
SU-1
(UNIT 2)
SU-1 PRD LD-72-450 1 (UNIT 3)
ANDALUCIA
SU-1 PRD 5 DU/A
SU-1 PRD RESTAURANT WITH FULL SERVICE LIQUOR
SEVILLA AV
A1A
SU-1 PRD 5.DU/A
SU-1 PRD 5 DU/AC
SU-1 PRD 5 DU/AC
SU-1 PRD 5 DU/AC

EXHIBIT "A"

Reason for Request/Location of Request Sidewalk Deferral

PLAT OF
ANDALUCIA AT LA LUZ
UNIT 3
(A REPLAT OF TRACTS A & C ANDALUCIA AT LA LUZ)
ALBUQUERQUE, NEW MEXICO
FEBRUARY, 2006

SCALE: 1" = 100'



H - House

Sidewalks

Deferred sidewalk – to be built on a lot-by-lot basis, as the home construction is complete.

N

ANDALUCIA AT LA LUZ
UNIT 3

EXHIBIT "A"

Reason for Request/Location of Request Sidewalk Deferral

PLAT OF
ANDALUCIA AT LA LUZ
UNIT 3
(A REPLAT OF TRACTS A & C ANDALUCIA AT LA LUZ)
ALBUQUERQUE, NEW MEXICO
FEBRUARY, 2006

N

SCALE: 1" = 100'

EDWARDO AVENUE

MARBELLA DRIVE NW

CAYETANA PLACE NW

SACATE AVENUE NW

H - House

Sidewalks

Deferred sidewalk – to be built on a lot-by-lot basis, as the home construction is complete.

N

ANDALUCIA AT LA LUZ
UNIT 3

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION — **S**

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

SITE DEVELOPMENT PLAN — **P**

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

STORM DRAINAGE (Form D) — **A**

___ 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)

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.

APPLICATION INFORMATION:

Professional/Agent (if any): _____ PHONE: _____

ADDRESS: _____ FAX: _____

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

APPLICANT: ANDALUCIA DEVELOPMENT PHONE: (505) 828-9900

ADDRESS: 8300 Carmel Ave NE FAX: (505) 828-9901

CITY: Albuquerque STATE NM ZIP 87122 E-MAIL: _____

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

DESCRIPTION OF REQUEST: Extension of SIA for Temp Deferral of Sidewalks

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. _____ Block: _____ Unit: 3

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Zone Atlas page(s): F-11-Z UPC Code: _____

CASE HISTORY:

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

DRB1004462

CASE INFORMATION:

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

No. of **existing** lots: 60 No. of **proposed** lots: _____ Total area of site (acres): 22.8328

LOCATION OF PROPERTY BY STREETS: On or Near: Coors Blvd NW

Between: Namaste Road NW and Sevilla Ave NW

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

SIGNATURE _____ DATE January 5, 2010

(Print) Scott Schiabor Applicant: ☒ Agent: ☐

FOR OFFICIAL USE ONLY Form revised 4/07

☐ INTERNAL ROUTING
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☑ AGIS copy has been sent
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☑ Site is within 1000ft of a landfill
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Application case numbers	Action	S.F.	Fees
10DRB - 70012	ESIA	V	$ 50.00
	CMF		$ 20.00
			$
			$
			$
			$
			Total $ 70.00

Hearing date 01/20/10

Sandy Handley 01/11/10
Planner signature / date

Project # 1004462

FORM V: SUBDIVISION VARIANCES & VACATIONS

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Scott Schiabor
Applicant name (print)

Applicant signature / date 1/5/2010

Form revised 4/07

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

Application case numbers
10DRB - 70012
- -
- -

Sandy Handley 01/11/10
Planner signature / date

Project # 1004462

CITY OF ALBUQUERQUE

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1004462 **AGENDA ITEM NO: 1**

SUBJECT:

SIA Extension

ACTION REQUESTED:

REV/CMT:0 APP:(x) SIGN-OFF:0 EXTN:0 AMEND:0

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

ENGINEERING COMMENTS:

The Hydrology Section has no objection to the extension request.

RESOLUTION:

APPROVED X 2 yr; 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
924-3986

DATE: January 30, 2008

Andalucia
DEVELOPMENT CORPORATION

January 5, 2010

Jack Cloud, Chair

Development Review Board

City of Albuquerque

P. O. Box 1293

Albuquerque, NM 87103

RE: Extension of the Subdivision Improvement Agreement for Temporary Deferral of Sidewalk – ANDALUCIA AT LA LUZ, Unit 3 – DRB#1004462 – City#730885

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- Fee in the amount of $70.00
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- 6 copies of the exhibit showing the sidewalk being deferred
- Brief description explaining and justifying extension

Andalucia Development would like to request a 2 year extension for Andalucia At La Luz- Unit 3 sidewalk deferral. Sales of homes and lots in the past 2 years have been slow, but we have seen a slight increase in housing sales over the past couple of months and anticipate that sales will continue to grow as the year progresses.

Please place this item on the DRB agenda to be held on January 20, 2010. If you have any questions or require further information, please contact me.

Sincerely,

Scott Schiabor, Vice President

Andalucia Development

P.O. Box 91417 · Albuquerque, NM 87199
505.828.9900 · 505.828.9901 fax

2006164049
Page: 2 of 6
10/27/2006 09:17A
Bk-2006C Pg-323
Mary Herrera Bern. Co. PLAT R 32.00

PLAT OF
ANDALUCIA AT LA LUZ UNIT 3
(A REPLAT OF TRACTS A & C ANDALUCIA AT LA LUZ)
ALBUQUERQUE, NEW MEXICO
FEBRUARY, 2006

N
SCALE: 1" = 100'
100 50 0 100

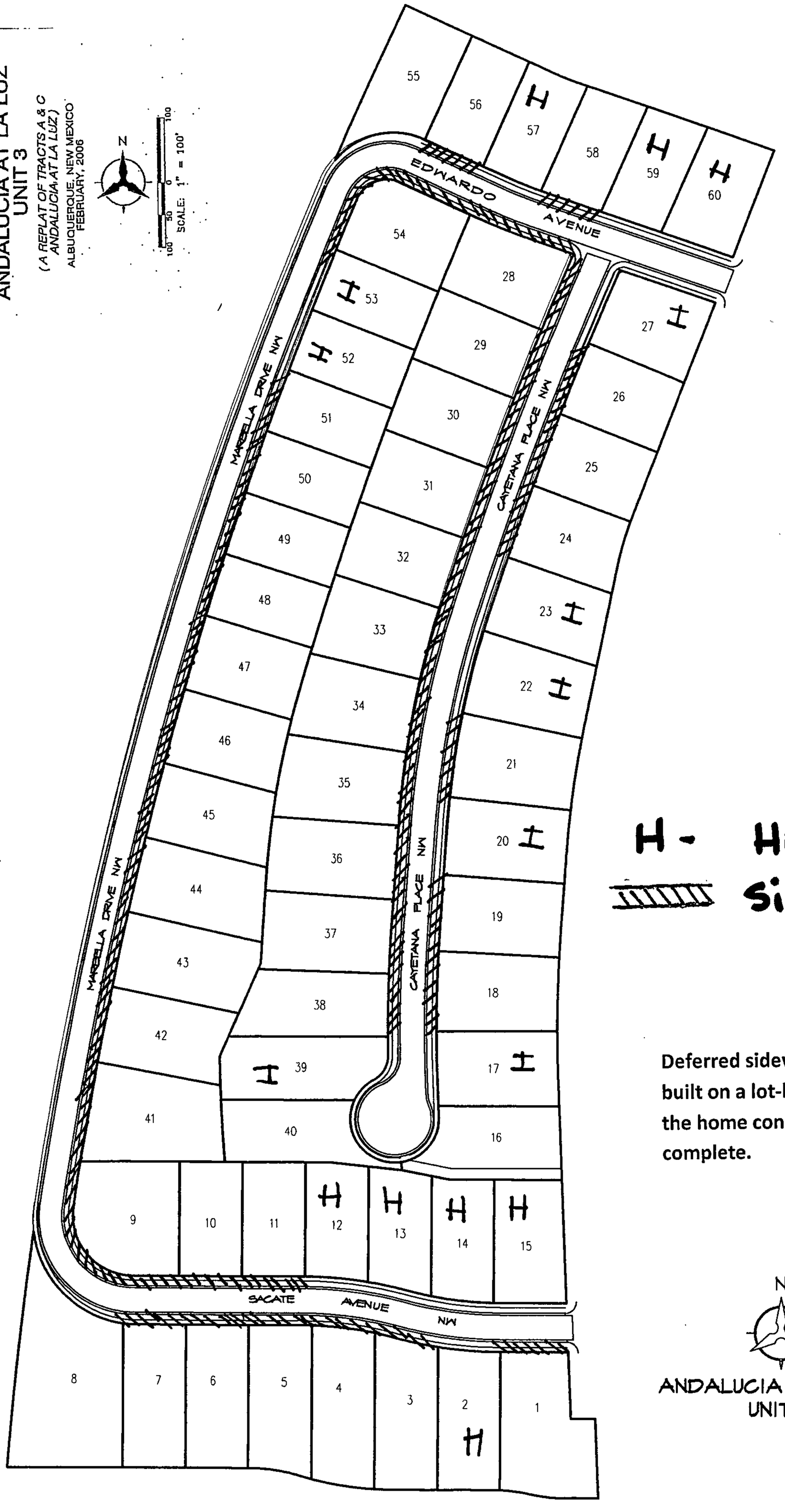


EXHIBIT "A"

Reason for Request/Location of Request Sidewalk Deferral

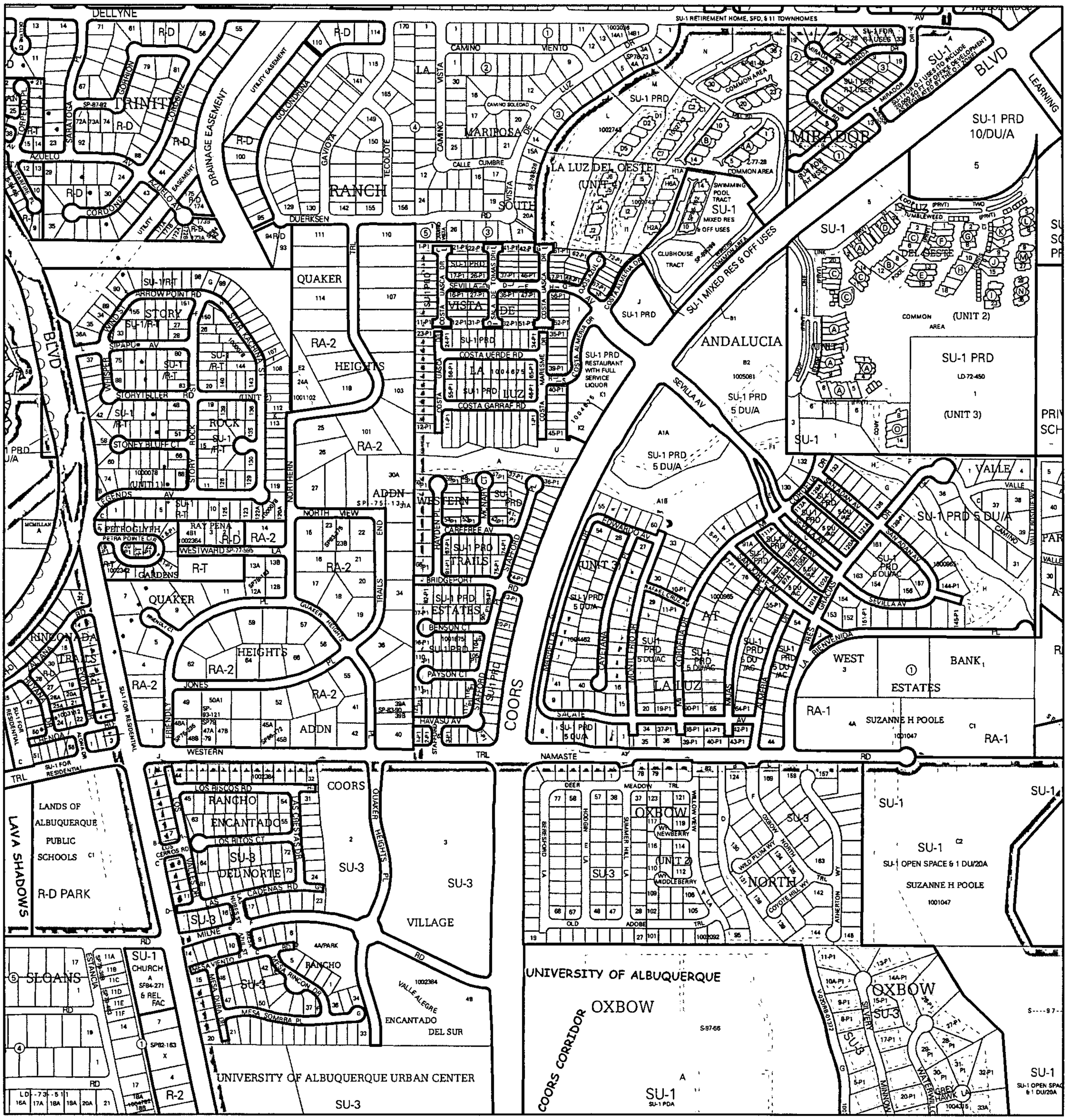
H - House

Sidewalks

Deferred sidewalk – to be built on a lot-by-lot basis, as the home construction is complete.

N

ANDALUCIA AT LA LUZ
UNIT 3


DELLYNE
TRINITY
RANCH
SOUTH
LA LUZ DEL OESTE (UNIT 4)
MIRADOR
SU-1 PRD 10/DU/A
SU-1 RETIREMENT HOME, SFD, & 11 TOWNHOMES
SU-1 MIXED RES & OFF USES
SU-1 FOR R-T USES
SU-1 FOR O-1 USES INCLUDE 20,000 SQ FT OF OFFICE DEVELOPMENT AS REGULATED BY THE O-1 ZONE
SU-1 MIXED RES & OFF USES
SWIMMING POOL TRACT
CLUBHOUSE TRACT
COMMON AREA
SU-1 PRD
SU-1 PRD RESTAURANT WITH FULL SERVICE LIQUOR
ANDALUCIA
SU-1 PRD 5 DU/A
SU-1 PRD 5 DU/AC
SU-1 PRD LD-72-450
(UNIT 1)
(UNIT 2)
(UNIT 3)
QUAKER HEIGHTS
RA-2
ADDN
STORY
ROCK
WESTERN
TRAILS
ESTATES
VISTA DE SANTA FE
LA LUZ
VILLAGE
ENCANTADO DEL SUR
RANCHO ENCANTADO
SU-3 DEL NORTE
OXBOW
NORTH
SUZANNE H POOLE
1001047
LANDS OF ALBUQUERQUE PUBLIC SCHOOLS
R-D PARK
LAVA SHADOWS
SLOANS
SU-1 CHURCH
SF84-271 & REL FAC
UNIVERSITY OF ALBUQUERQUE URBAN CENTER
UNIVERSITY OF ALBUQUERQUE
COORS CORRIDOR
SU-1 PDA
SU-1 OPEN SPACE & 1 DU/20A
VALLE
BANK 1
WEST
ESTATES
LA LUZ
COORS
NAMASTE
TRL
DRAINAGE EASEMENT
UTILITY EASEMENT
GAVIOTA
TECOLOTE
GOLONDRINA
CAMINO VIENTO
CAMINO LUZ
MARIPOSA DE
CALLE CUMBRE
LA VISTA
SEVILLA AV
COSTA ALMERIA DR
COSTA VERDE RD
COSTA GARRAF RD
QUAKER HEIGHTS PL
LOS CERROS RD
LOS RITOS CT
LAS CADENAS RD
MESA VIENTO
MESA RINCON DR
MESA SOMBRA PL
VALLE ALEGRE
ARROWPOINT RD
STORYTELLER RD
STONEY BLUFF CT
PETROGLYPH
RAY PENA
WESTWARD
PETRA POINTE CIR
LEGENDS AV
NORTH VIEW
BRIDGEPORT
BENSON CT
PAYSON CT
HAVASU AV
DEER MEADOW TRL
OLD ADOBE TRL
NEWBERRY
MIDDLEBERRY
WILD PLUM WY NORTH
COYOTE HILL WY
OXBOW NORTH
SILVERY
WATERWILLOW
GREY HAWK LA
MOONIN
SAN ADAN AV
EDWARDO AV
RAFAEL CRUZ AV
GRACIAS
LA BIENVENIDA
TRES
ALMERIA
MIJAS
CORDELIA DR
MONTEFERO DR
CAYETANA
MEMPHILLA
SALAIT
MIRADA CT
MIRADA
ORILLA RD
CORDOVA
VALLE ESCONDIDO
CAMINO
VALLE ESCONDIDO WY
SAN ADAN AV
SEVILLA AV
GRACIAS
LA BIENVENIDA
TRES
SU-1 FOR RESIDENTIAL
SU-1 FOR RESIDENTIAL
SU-1 PRD 5 DU/AC
SU-1 PRD 5 DU/A
SU-1 PRD 5 DU/AC
SU-1 PRD 5 DU/AC
SU-1 PRD 5 DU/AC

City of Albuquerque Planning Department

One Stop Shop – Development and Building Services

01/04/2008 Issued By: E08375

Permit Number: **2008 070 006** **Category Code 910**

Application Number: 08DRB-70006, Major - 2yr Subd Imp Agmt Ext (2yr Sia)

Address:

Location Description: COORS BLVD NW BETWEEN NAMASTE RD AND SEVILLA AVE

Project Number: 1004462

Applicant
Andalucia Development Co Inc
8300 Carmel Ave Ne
Albuquerque NM 87122
828-9900

Agent / Contact
Bohannan Huston Inc
Kevin Patton
7500 Jefferson Ne
Albuquerque NM 87109

kpatton@bhinc.com

Application Fees

441018/4971000	Public Notification	$75.00
441032/3424000	Conflict Mgmt Fee	$20.00
441006/4983000	DRB Actions	$50.00
	TOTAL:	**$145.00**

City Of Albuquerque
Treasury Division

1/4/2008 11:33AM LOC: ANNX
WS# 008 TRANS# 0015
RECEIPT# 00086037-00086037
PERMIT# '2008070006 TRSDMG
Trans Amt $420.00
APN Fee $75.00
Conflict Manag. Fee $20.00
DRB Actions $50.00
Thank You

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
TRANSPORTATION SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1004462 AGENDA ITEM NO: 1

SUBJECT:

SIA – 2 YEAR

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: Kristal D. Metro
Transportation Development 505-924-3991

DATE: JANUARY 30, 2008

Current DRC
Project Number: 730885

ORIGINAL

FIGURE 12

INFRASTRUCTURE LIST

(Rev. 9-20-05)

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

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

Date Submitted: 9/30/2005
Date Site Plan Approved: 7/7/2005
Date Preliminary Plat Approved: 12/21/05
Date Preliminary Plat Expires: 12/21/06
DRB Project No.: ~~1000065~~ 1004462
DRB Application No.: 05-01524

1 1-31-06
2 3-14-07

ANDALUCIA LA LUZ UNIT 3

(TRACT A AND C OF ANDALUCIA AT LA LUZ)

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.

PUBLIC ROADWAY IMPROVEMENTS - ONSITE

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Construction Certification: Private P.E.	Construction Certification: City Cnst Engineer
		26' F-F	RESIDENTIAL PAVEMENT W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES**	SACATE AVE	MARBELLA DRIVE	MONTE FRIO DR.	/	/	/
		24' F-F	RESIDENTIAL PAVEMENT W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON EAST SIDE **	MARBELLA DRIVE	SACATE AVE	EDWARDO AVENUE	/	/	/
		26' F-F	RESIDENTIAL PAVEMENT W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	CAYETANA PLACE	SOUTH TERMINUS	EDWARDO AVENUE	/	/	/
		26' F-F	RESIDENTIAL PAVEMENT W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	EDWARDO AVENUE	MARBELLA DRIVE	MONTE FRIO DR.	/	/	/
			4' WIDE SIDEWALK WEST SIDE	MONTE FRIO DRIVE	NORTH TERMINUS	SOUTH TERMINUS	/	/	/
			10' WIDE TRAIL	PEDESTRIAN ACCESS EASEMENT	CAYETANA PLACE SOUTH TERMINUS	MONTE FRIO DR.	/	/	/

NOTE: 1 STREET LIGHTS AS PER THE APPROVED EPC SITE PLANS

* SIDEWALKS TO BE DEFERRED UNLESS OTHERWISE STATED PER SIDEWALK EXHIBIT

** SIDEWALK WAIVED ON WEST SIDE OF MARBELLA DRIVE

ORIGINAL

PUBLIC WATERLINE IMPROVEMENTS

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	EDWARDO AVENUE	MARBELLA DRIVE	MONTE FRIO DR. EXISTING STUB	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	MARBELLA DRIVE	SACATE AVE	EDWARDO AVENUE	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	CAYETANA PLACE	SOUTH TERMINUS	EDWARDO AVENUE	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	SACATE AVE	MARBELLA DRIVE	MONTE FRIO DR. EXISTING STUB	/	/	/
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	PUBLIC WTRLINE EASMENT ON TRACT A-2 & LOT 55	COORS BLVD	EDWARDO AVENUE	/	/	/

PUBLIC SANITARY SEWER IMPROVEMENTS

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
		8" DIA	SANITARY SEWER LINE W/ NEC. MH'S & SERVICES	EDWARDO AVENUE	MARBELLA DRIVE	MONTE FRIO DR. EXISTING STUB	/	/	/
		8" DIA	SANITARY SEWER LINE W/ NEC. MH'S & SERVICES	MARBELLA DRIVE	SACATE AVE	EDWARDO AVENUE	/	/	/
		8" DIA	SANITARY SEWER LINE W/ NEC. MH'S & SERVICES	CAYETANA PLACE	SOUTH TERMINUS	EDWARDO AVENUE	/	/	/
		8" DIA	SANITARY SEWER LINE W/ NEC. MH'S & SERVICES	SACATE AVE	MARBELLA DRIVE	MONTE FRIO DR. EXISTING STUB	/	/	/
		8" DIA	SANITARY SEWER LINE W/ NEC. MH'S & SERVICES	TRACT A-4 PUBLIC SAS EASEMENT	EXISTING STUB NORTH OF MONTE FRIC	EXISTING STUB SOUTH OF SEVILLA AVE.	/	/	/

ORIGINAL

PUBLIC STORM DRAIN IMPROVEMENTS

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To
		~~7-10'~~	~~RETAINING WALL w/ AGREEMENT AND COVENANT (see note 1)~~ Deleted	~~EAST SIDE OF COORS NORTH SIDE OF NAMASTE~~	~~EAST PROPERTY LINE~~	~~NORTH PROPERTY LINE~~
		30" DIA	RCP W/ NEC. MH'S LATERALS & INLETS	EDWARDO AVENUE	MARBELLA DRIVE	MONTE FRIO DR. EXISTING STUB

NOTE: A GRADING AND DRAINAGE CERTIFICATION OF THE APPROVED GRADING PLAN IS REQUIRED FOR THE SITE PRIOR TO THE RELEASE OF FINANCIAL GUARANTEES.

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

PUBLIC ROADWAY IMPROVEMENTS - OFFSITE

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To
		2	VARIES (2' MIN) 6" ARTERIAL PAVEMENT W/ PCC CURB & GUTTER & 8' WIDE TRAIL EAST SIDE ONLY	COORS BLVD	NAMASTE ROAD	NORTH PROPERTY LINE
		1	~~Traffic Signal~~	~~COORS BLVD~~	~~SEVILLA/COORS INT.~~	

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

DEFERRED INFRASTRUCTURE - OFFSITE

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To
			EXTEND CONCRETE BOX CULVERT ~~- TO BE FINANCIALLY GUARANTEED w/ FUTURE PROJECT~~ CONSTRUCTED	COORS BLVD	COORS BLVD	SAN ANTONIO ARROYO

1 1/2 TRAFFIC SIGNAL COORS BLVD / SEVILLA AVE INTERSECTION

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

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 Retaining wall must be Financially Guaranteed and built by Work Order

2

3

AGENT / OWNER

Kevin Patton, PE
NAME (print)

Bohannan - Huston Inc.
FIRM

SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

DRB CHAIR - date 12/21/05

Christina Sandoval 12/21/05
PARKS & RECREATION - date

12-21-05
TRANSPORTATION DEVELOPMENT - date

Lynn M. Mayer 10-27-05
AMAFCA - date

William J. Baker 12/21/05
UTILITY DEVELOPMENT - date

_____ - date

Bradley D Bjork 12/21/05
CITY ENGINEER - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER
1	1-31-06			
2	3-14-07			

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

STORM DRAINAGE (Form D) — **A**
- ____ 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)

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.

APPLICATION INFORMATION:

Professional/Agent (if any): Bohannan Huston, Inc PHONE: 823-1000

ADDRESS: 7500 Jefferson NE Cyl FAX: 798-7988

CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: ____

APPLICANT: Andalucia Development Co. Inc PHONE: 828-9900

ADDRESS: 8300 Carmel Ave NE FAX: 828-9901

CITY: Albuquerque STATE NM ZIP 87122 E-MAIL: ____

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

DESCRIPTION OF REQUEST: SIA extension (onsite, offsite & deferred offsite)

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. ____ Block: ____ Unit: ____

Subdiv/Addn/TBKA: Andalucia at La Luz Unit 3

Existing Zoning: SU-1 Proposed zoning: ____ MRGCD Map No ____

Zone Atlas page(s): F-11-Z UPC Code: 101106138624740126

CASE HISTORY:

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 06DRB-00517 #1004462, 05EPC-01115, 05EPC-01117, 05DRB-01524, 01525, 01526, 01527

CASE INFORMATION:

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

No. of **existing** lots: 60 No. of **proposed** lots: ____ Total area of site (acres): 23.1164

LOCATION OF PROPERTY BY STREETS: On or Near: Coors BLVD. NW

Between: Namaste Rd NW and Sevilla Ave. NW

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

SIGNATURE BCP (BRIAN C. PATTERSON) FOR DATE ____

(Print) Kevin Patton Applicant: ☐ Agent: ☒

FOR OFFICIAL USE ONLY Form revised 4/07

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

Application case numbers	Action	S.F.	Fees
08DRB - ____ - 70006	____	___	$ 50.00
____ - ____ - ____	ADV	___	$ 75.00
____ - ____ - ____	CMF	___	$ 20.00
____ - ____ - ____	____	___	$ ____
____ - ____ - ____	____	___	$ ____
			Total
			$ 145.00

Hearing date January 30, 2008

Planner signature / date 1/4/08

Project # 1004462

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 (DRB13)**

__ 5 Acres or more: Certificate of No Effect or Approval
__ Proposed Preliminary Plat including the Grading Plan (folded to fit into an 8.5" by 14" pocket) **24 copies**
__ Proposed Infrastructure List
__ Signed Preliminary Pre-Development Facilities Fee Agreement for **Residential** development only
__ Design elevations & cross sections of perimeter walls **3 copies** (11" x 17" maximum)
__ Zone Atlas map with the entire property(ies) clearly outlined
__ 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
__ **Signed** Pre-Annexation Agreement if Annexation required.
__ TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
__ Fee (see schedule)
__ List any original and/or related file numbers on the cover application

Preliminary plat approval expires after one year.
DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

❑ **MAJOR SUBDIVISION AMENDMENT TO PRELIMINARY PLAT (DRB11) (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) clearly outlined
__ Letter briefly describing, explaining, and justifying the request
__ Property owner's and City Surveyor's signature on the proposed amended plat, if applicable
__ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
__ Sign Posting Agreement
__ List 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 30 DAYS after the filing deadline. Your attendance is required.

☒ **MAJOR SUBDIVISION IMPROVEMENTS AGREEMENT EXTENSION (DRB09)**

(Temporary sidewalk deferral extension use FORM-V)

✓ Zone Atlas map with the entire property(ies) clearly outlined
✓ 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
✓ List any original and/or related file numbers on the cover application
✓ Fee (see schedule)

DRB Public hearings are approximately 30 DAYS 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.

KEVIN PATTON
Applicant name (print)

FOR (BRIAN C. PATTERSON) 1/4/08
Applicant signature / date

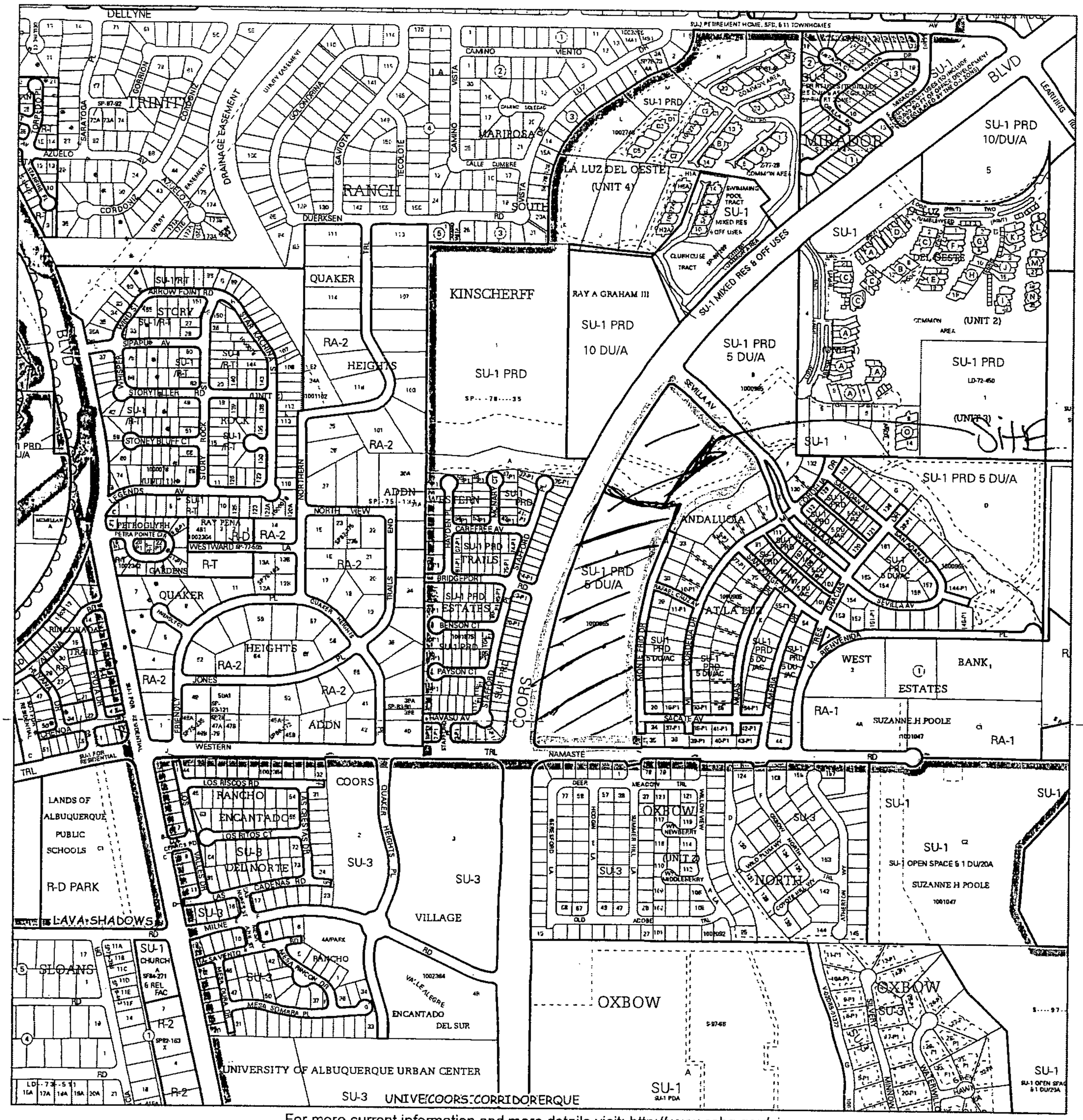
Form revised **October 2007**

1/4/08
Planner signature / date

Project # 1004462

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

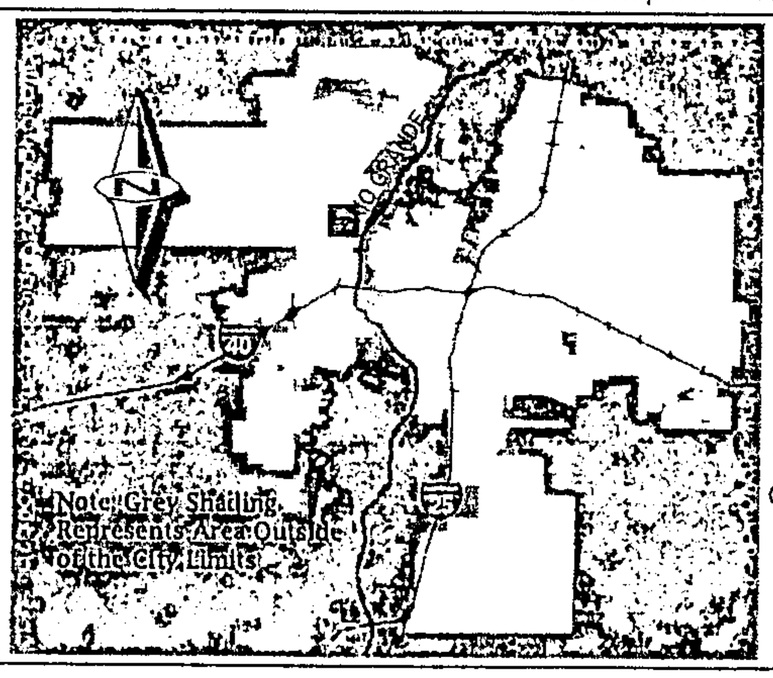
Application case numbers
08DRB-_____-70006
_____-_____-_____
_____-_____-_____



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

Albuquerque Geographic Information System

Map amended through: 9/2/2005



Zone Atlas Page:

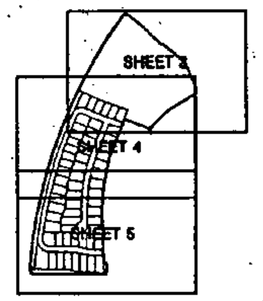
F-11-Z

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

NOTE: SEE SHEETS 3 THRU 5 FOR SUBDIVISION DETAILS



2006164949
6551813
Page: 2 of 6
10/27/2006 09:17A
Mary Herrera Bern. Co. PLAT R 32.00 Bk-2006C Pg-323

PLAT OF
ANDALUCIA AT LA LUZ UNIT 3

(A REPLAT OF TRACTS A & C ANDALUCIA AT LA LUZ)

ALBUQUERQUE, NEW MEXICO
FEBRUARY, 2006

N

100 50 0 100

SCALE: 1" = 100'

COORS BOULEVARD NW (156' RW)

NAMASTE ROAD NW (RW VARIES)

N89°46'11"W 541.16'

OXBOW NORTH
FILED: FEBRUARY 14, 2003 (2003C-31)

MARBELLA DRIVE NW

TRACT A-2

TRACT A

CAYETANA PLACE NW

ENCINO

SUMMERHILL LANE NW

TRACT A-3

(RE) S20°31'19"E 2550.27'

S02°12'27"E 308.65'

MONTE FRIO DRIVE NW (44' RW)

BACATE AVE. NW

S21°22'58"W 276.37'

RAFAEL ORTIZ AVE. NW

ANDALUCIA AT LA LUZ
FILED: FEBRUARY 3, 2005
(2005C-44)

TRACT A-1

TRACT C

(RE) N43°38'30"E 1047.87'

S45°48'16"E 197.62'

SEVILLA AVENUE NW (RW VARIES)

S39°04'56"W 212.05'

TR. B
ANDALUCIA AT LA LUZ
FILED: FEBRUARY 3, 2005
(2005C-44)

TR. E

USC & GS BRASS TABLET STAMPED "JOSEPH 1969"
GEOGRAPHIC POSITION (NAD 1927)
NM STATE PLANE COORDINATES (CENTRAL ZONE)
X = 366,686.82 Y = 1,502,246.75
GROUND TO GRID FACTOR = 0.99967551
DELTA ALPHA = -00°15'24"
SLD 1929 ELEVATION = 5113.852

NMSHC BRASS TABLET STAMPED "NM448-M6-A"
GEOGRAPHIC POSITION (NAD 1927)
NM STATE PLANE COORDINATES (CENTRAL ZONE)
X=366,640.72 Y=1,507,308.30
GROUND TO GRID FACTOR = 0.9996784
DELTA ALPHA = -00°15'24"
SLD 1929 ELEVATION = 5058.889

NOTE: TABLES ARE FOR THIS SHEET ONLY

Curve Data

ID	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRG
C1	91°20'05"	25.59'	39.85'	25.00'	35.76'	N81°30'17"E
C2	07°03'24"	37.00'	73.90'	600.00'	73.85'	S49°17'58"E
C3	03°50'19"	10.39'	20.77'	310.00'	20.76'	S53°07'11"E
C4	09°16'05"	23.51'	46.91'	290.00'	46.86'	S50°24'18"E
C5	23°21'23"	39.27'	77.45'	190.00'	76.92'	S34°05'35"E
C6	12°36'42"	30.94'	61.63'	280.00'	61.51'	S16°06'32"E
C7	16°13'28"	63.71'	126.58'	447.00'	126.15'	S50°57'52"W
C8	03°35'40"	32.07'	64.12'	1022.00'	64.11'	S41°03'18"W
C9	00°38'10"	1.88'	3.75'	338.00'	3.75'	S21°42'03"W
C10	09°39'10"	25.06'	50.04'	297.00'	49.98'	S16°33'23"W
C11	07°33'18"	58.57'	116.96'	887.00'	116.88'	S07°57'09"W
C12	06°22'56"	65.40'	130.66'	1173.00'	130.80'	S00°59'02"W
C13	94°30'03"	32.45'	49.48'	30.00'	44.06'	N42°31'10"W
C14	31°06'02"	1041.21'	2031.04'	3741.72'	2006.20'	N20°17'14"E

Tangent Data

ID	BEARING	DISTANCE
T1	S52°49'40"E	64.94'
T2	N50°44'27"E	12.03'
T3	S51°12'02"E	59.20'
T4	S45°46'16"E	70.57'
T5	S22°24'53"E	116.72'
T6	S42°51'08"W	42.47'
T7	N69°48'42"W	49.35'
T8	N68°37'02"W	109.98'
T9	N67°56'52"W	44.00'
T10	S11°43'48"W	144.46'
T11	S04°10'30"W	69.60'
T12	S89°46'11"E	22.02'
T13	S02°12'27"E	76.07'

LEGEND

- SUBDIVISION BOUNDARY LINE
- NEW LOT LINE
- CENTERLINE
- PROPOSED EASEMENT LINE
- EXISTING EASEMENT LINE
- ADJOINING PROPERTY LINE
- EXISTING (OLD) LOT LINE
- RIGHT OF WAY
- PUE — PUBLIC UTILITY EASEMENT GRANTED WITH THE FILING OF THIS PLAT
- CITY OF ALBUQUERQUE CONTROL MONUMENT
- CENTERLINE MONUMENT TO BE INSTALLED
- FOUND #5 REBAR WITH SURVEY CAP STAMPED "LS 5110"
- SET #5 REBAR WITH YELLOW PLASTIC SURVEY CAP STAMPED "GROMATZKY PS 16469"

ROBERT GROMATZKY NEW MEXICO 16469 REGISTERED PROFESSIONAL LAND SURVEYOR
5-3-06

Bohannan ▲ Huston
Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335
ENGINEERING ▲ SPATIAL DATA ▲ ADVANCED TECHNOLOGIES

P:\060205\SURVEY\GRAPHICS\060205plat02.dgn
03-MAY-2006 14:18
mcole

JOB NO. 060205 008

Bohannan △ Huston INC.

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

January 4, 2008

Jack Cloud
Acting Chair
Development Review Board
City of Albuquerque
P.O. Box 1293
Albuquerque, New Mexico 87103

Re: Subdivision Extension of Subdivision Improvements Agreement
Andalucia at La Luz Unit 3 DRB# 1004462 05DRB-01524

Dear Jack:

Enclosed for review and approval by the Development Review Board (DRB) are copies of the following information:

- Development Review Applications
- Plat reduced to 8 ½ X 11
- Letter from the Office of Neighborhood Coordination and related data,
- Zone Atlas Map showing the location of the property, and
- Fee in the amount of $145.00
- Official Notice from Original approval
- Approved Infrastructure List

We are requesting a 1 year extension to the Subdivision Improvements Agreement, Procedure B and Modified Procedure B for Onsite (B-1), Offsite (B-2) and Deferred Offsite (MB-1). It is anticipated that Onsite (B-1) and Offsite (B-2) Infrastructure will be accepted prior to the existing SIA expiration, but in the event of unforeseen circumstances these are included in the extension request.

Please place this item on the DRB Agenda to be heard on January 30, 2008. If you have any questions or require further information, please contact me.

Sincerely,

RYAN PATTERSON
FOR

Kevin G. Patton, P.E.
Senior Vice President and Managing Principal
Community Development and Planning Group

ypm
Enclosure

P:\060205\cdp\corres\004-prel_plat_pkg\SIA.Letter.extension.doc

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87109-4335

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voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

CERTIFIED MAIL/RETURN RECEIPT REQUESTED

January 4, 2008

Ms. Rene Horvath
5515 Palomino Dr. NW
Albuquerque, New Mexico 87120

RE: Subdivision Extension of Subdivision Improvements Agreement
Andalucia at La Luz Unit 3

Dear Ms. Horvath:

The City of Albuquerque's Office of Neighborhood Coordination has informed us that you are a representative of the Taylor Ranch Neighborhood Association.

This letter is to advise you that Bohannan Huston, Inc., agent for Andalucia Development Company, is seeking approval for Extension of Subdivision Improvements Agreement from the City of Albuquerque's Development Review Board (DRB).

Enclosed for your review and information is the zone atlas page with the site highlighted that was submitted to the DRB. Please feel free to contact me if you have any questions regarding this matter or need information as to the date and time of the public hearing.

Sincerely,

BRIAN C. PATTERSON
RCP FOR

Kevin Patton, P.E.
Senior Vice President
Community Development and Planning Group

ypm
Enclosure

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toll free: 800.877.5332

CERTIFIED MAIL/RETURN RECEIPT REQUESTED

January 4, 2008

Mr. Patrick Gallagher
2520 Jefferson Street NE Suite E
Albuquerque, New Mexico 87110

RE: Subdivision Extension of Subdivision Improvements Agreement
Andalucia at La Luz Unit 3

Dear Mr. Gallagher:

The City of Albuquerque's Office of Neighborhood Coordination has informed us that you are a representative of the La Luz Landowners Association.

This letter is to advise you that Bohannan Huston, Inc., agent for Andalucia Development Company, is seeking approval for Extension of Subdivision Improvements Agreement from the City of Albuquerque's Development Review Board (DRB).

Enclosed for your review and information is the zone atlas page with the site highlighted that was submitted to the DRB. Please feel free to contact me if you have any questions regarding this matter or need information as to the date and time of the public hearing.

Sincerely,

BC Brian C. Patterson FOR

Kevin Patton, P.E.
Senior Vice President
Community Development and Planning Group

ypm
Enclosure

ENGINEERING ▲
SPATIAL DATA ▲
ADVANCED TECHNOLOGIES ▲

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CERTIFIED MAIL/RETURN RECEIPT REQUESTED

January 4, 2008

Ms. Rae Perls
15 Tennis Ct. NW
Albuquerque, New Mexico 87120

RE: Subdivision Extension of Subdivision Improvements Agreement
Andalucia at La Luz Unit 3

Dear Ms. Perls:

The City of Albuquerque's Office of Neighborhood Coordination has informed us that you are a representative of the La Luz Landowners Association.

This letter is to advise you that Bohannan Huston, Inc., agent for Andalucia Development Company, is seeking approval for Extension of Subdivision Improvements Agreement from the City of Albuquerque's Development Review Board (DRB).

Enclosed for your review and information is the zone atlas page with the site highlighted that was submitted to the DRB. Please feel free to contact me if you have any questions regarding this matter or need information as to the date and time of the public hearing.

Sincerely,

BRIAN C. PATTERSON

FOR

Kevin Patton, P.E.
Senior Vice President
Community Development and Planning Group

ypm
Enclosure

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toll free: 800.877.5332

CERTIFIED MAIL/RETURN RECEIPT REQUESTED

January 4, 2008

Ms. Suzanne Fetsco
23 Wind NW
Albuquerque, New Mexico 87120

RE: Subdivision Extension of Subdivision Improvements Agreement
Andalucia at La Luz Unit 3

Dear Ms. Fetsco:

The City of Albuquerque's Office of Neighborhood Coordination has informed us that you are a representative of the La Luz Del Sol Neighborhood Association.

This letter is to advise you that Bohannan Huston, Inc., agent for Andalucia Development Company, is seeking approval for Extension of Subdivision Improvements Agreement from the City of Albuquerque's Development Review Board (DRB).

Enclosed for your review and information is a copy of the zone atlas page with the site highlighted and the exhibit that was submitted to the DRB. Please feel free to contact me if you have any questions regarding this matter or need information as to the date and time of the public hearing.

Sincerely,
BRIAN C. PATTERSON
BCP FOR
Kevin Patton, P.E.
Senior Vice President
Community Development and Planning Group

ypm
Enclosure

ENGINEERING ▲
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toll free: 800.877.5332

CERTIFIED MAIL/RETURN RECEIPT REQUESTED

January 4, 2008

Mr. George Shea
4 Mill NW
Albuquerque, New Mexico 87120

RE: Subdivision Extension of Subdivision Improvements Agreement
Andalucia at La Luz Unit 3

Dear Mr. Shea:

The City of Albuquerque's Office of Neighborhood Coordination has informed us that you are a representative of the La Luz Del Sol Neighborhood Association.

This letter is to advise you that Bohannan Huston, Inc., agent for Andalucia Development Company, is seeking approval for Extension of Subdivision Improvements Agreement from the City of Albuquerque's Development Review Board (DRB).

Enclosed for your review and information is a copy of the zone atlas page with the site highlighted and the exhibit that was submitted to the DRB. Please feel free to contact me if you have any questions regarding this matter or need information as to the date and time of the public hearing.

Sincerely,
BRIAN C. PATTERSON
BCP FOR

Kevin Patton, P.E.
Senior Vice President
Community Development and Planning Group

ypm
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CERTIFIED MAIL/RETURN RECEIPT REQUESTED

January 4, 2008

Ms. Jolene Wolfley
6804 Staghorn Dr. NW
Albuquerque, New Mexico 87120

RE: Subdivision Extension of Subdivision Improvements Agreement
Andalucia at La Luz Unit 3

Dear Ms. Wolfley:

The City of Albuquerque's Office of Neighborhood Coordination has informed us that you are a representative of the Taylor Ranch Neighborhood Association.

This letter is to advise you that Bohannan Huston, Inc., agent for Andalucia Development Company, is seeking approval for Extension of Subdivision Improvements Agreement from the City of Albuquerque's Development Review Board (DRB).

Enclosed for your review and information is the zone atlas page with the site highlighted that was submitted to the DRB. Please feel free to contact me if you have any questions regarding this matter or need information as to the date and time of the public hearing.

Sincerely,

BHINC C. PATTERSON
FOR

Kevin Patton, P.E.
Senior Vice President
Community Development and Planning Group

ypm
Enclosure

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS. FOLD AT DOTTED LINE

SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Ms. Rae Perls
La Luz Landowners Assoc
15 Tennis Ct NW
Albuquerque NM 87120

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* | C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☑ Certified Mail ☐ Express Mail
☐ Registered ☑ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? *(Extra Fee)* ☐ Yes

2. Article Number
(Transfer from service label) 91 7108 2133 3933 4924 7889

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS. FOLD AT DOTTED LINE

SENDER: *COMPLETE THIS SECTION*

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- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Ms Suzanne Fetsco
La Luz Del Sol N.A.
23 Wind NW
Albuquerque NM 87120

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* | C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☑ Certified Mail ☐ Express Mail
☐ Registered ☑ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? *(Extra Fee)* ☐ Yes

2. Article Number
(Transfer from service label) 91 7108 2133 3933 4924 7995

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS. FOLD AT DOTTED LINE

SENDER: *COMPLETE THIS SECTION*

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- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Mr. Patrick Gallagher
La Luz Landowners Assoc
2520 Jefferson NE · Ste E
Albuquerque, NM 87110

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* | C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☑ Certified Mail ☐ Express Mail
☐ Registered ☑ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? *(Extra Fee)* ☐ Yes

2. Article Number
(Transfer from service label) 91 7108 2133 3933 4924 7896

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS. FOLD AT DOTTED LINE

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1. Article Addressed to:

Mr George Shea
La Luz Del Sol N.A.
4 Mill NW
Albuquerque NM 87120

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* | C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☑ Certified Mail ☐ Express Mail
☐ Registered ☑ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? *(Extra Fee)* ☐ Yes

2. Article Number
(Transfer from service label) 91 7108 2133 3933 4924 8008

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

SENDER: *COMPLETE THIS SECTION*

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- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Ms. Rene Horvath
Taylor Ranch N.A.
5515 Palomino Dr NW
Albuquerque NM 87120

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* | C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☑ Certified Mail ☐ Express Mail
☐ Registered ☑ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? *(Extra Fee)* ☐ Yes

2. Article Number
(Transfer from service label) 91 7108 2133 3933 4924 7759

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

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1. Article Addressed to:

Ms. Jolene Wolfley
Taylor Ranch N.A.
6804 Stag Horn Dr NW
Albuquerque, NM 87120

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

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☑ Certified Mail ☐ Express Mail
☐ Registered ☑ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? *(Extra Fee)* ☐ Yes

2. Article Number
91 7108 2133 3933 4924 7742

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

December 21, 2005

6. Project # 1004462
05DRB-01525 Major-Vacation of Public Easements
05DRB-01524 Major-Preliminary Plat Approval
05DRB-01526 Minor-Sidewalk Waiver
05DRB-01527 Minor-Temp Defer SDWK

BOHANNAN HUSTON INC agent(s) for ANDALUCIA DEVELOPMENT CO INC request(s) the above action(s) for REPLAT OF Tract(s) A, ANDALUCIA AT LA LUZ, (to be known as **ANDALUCIA @ LA LUZ, UNIT 3**) zoned SU-1, located on COORS BLVD NW, between NAMASTE RD NW and LA BIENVENIDA PL NW containing approximately 13 acre(s). [REF: 05EPC-01115, 05EPC-01117] [*Deferred from 10/26/06 & 11/2/05 & 11/9/05 & 11/16/05 & 11/23/05 & 11/30/05 & 12/7/05 & 12/14/05]* (F-11)

At the December 21, 2005, Development Review Board meeting, the vacation was approved as shown on Exhibit B in the Planning file, subject to these findings and conditions:

FINDINGS:

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

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

CONDITIONS:

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

With the signing of the infrastructure list dated 12/21/05 and approval of the grading plan engineer stamp dated 9/30/05 the preliminary plat was approved.

A sidewalk variance for 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.

OFFICIAL NOTICE OF DECISION

If you wish to appeal this decision, you must do so by January 5, 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).

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

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

Sheran Matson, AICP, DRB Chair

Cc:Bohannan Huston Inc., 7500 Jefferson NE, 87109
Andalucia Development Co., Inc., 8300 Carmel Ave NE, 87122
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File

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 January 15, 2008 To January 30, 2008

5. REMOVAL

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

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

(Applicant or Agent) 1/4/08 (Date)

I issued 3 signs for this application, 1/4/08 (Date) (Staff Member)

DRB PROJECT NUMBER: 1004462

Rev. 1/11/05

Current DRC
Project Number: 730885

ORIGINAL

FIGURE 12

INFRASTRUCTURE LIST

(Rev. 9-20-05)

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

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

Date Submitted: 9/30/2005
Date Site Plan Approved: 7/7/2005
Date Preliminary Plat Approved: 12/21/05
Date Preliminary Plat Expires: 12/21/06
DRB Project No.: ~~1000066~~ 1004763
DRB Application No.: 05-01524

1 1-31-06
2 3-14-07

ANDALUCIA LA LUZ UNIT 3

(TRACT A AND C OF ANDALUCIA AT LA LUZ)

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.

PUBLIC ROADWAY IMPROVEMENTS - ONSITE

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
		26' F-F	RESIDENTIAL PAVEMENT W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES**	SACATE AVE	MARBELLA DRIVE	MONTE FRIO DR.	/	/	/
		24' F-F	RESIDENTIAL PAVEMENT W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON EAST SIDE **	MARBELLA DRIVE	SACATE AVE	EDWARDO AVENUE	/	/	/
		26' F-F	RESIDENTIAL PAVEMENT W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	CAYETANA PLACE	SOUTH TERMINUS	EDWARDO AVENUE	/	/	/
		26' F-F	RESIDENTIAL PAVEMENT W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	EDWARDO AVENUE	MARBELLA DRIVE	MONTE FRIO DR.	/	/	/
			4' WIDE SIDEWALK WEST SIDE	MONTE FRIO DRIVE	NORTH TERMINUS	SOUTH TERMINUS	/	/	/
			10' WIDE TRAIL	PEDESTRIAN ACCESS EASEMENT	CAYETANA PLACE SOUTH TERMINUS	MONTE FRIO DR.	/	/	/
		NOTE:	1 STREET LIGHTS AS PER THE APPROVED EPC SITE PLANS						

* SIDEWALKS TO BE DEFERRED UNLESS OTHERWISE STATED PER SIDEWALK EXHIBIT

** SIDEWALK WAIVED ON WEST SIDE OF MARBELLA DRIVE

ORIGINAL

PUBLIC WATERLINE IMPROVEMENTS

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	EDWARDO AVENUE	MARBELLA DRIVE	MONTE FRIO DR. EXISTING STUB	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	MARBELLA DRIVE	SACATE AVE	EDWARDO AVENUE	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	CAYETANA PLACE	SOUTH TERMINUS	EDWARDO AVENUE	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	SACATE AVE	MARBELLA DRIVE	MONTE FRIO DR. EXISTING STUB	/	/	/
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	PUBLIC WTRLINE EASMENT ON TRACT A-2 & LOT 55	COORS BLVD	EDWARDO AVENUE	/	/	/

PUBLIC SANITARY SEWER IMPROVEMENTS

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
		8" DIA	SANITARY SEWER LINE W/ NEC. MH'S & SERVICES	EDWARDO AVENUE	MARBELLA DRIVE	MONTE FRIO DR. EXISTING STUB	/	/	/
		8" DIA	SANITARY SEWER LINE W/ NEC. MH'S & SERVICES	MARBELLA DRIVE	SACATE AVE	EDWARDO AVENUE	/	/	/
		8" DIA	SANITARY SEWER LINE W/ NEC. MH'S & SERVICES	CAYETANA PLACE	SOUTH TERMINUS	EDWARDO AVENUE	/	/	/
		8" DIA	SANITARY SEWER LINE W/ NEC. MH'S & SERVICES	SACATE AVE	MARBELLA DRIVE	MONTE FRIO DR. EXISTING STUB	/	/	/
		8" DIA	SANITARY SEWER LINE W/ NEC. MH'S & SERVICES	TRACT A-4 PUBLIC SAS EASEMENT	EXISTING STUB NORTH OF MONTE FRIC	EXISTING STUB SOUTH OF SEVILLA AVE.	/	/	/

ORIGINAL

PUBLIC STORM DRAIN IMPROVEMENTS

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To
		~~7'-10'~~ (1)	~~RETAINING WALL w/ AGREEMENT AND COVENANT (see note 1)~~ Deleted	~~EAST SIDE OF COORS NORTH SIDE OF NAMASTE~~	~~EAST PROPERTY LINE~~	~~NORTH PROPERTY LINE~~
		30" DIA	RCP W/ NEC. MH'S LATERALS & INLETS	EDWARDO AVENUE	MARBELLA DRIVE	MONTE FRIO DR. EXISTING STUB

NOTE: A GRADING AND DRAINAGE CERTIFICATION OF THE APPROVED GRADING PLAN IS REQUIRED FOR THE SITE PRIOR TO THE RELEASE OF FINANCIAL GUARANTEES.

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

PUBLIC ROADWAY IMPROVEMENTS - OFFSITE

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To
		VARIES (2' MIN) (2)	6' ARTERIAL PAVEMENT W/ PCC CURB & GUTTER & 8' WIDE TRAIL EAST SIDE ONLY	COORS BLVD	NAMASTE ROAD	NORTH PROPERTY LINE
		(1)	Traffic Signal	COORS BLVD	~~SEVILLA/COORS INT.~~	

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

DEFERRED INFRASTRUCTURE - OFFSITE

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To
			EXTEND CONCRETE BOX CULVERT ~~- TO BE FINANCIALLY GUARANTEED w/ FUTURE PROJECT~~	COORS BLVD	COORS BLVD	SAN ANTONIO ARROYO

(1) 1/2 TRAFFIC SIGNAL COORS BLVD / SEVILLA AVE INTERSECTION

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

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 Retaining wall must be Financially Guaranteed and built by Work Order

2

3

AGENT / OWNER

Kevin Patton, PE
NAME (print)

Bohannan - Huston Inc.
FIRM

SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

DRB CHAIR - date 12/21/05

Christina Sandoval 12/21/05
PARKS & RECREATION - date

12-21-05
TRANSPORTATION DEVELOPMENT - date

Lynn M. Mazur 10-27-05
AMAFCA - date

William J. Balch 12/21/05
UTILITY DEVELOPMENT - date

- date

Bradley L Bishop 12/21/05
CITY ENGINEER - date

- date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER
1	1-31-06			
2	3-14-07			

City of Albuquerque

DEVELOPMENT PLAN REVIEW APPLICATION

	Supplemental form		Supplemental form
SUBDIVISION	**S**	**ZONING & PLANNING**	**Z**
☒ Major Subdivision action		☐ Annexation	
☐ Minor Subdivision action		☐ County Submittal	
☐ Vacation	**V**	☐ EPC Submittal	
☐ Variance (Non-Zoning)		☐ Zone Map Amendment (Establish or Change Zoning	
SITE DEVELOPMENT PLAN	**P**	☐ Sector Plan (Phase I, II, III)	
☐ ...for Subdivision Purposes		☐ Amendment to Sector, Area, Facility or Comprehensive Plan	
☐ ...for Building Permit		☐ Text Amendment	
☐ IP Master Development Plan			
☐ Cert. of Appropriateness (LUCC)	**L**	**APPEAL / PROTEST of...**	**A**
		☐ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals	

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

APPLICANT INFORMATION:

NAME: ANDALUCIA DEVELOPMENT CO.,INC. PHONE: 828-9900
ADDRESS: 8300 CARMEL AVE NE FAX: 828-9901
CITY: ALBUQUERQUE STATE NM ZIP87122 E-MAIL: ____
Proprietary interest in site: OWNER
AGENT (if any): BOHANNAN HUSTON INC. PHONE: 823-1000
ADDRESS: 7500 JEFFERSON NE FAX: 798-7988
CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL: ____

DESCRIPTION OF REQUEST: FINAL PLAT APPROVAL

Is the applicant seeking incentives pursuant to the Family Housing Development Program? ☐ Yes. ☒ No.

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

Lot or Tract No. REPLAT OF TRACT A & C OF ANDALUCIA AT LA LUZ Block: ____ Unit: ____

Subdiv. / Addn. ANDALUCIA AT LA LUZ UNIT 3

Current Zoning: SU-1 Proposed zoning: ____

Zone Atlas page(s): F-11 No. of **existing** lots: 2 No. of **proposed** lots: 63

Total area of site (acres): 23.1164 Density if applicable: dwellings per gross acre: ____ dwellings per net acre: ____

Within city limits? ☒ Yes. No ☐, but site is within 5 miles of the city limits (DRB jurisdiction.) Within 1000FT of a landfill? NO

UPC No. 101106138624740126 MRGCD Map No. ____

LOCATION OF PROPERTY BY STREETS: On or Near: COORS BLVD. NW
Between: NAMASTE RD. NW and MONTE FRIO DRIVE NW

CASE HISTORY:

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): DRB# 1004462/ O5DRB-01524

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

SIGNATURE Stephanie Walton DATE 4/11/2006

(Print) KEVIN PATTON ☐ Applicant ☒ Agent

FOR OFFICIAL USE ONLY Form revised 10/03

☐ **INTERNAL ROUTING**

	Application case numbers	Action	S.F.	Fees
☑ All checklists are complete	06DRB - ____ - 00517	FP	5(3)	$ 0.00
☑ All fees have been collected	____ - ____ - ____	CMF	____	$ 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 04/19/06			$ 20.00

Sandy Handley 04/11/06
Planner signature / date

Project # 1004462

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.

Kevin Walton
Applicant name (print)

for Stephanie Walton 4-11-06
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-_____-00517
_____-_____-_____
_____-_____-_____

Sandy Handley 04/11/06
Planner signature / date

Project # 1004462

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

Albuquerque Geographic Information System

Map amended through: 3/14/2006

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:

F-11-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

Bohannan △ Huston INC.

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

April 11, 2006

Sheran Matson, Chair
Development Review Board
City of Albuquerque
P.O. Box 1293
Albuquerque, New Mexico 87103

Re: Final Plat Approval
Andalucia at La Luz Unit 3
DRB# 1004462

Dear Sheran:

Enclosed for review and approval by the Development Review Board (DRB) are copies of the following information:

- Development Review Applications
- Six (6) copies of the Final Plat, and
- Zone Atlas Map showing the location of the property
- Fee in the amount of $20.00

The enclosed final plat is in accordance with the amended Site Plan for Subdivision and Preliminary Plat which were approved by the Environmental Planning Commission and the Development Review Board on December 21, 2005.

Please place this item on the DRB Agenda to be heard on April 19, 2006. If you have any questions or require additional information, please contact me.

Sincerely,

Kevin Patton, P.E.
Vice President
Community Development and Planning Group

SW
Enclosure

P:\060205\cdp\corres\008-final_plat\FINAL. B.doc

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

December 21, 2005

6. Project # 1004462
05DRB-01525 Major-Vacation of Public Easements
05DRB-01524 Major-Preliminary Plat Approval
05DRB-01526 Minor-Sidewalk Waiver
05DRB-01527 Minor-Temp Defer SDWK

BOHANNAN HUSTON INC agent(s) for ANDALUCIA DEVELOPMENT CO INC request(s) the above action(s) for REPLAT OF Tract(s) A, ANDALUCIA AT LA LUZ, (to be known as **ANDALUCIA @ LA LUZ, UNIT 3)** zoned SU-1, located on COORS BLVD NW, between NAMASTE RD NW and LA BIENVENIDA PL NW containing approximately 13 acre(s). [REF: 05EPC-01115, 05EPC-01117] [*Deferred from 10/26/06 & 11/2/05 & 11/9/05 & 11/16/05 & 11/23/05 & 11/30/05 & 12/7/05 & 12/14/05]* (F-11)

At the December 21, 2005, Development Review Board meeting, the vacation was approved as shown on Exhibit B in the Planning file, subject to these findings and conditions:

FINDINGS:

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

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

CONDITIONS:

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

With the signing of the infrastructure list dated 12/21/05 and approval of the grading plan engineer stamp dated 9/30/05 the preliminary plat was approved.

A sidewalk variance for 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.

OFFICIAL NOTICE OF DECISION

PAGE 2

If you wish to appeal this decision, you must do so by January 5, 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).

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

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

Sheran Matson, AICP, DRB Chair

Cc:Bohannan Huston Inc., 7500 Jefferson NE, 87109
Andalucia Development Co., Inc., 8300 Carmel Ave NE, 87122
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File

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

PAID RECEIPT

APPLICANT NAME ANDALUCIA DEVELOPMENT CO., INC

AGENT BOHANNAN HUSTON INC.

ADDRESS 7500 JEFFERSON NE

PROJECT & APP # 1004462/06DRB00517

PROJECT NAME ANDALUCIA @ LA LUZ UNIT 3

$ 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.**

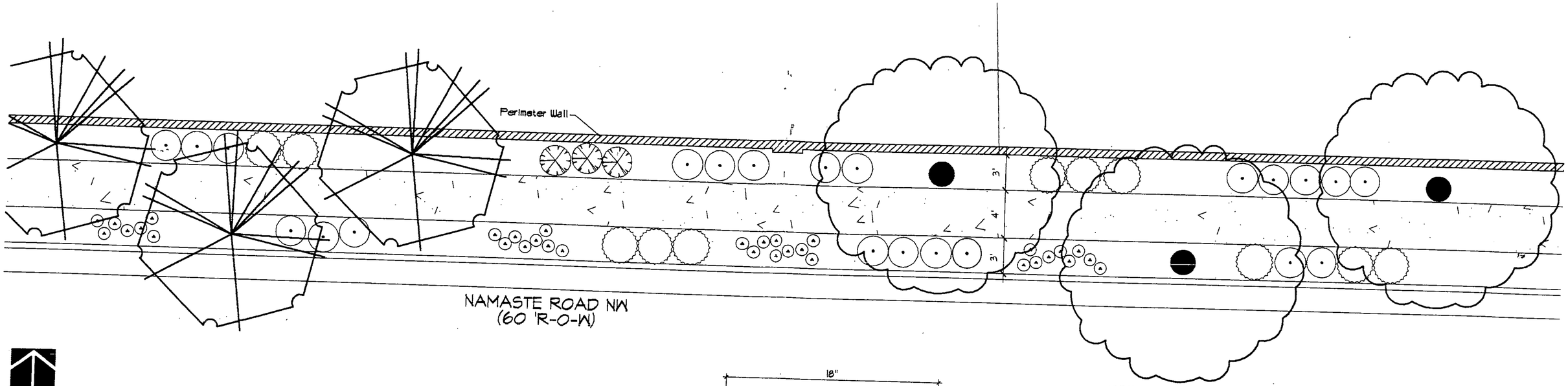
Counterreceipt.doc 6/21/04

City Of Albuquerque
Treasury Division

4/11/2006 10:12AM LOC: ANNX
RECEIPT# 00060695 WS# 007 TRANS# 0013
Account 441032 Fund 0110
Activity 3424000
Trans Amt $40.00
J24 Misc $20.00
VI $40.00
CHANGE $0.00

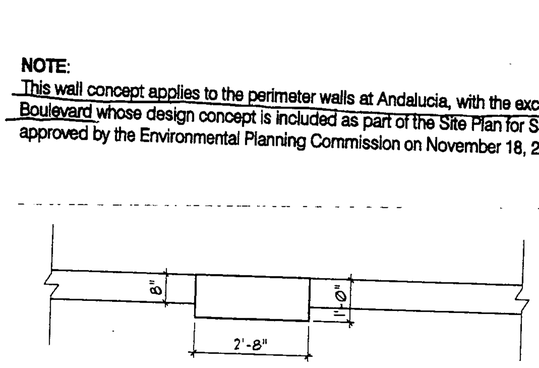
Thank You

TRSKAL



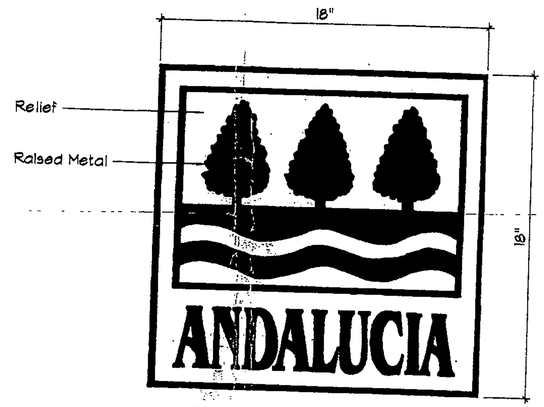
north

NOTE:
This wall concept applies to the perimeter walls at Andalucia, with the exception of Coors Boulevard whose design concept is included as part of the Site Plan for Subdivision approved by the Environmental Planning Commission on November 18, 2004.

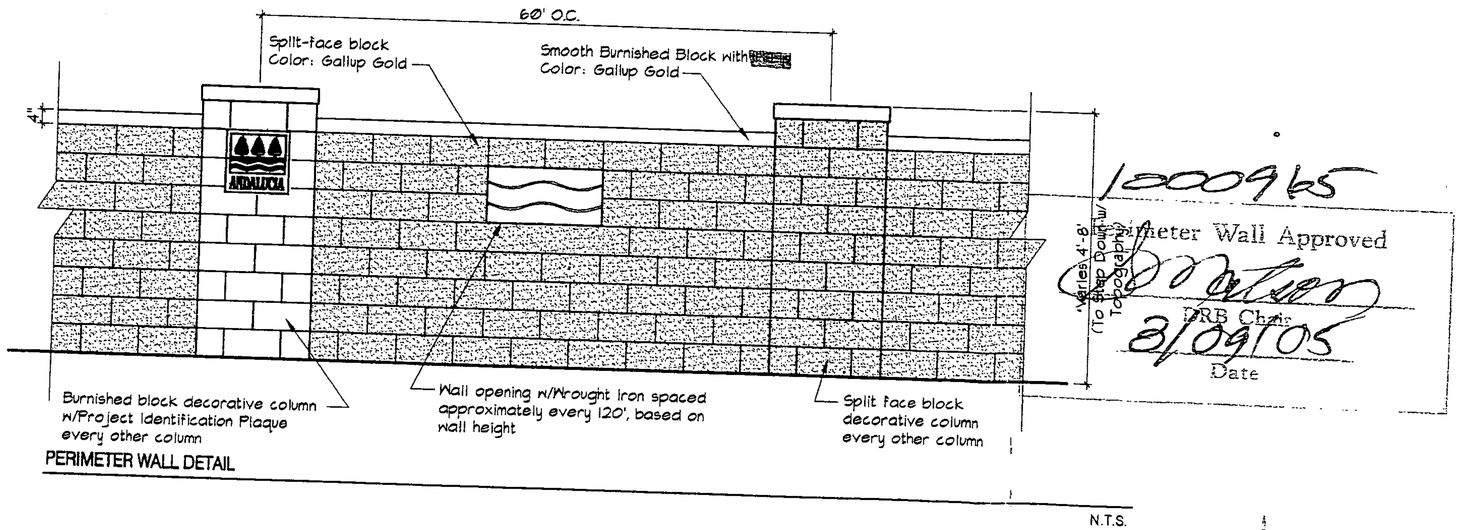


PLAN VIEW

N.T.S.



PROJECT IDENTIFICATION - METAL IN RELIEF
(For illustrative purposes only)



PERIMETER WALL DETAIL

N.T.S.

1000965
Perimeter Wall Approved
DRB Chair
3/09/05
Date

SYMBOL	BOTANICAL/COMMON NAME	WATER USE
TREES		
	Desert Willow, New Mexico Olive, Vitex	Medium
Shrubs (1 & 5 gallon)		
	Salvia greggii / Cherry Sage	Medium
	Ericameria laricifolia 'Aguirre' / Turpentine Bush	Low
	Nassella tenuissima / Silky Thread Grass	Low
	Psorothamnus scoparius / Broom Dalea	Low

IRRIGATION SYSTEM
Irrigation system shall consist of a fully automated sprinkler/drip irrigation system to irrigate tree, shrub, and groundcover planting areas. A separate water meter is included in the Infrastructure List for the common areas.

MAINTENANCE RESPONSIBILITY
All planting areas will be maintained in a living, attractive, and weed free condition. A common landscape areas shall be maintained by the Homeowner's Association.

NOTES:
1. Perimeter wall and landscape is consistent with Site Plan for Building Permit approved by the Environmental Planning Commission on August 21, 2003 (Project #1000965; 03EPC-01103; 03DRB-01714).
2. Landscape plan will adhere to City requirements for clear sight triangles.
3. Street trees shall be planted at a rate of 1 tree per 30 linear feet.
4. The nearest intersection is at Coors Boulevard and Dellyne NW. Zone Atlas: E-11

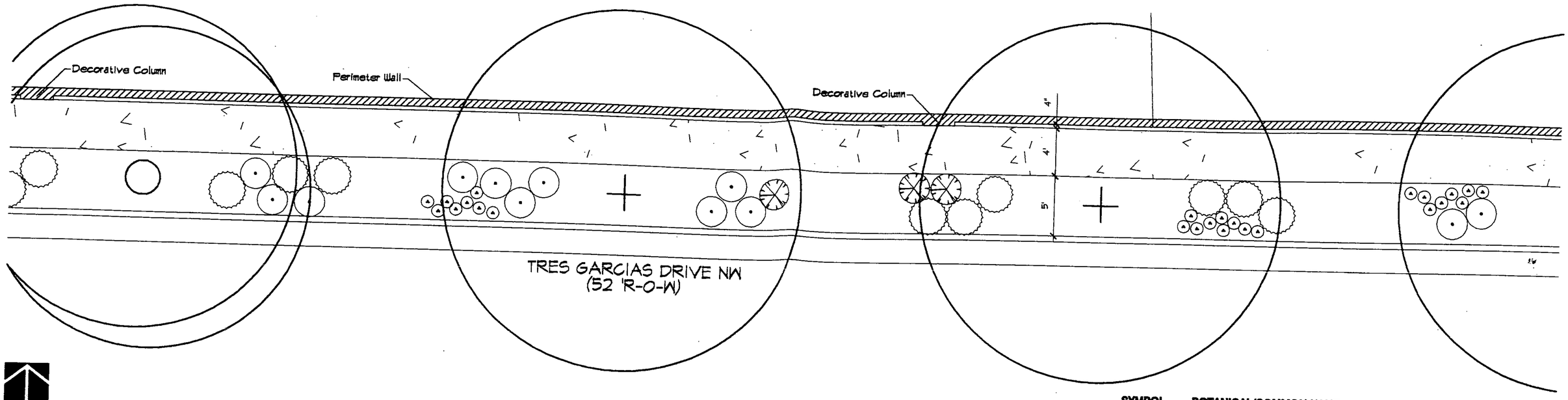
ASW REALTY PARTNERS
401 Paseo De Peralta
Santa Fe, NM 87501
T: 505 820 1818 F: 505 820 1919

Andalucia at La Cuz

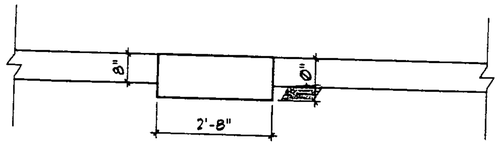
Bohannan ▲ Huston Inc.
Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109
ENGINEERING & SPATIAL DATA & ADVANCED TECHNOLOGIES

CONSENSUS PLANNING, INC.
Planning / Landscape Architecture
924 Park Avenue SW
Albuquerque, NM 87102

April, 2004



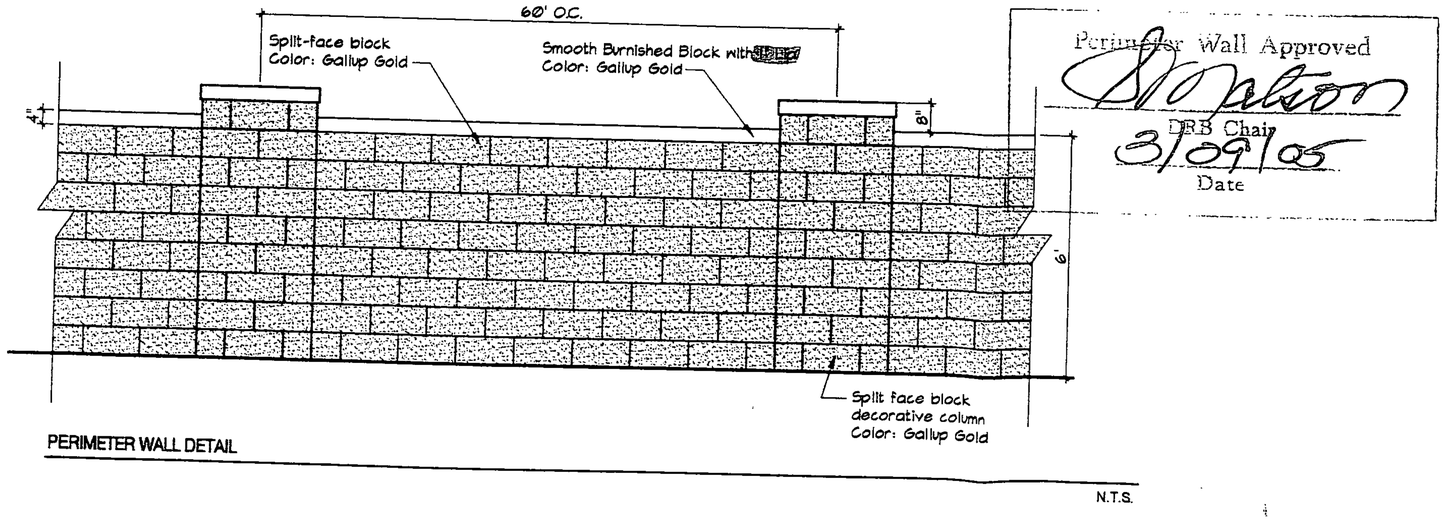
north



PLAN VIEW

N.T.S.

NOTE:
This wall concept applies to the interior walls facing public rights-of-way at Andalucia. Separate wall concepts for perimeter walls have been approved by the Environmental Planning Commission.



PERIMETER WALL DETAIL

N.T.S.

Perimeter Wall Approved
DRB Chair
3/09/05
Date

March, 2005

SYMBOL	BOTANICAL/COMMON NAME	WATER USE
TREES		
o +	Honeylocust, Green Ash, Idaho Locust	Medium
Shrubs (1 & 5 gallon)		
○	Salvia greggii / Cherry Sage	Medium
⊙	Ericameria laricifolia 'Aguirre' / Turpentine Bush	Low
⊕	Nassella tenuissima / Silky Thread Grass	Low
⊗	Psorothamnus scoparius / Broom Dalea	Low

IRRIGATION SYSTEM
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2. Landscape plan will adhere to City requirements for clear sight triangles.
3. Street trees shall be planted at a rate of 1 tree per 40 linear feet.
4. The nearest intersection is at Coors Boulevard and Dellyne NW. Zone Atlas: E-11

ASW REALTY
PARTNERS
401 Paseo De Peralta
Santa Fe, NM 87501

Andalucia
at La Cuz

Bohannan ▲ Huston Inc.
Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109
ENGINEERING ▲ SURVEYING ▲ GIS ▲ ADVANCED TECHNOLOGIES

CONSENSUS PLANNING, INC.
Planning / Landscape Architecture
924 Park Avenue SW
Albuquerque, NM 87102

FIGURE 12

SUBDIVISION IMPROVEMENTS
AGREEMENT-PUBLIC AND/OR PRIVATE
(Procedure B Modified Non-Work Order)
Project No. 730885

Claire

AGREEMENT TO CONSTRUCT PUBLIC AND/OR PRIVATE SUBDIVISION IMPROVEMENTS

THIS AGREEMENT is made this 12th day of April, 20 06, 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 Andalucia Development Co., Inc. ("Subdivider"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:] Corporation, whose address is 8300 Carmel Ave. NE Alb. NM 87122 and whose telephone number is 828-9900, 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 [describe:] Tracts A & C of Andalucia at La Luz, recorded on 2-3-2005 in the records of the Bernalillo County Clerk at Book 2005C, pages 44 through XXXXXX (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:] Andalucia Development Co., Inc. ("Owner").

The Subdivider has submitted and the City has approved a preliminary plat or Site Development Plan identified as Andalucia at La Luz Subdivision Unit 3 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 21 day of December, 2007 ("Construction Completion Deadline"), at no cost to the City.

Note: To compute the Construction Completion Deadline: the Construction Completion Deadline can be no later than two years after execution of this 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.

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Maru Herrera Bern. Co. AGRE R 15.00

3. Financial Guaranty. 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: Loan Reserve Letter No. 2209
Amount: $ 300,000.00 Name of Financial Institution or Surety providing Guaranty:
Date City first able to call Guaranty: December 21, 2007
[Construction Completion Deadline]: December 21, 2007
If Guarantee other than a Bond, last day City able to call on Guaranty is: _____, 20
Additional information:

4. Completion, Acceptance and Termination. Upon completion of the required infrastructure, the Subdivider shall notify the City Engineer and the Design Review Section of Planning Department. After the City Engineer approves the construction, the City will promptly release this Agreement and the Financial Guaranty.

5. 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 officers, 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.

Maru Herrera Bern. Co. AGRE R 15.00
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6. 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.

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

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

9. 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.

10. 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.

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 meaning or construction of any of its provisions.

15. 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.

16. Authority to Execute. If the Subdivider signing below is not the Owner of the Subdivision, the Ow[illegible] execute the Power of Attorney below.

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

SUBDIVIDER:

By [Signature]: _____
Name: John Clarke
Title: Developer, Vice President
Dated: 2/21/06

CITY OF ALBUQUERQUE

_____
City Engineer
Dated: 4-12-06

4/12/06

4-3-06

SUBDIVIDER'S NOTARY

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

This instrument was acknowledged before me on 21st day of February, 20 06 by [name(s) of person(s):] John Clarke
[title or capacity, for instance, "President" or "Owner":] Developer, Vice President of [Subdivider:] Mossman Development Corp.

OFFICIAL SEAL
ANA CORDOVA
NOTARY PUBLIC STATE OF NEW MEXICO

_____
Notary Public

My Commission Expires: 2/27/08

CITY'S NOTARY

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

This instrument was acknowledged before me on 13th day of April, 2006 by Richard Dourte, 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

Maru Herrera Bern. Co. AGRE R 15.00
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Project Number: 730885

FIGURE 12

ORIGINAL

Date Submitted: 9/30/2005
Date Site Plan Approved: 7/7/2005
Date Preliminary Plat Approved: 12/21/05
Date Preliminary Plat Expires: 12/21/06
DRB Project No.: ~~1000965~~ 1004463
DRB Application No.: 05-01524

1-31-06

INFRASTRUCTURE LIST

(Rev. 9-20-05)

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

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

ANDALUCIA LA LUZ UNIT 3

(TRACT A AND C OF ANDALUCIA AT LA LUZ)

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.

3 Valley Gutters

PUBLIC ROADWAY IMPROVEMENTS - ONSITE

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To
B-1 / SW-1	730885	26' F-F	RESIDENTIAL PAVEMENT W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES**	SACATE AVE ℓ = 450' SW, CG → 850'	MARBELLA DRIVE	MONTE FRIO DR.
		24' F-F	RESIDENTIAL PAVEMENT W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON EAST SIDE **	MARBELLA DRIVE ℓ = 1050' SW → 900' CG → 1900'	SACATE AVE	EDWARDO AVENUE
		26' F-F	RESIDENTIAL PAVEMENT W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	CAYETANA PLACE ℓ = 750' SW, CG → 1500	SOUTH TERMINUS	EDWARDO AVENUE
B-1		26' F-F	RESIDENTIAL PAVEMENT W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	EDWARDO AVENUE ℓ = 350' SW, CG → 600'	MARBELLA DRIVE	MONTE FRIO DR.
B-1			4' WIDE SIDEWALK WEST SIDE	MONTE FRIO DRIVE ℓ = 950'	NORTH TERMINUS	SOUTH TERMINUS
			10' WIDE TRAIL	PEDESTRIAN ACCESS EASEMENT	CAYETANA PLACE SOUTH TERMINUS	MONTE FRIO DR.

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

NOTE: 1 STREET LIGHTS AS PER THE APPROVED EPC SITE PLANS

* SIDEWALKS TO BE DEFERRED UNLESS OTHERWISE STATED PER SIDEWALK EXHIBIT

** SIDEWALK WAIVED ON WEST SIDE OF MARBELLA DRIVE

ORIGINAL

PUBLIC WATERLINE IMPROVEMENTS

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
B-1		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S ℓ = 350'	EDWARDO AVENUE 2 valves	MARBELLA DRIVE	MONTE FRIO DR. EXISTING STUB	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S ℓ = 1050'	MARBELLA DRIVE 2 valves 1 FH	SACATE AVE	EDWARDO AVENUE	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S ℓ = 850'	CAYETANA PLACE 2 valves 2 FH	SOUTH TERMINUS	EDWARDO AVENUE	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S ℓ = 400'	SACATE AVE 1 valve	MARBELLA DRIVE	MONTE FRIO DR. EXISTING STUB	/	/	/
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S ℓ = 100'	PUBLIC WTRLINE EASMENT ON TRACT A-2 & LOT 55	COORS BLVD	EDWARDO AVENUE	/	/	/

PUBLIC SANITARY SEWER IMPROVEMENTS

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
B-1		8" DIA	SANITARY SEWER LINE W/ NEC. MH'S & SERVICES ℓ = 300'	EDWARDO AVENUE 2 MH	MARBELLA DRIVE	MONTE FRIO DR. EXISTING STUB	/	/	/
		8" DIA	SANITARY SEWER LINE W/ NEC. MH'S & SERVICES ℓ = 250'	MARBELLA DRIVE 4 MH	SACATE AVE	EDWARDO AVENUE	/	/	/
		8" DIA	SANITARY SEWER LINE W/ NEC. MH'S & SERVICES ℓ = 850'	CAYETANA PLACE 3 MH	SOUTH TERMINUS	EDWARDO AVENUE	/	/	/
		8" DIA	SANITARY SEWER LINE W/ NEC. MH'S & SERVICES ℓ = 400'	SACATE AVE 2 MH	MARBELLA DRIVE	MONTE FRIO DR. EXISTING STUB	/	/	/
		8" DIA	SANITARY SEWER LINE W/ NEC. MH'S & SERVICES ℓ = 500'	TRACT A-4 PUBLIC SAS EASEMENT 3 MH	EXISTING STUB NORTH OF MONTE FRIC	EXISTING STUB SOUTH OF SEVILLA AVE.	/	/	/

ORIGINAL

PUBLIC STORM DRAIN IMPROVEMENTS

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To
		~~7-10'~~	~~RETAINING WALL W/ AGREEMENT AND COVENANT (see note 1)~~ Deleted	~~EAST SIDE OF COORS NORTH SIDE OF NAMASTE~~	~~EAST PROPERTY LINE~~	~~NORTH PROPERTY LINE~~
B-1		30" DIA	RCP W/ NEC. MH'S LATERALS & INLETS ℓ=350'	EDWARDO AVENUE 2 MH 2 inlets	MARBELLA DRIVE	MONTE FRIO DR. EXISTING STUB
		NOTE:	A GRADING AND DRAINAGE CERTIFICATION OF THE APPROVED GRADING PLAN IS REQUIRED FOR THE SITE PRIOR TO THE RELEASE OF FINANCIAL GUARANTEES.			

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

PUBLIC ROADWAY IMPROVEMENTS - OFFSITE

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To
B-2			6' ARTERIAL PAVEMENT W/ PCC CURB & GUTTER & 8' WIDE TRAIL EAST SIDE ONLY	COORS BLVD	NAMASTE ROAD	NORTH PROPERTY LINE
			~~Traffic Signal~~	~~COORS BLVD~~	~~SEVILLA/COORS INT.~~	

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

DEFERRED INFRASTRUCTURE - OFFSITE

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To
MB-1			EXTEND CONCRETE BOX CULVERT ~~TO BE FINANCIALLY GUARANTEED w/ FUTURE PROJECT~~	COORS BLVD	COORS BLVD	SAN ANTONIO ARROYO
MB-1		1 1/2	TRAFFIC SIGNAL	COORS BLVD / SEVILLA AVE INTERSECTION		

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

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 Retaining wall must be Financially Guaranteed and built by Work Order

2

3

AGENT / OWNER

Kevin Patton, PE
NAME (print)

Bohannan - Huston Inc.
FIRM

SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

DRB CHAIR - date

Christina Sandoval 12/21/05
PARKS & RECREATION - date

12-21-05
TRANSPORTATION DEVELOPMENT - date

Lynn M. Mayer 10-27-05
AMAFCA - date

William J. Baker 12/21/05
UTILITY DEVELOPMENT - date

- date

Bradley L Bitner 12/21/05
CITY ENGINEER - date

- date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER
1	1-31-06			

FINANCIAL GUARANTY AMOUNT

02/14/2006

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

Project Description:

Project ID #: 730885, Andalucia at La Luz Sub'd, Unit 3, Phase/Unit #: 1

Requested By: **Jared Lee - Bohannan Huston, Inc.**

TOTAL FINANCIAL GUARANTY REQUIRED **$300,000.00**

APPROVAL:

DATE: 2/14/06

Notes: MB-1 (Deferred Offsite Infrastructure)

FIRST COMMUNITY BANK

March 15, 2006

Mr. Bruce Perlman
Chief Administrative Officer
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

LOAN RESERVE LETTER No. 2269

RE: Loan Reserve for Andalucia Development Co., Inc.
City of Albuquerque, Project ID#7308.85
Project Name: Andalucia at La Luz Unit 3
Loan Reserve Amount: Three Hundred Thousand and 00/100 Dollars, ($300,000.00)

Dear Mr. Perlman:

This is to advise the City of Albuquerque ("City") that, at the request of Andalucia Development Co., Inc., a borrower ("Borrower"), First Community Bank, ("Financial Institution") in Albuquerque, New Mexico, commits the sum of Three Hundred Thousand and 00/100 Dollars, ($300,000.00) ("Loan Reserve") for the exclusive purpose of providing the financial guarantee which the City requires Andalucia Development Co., Inc., ("Subdivider") to provide for the installation of the improvements which must be constructed at Andalucia at La Luz Unit 3, Project No. 7308.85 (Project"). The Amount of the Loan Reserve is 125% of the City's estimated cost of the Project, as required by the City's Subdivision Ordinance. The improvements are identified in the agreement between the City of Albuquerque and Subdivider, which was recorded on 4.12.06 in the records of the Clerk of Bernalillo County, New Mexico, in Book Misc. A115 at pages 1714 to 1714, ("Agreement").

1. Reduction of Commitment. If the City Engineer, or that person's authorized designee, determines that it is appropriate to release a specified amount of the Loan Reserve as the result of the Subdivider's construction of a portion of the required infrastructure, then the City Engineer, or that person's authorized designee, may execute an "Authorization to Reduce" which will authorize the Financial Institution to release a specified amount from the Loan Reserve. The Authorization to

T 505 241 7500
PO Box 3686 T 1 888 699 7500
Albuquerque, NM 87190 www.fcbnm.com

Project is accepted by the City. When the Financial Institution receives the Authorization to Reduce, which has been signed by the City, the Financial Institution may reduce the Loan Reserve to the Reduced Loan Reserve Balance.

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

3. Draw on Reserve. If by December 21, 2007, the improvements described in the Agreement have not been fully installed, inspected, approved and accepted by the City, then, upon presentation between December 21, 2007, and February 21, 2008, inclusive, the City may demand payment from the Financial Institution up to the lesser of the amount stated in this Loan Reserve Letter or the latest Reduced Loan Reserve Balance authorized in writing by the City. The City may demand payment by delivering to the Financial Institution a certified "Demand for Payment" executed by the CAO which shall state that the Subdivider has failed to comply with the terms of the Agreement and also shall state the estimated cost of completing the improvements specified in the Agreement ("Estimated Cost of Completion"). Upon receipt of the Demand for Payment, the Financial Institution promptly shall draw from the Loan Reserves cashier's check to the City of Albuquerque the amount of 125% of the estimated cost of completion, not to exceed the lesser of the total Loan Reserve amount stated in this Loan Reserve Letter or the latest Reduced Loan Reserve Balance authorized in writing by the City. The Financial Institution shall deliver the cashier's check promptly to the City.

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

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

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

C. Expiration of the date February 21, 2008; or

D. Written termination of this Loan Reserve Letter, signed by the Chief Administrative Officer of the City.

Very truly yours,

Craig A. Buchanan,
Sr. Vice President

ACCEPTED:

City of Albuquerque
By: _____
Chief Administrative Officer
Or authorized designee

Title: City Engineer
Dated: 4-12-06

4/12/06

4-3-06

190%

B-2 off-site

No. of Lots: 63
Nearest Major Streets
Coors Blvd. NW

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 April, 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 Andalucia Development Co.,Inc. ("Subdivider"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:] Corporation, whose address is 8300 Carmel Ave. NE Alb. NM 87122 and whose telephone number is 828-9900, 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:] Tracts A & C Andalucia at La Luz, recorded on 2-3-2005 in the records of the Bernalillo County Clerk at Book 2005C, pages 44 through xxxxxxxx (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:] Andalucia Development Co.,Inc. ("Owner").

The Subdivider has submitted and the City has approved a preliminary plat or Site Development Plan identified as Andalucia at La Luz Unit 3 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 21 day of December, 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. 7308.85.

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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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 Sundance Mechanical, and construction surveying of the private Improvements shall be performed by _____. 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 Smith Engineering, and inspection of the private Improvements shall be performed by _____, 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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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 Geo-Test, and field testing of the private Improvements shall be performed by _____, 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: Loan Reserve Letter No. 2270
Amount: $ 89,532.51 Name of Financial Institution or Surety
Date City first able to call Guaranty: December 21, 2007
[Construction Completion Deadline]: December 21 20 07
If Guaranty other than a Bond, last day City able to call Guaranty is:
Feb 21, 2008
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.

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

SUBDIVIDER:

By [Signature]: John Clarke
Name: John Clarke
Title: Developer, Vice President
Dated: 2/21/06

CITY OF ALBUQUERQUE

City Engineer
Dated: 4-12-06

4/12/06

4-3-06

SUBDIVIDER'S NOTARY

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

This instrument was acknowledged before me on 21st. day of February, 20 06 by [name of person:] John Clarke [title or capacity, for instance, "President" or "Owner":] Developer, Vice President of [Subdivider:] Sandia Development Corp.

Notary Public

My Commission Expires: 2/27/08

CITY'S NOTARY

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

This instrument was acknowledged before me on 13th day of, April, 20 06 by Richard Dourte, 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

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Current DRC
Project Number: 730885

ORIGINAL

FIGURE 12

INFRASTRUCTURE LIST

(Rev. 9-20-05)

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

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

Date Submitted: 9/30/2005
Date Site Plan Approved: 7/7/2005
Date Preliminary Plat Approved: 12/21/05
Date Preliminary Plat Expires: 12/21/06
DRB Project No.: ~~4000065~~ 1004462
DRB Application No.: 05-01524

△1 1-31-06

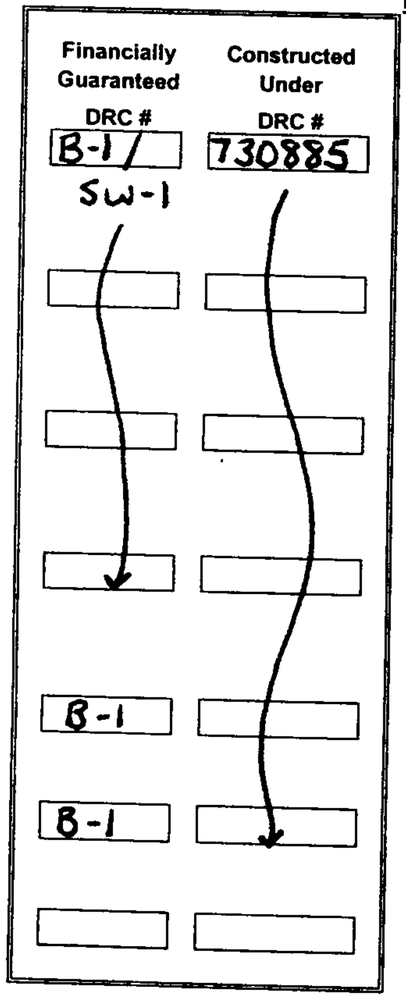
ANDALUCIA LA LUZ UNIT 3

(TRACT A AND C OF ANDALUCIA AT LA LUZ)

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.

3 Valley Gutters

PUBLIC ROADWAY IMPROVEMENTS - ONSITE



Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
B-1 / SW-1	730885	26' F-F	RESIDENTIAL PAVEMENT W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES**	SACATE AVE ℓ = 450' SW, CG → 850'	MARBELLA DRIVE	MONTE FRIO DR.	/	/	/
		24' F-F	RESIDENTIAL PAVEMENT W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON EAST SIDE **	MARBELLA DRIVE ℓ = 1050' SW → 900' CG → 1900'	SACATE AVE	EDWARDO AVENUE	/	/	/
		26' F-F	RESIDENTIAL PAVEMENT W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	CAYETANA PLACE ℓ = 750' SW, CG → 1500	SOUTH TERMINUS	EDWARDO AVENUE	/	/	/
		26' F-F	RESIDENTIAL PAVEMENT W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	EDWARDO AVENUE ℓ = 350' SW, CG → 600'	MARBELLA DRIVE	MONTE FRIO DR.	/	/	/
B-1			4' WIDE SIDEWALK WEST SIDE ℓ = 950'	MONTE FRIO DRIVE	NORTH TERMINUS	SOUTH TERMINUS	/	/	/
B-1			10' WIDE TRAIL	PEDESTRIAN ACCESS EASEMENT	CAYETANA PLACE SOUTH TERMINUS	MONTE FRIO DR.	/	/	/

NOTE: 1 STREET LIGHTS AS PER THE APPROVED EPC SITE PLANS

* SIDEWALKS TO BE DEFERRED UNLESS OTHERWISE STATED PER SIDEWALK EXHIBIT

** SIDEWALK WAIVED ON WEST SIDE OF MARBELLA DRIVE

ORIGINAL

PUBLIC WATERLINE IMPROVEMENTS

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
B-1		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S ℓ = 350'	EDWARDO AVENUE 2 valves	MARBELLA DRIVE	MONTE FRIO DR. EXISTING STUB	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S ℓ = 1050'	MARBELLA DRIVE 2 valves 1 FH	SACATE AVE	EDWARDO AVENUE	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S ℓ = 850'	CAYETANA PLACE 2 valves 2 FH	SOUTH TERMINUS	EDWARDO AVENUE	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S ℓ = 400'	SACATE AVE 1 valve	MARBELLA DRIVE	MONTE FRIO DR. EXISTING STUB	/	/	/
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S ℓ = 100'	PUBLIC WTRLINE EASMENT ON TRACT A-2 & LOT 55	COORS BLVD	EDWARDO AVENUE	/	/	/

PUBLIC SANITARY SEWER IMPROVEMENTS

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
B-1		8" DIA	SANITARY SEWER LINE ℓ = 300' W/ NEC. MH'S & SERVICES	EDWARDO AVENUE 2 MH	MARBELLA DRIVE	MONTE FRIO DR. EXISTING STUB	/	/	/
		8" DIA	SANITARY SEWER LINE ℓ = 850' W/ NEC. MH'S & SERVICES	MARBELLA DRIVE 4 MH	SACATE AVE	EDWARDO AVENUE	/	/	/
		8" DIA	SANITARY SEWER LINE ℓ = 850' W/ NEC. MH'S & SERVICES	CAYETANA PLACE 3 MH	SOUTH TERMINUS	EDWARDO AVENUE	/	/	/
		8" DIA	SANITARY SEWER LINE ℓ = 400' W/ NEC. MH'S & SERVICES	SACATE AVE 2 MH	MARBELLA DRIVE	MONTE FRIO DR. EXISTING STUB	/	/	/
		8" DIA	SANITARY SEWER LINE ℓ = 500' W/ NEC. MH'S & SERVICES	TRACT A-4 PUBLIC SAS EASEMENT 3 MH	EXISTING STUB NORTH OF MONTE FRIC	EXISTING STUB SOUTH OF SEVILLA AVE.	/	/	/

ORIGINAL

PUBLIC STORM DRAIN IMPROVEMENTS

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To
		~~7-10'~~	~~RETAINING WALL w/ AGREEMENT AND COVENANT (see note 1)~~ Deleted	~~EAST SIDE OF COORS NORTH SIDE OF NAMASTE~~	~~EAST PROPERTY LINE~~	~~NORTH PROPERTY LINE~~
B-1		30" DIA	RCP W/ NEC. MH'S LATERALS & INLETS L=350'	EDWARDO AVENUE 2 MH 2 inlets	MARBELLA DRIVE	MONTE FRIO DR. EXISTING STUB
		NOTE:	A GRADING AND DRAINAGE CERTIFICATION OF THE APPROVED GRADING PLAN IS REQUIRED FOR THE SITE PRIOR TO THE RELEASE OF FINANCIAL GUARANTEES.			

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

PUBLIC ROADWAY IMPROVEMENTS - OFFSITE

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To
B-2			6' ARTERIAL PAVEMENT W/ PCC CURB & GUTTER & 8' WIDE TRAIL EAST SIDE ONLY	COORS BLVD	NAMASTE ROAD	NORTH PROPERTY LINE
			~~Traffic Signal~~	~~COORS BLVD~~	~~SEVILLA/COORS INT.~~	

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

DEFERRED INFRASTRUCTURE - OFFSITE

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To
MB-1			EXTEND CONCRETE BOX CULVERT ~~TO BE FINANCIALLY GUARANTEED w/ FUTURE PROJECT~~ CONSTRUCTED	COORS BLVD	COORS BLVD	SAN ANTONIO ARROYO
MB-1		1 1/2	TRAFFIC SIGNAL	COORS BLVD / SEVILLA AVE	INTERSECTION	

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

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 Retaining wall must be Financially Guaranteed and built by Work Order

2

3

AGENT / OWNER

Kevin Patton, PE
NAME (print)

Bohannan - Huston Inc.
FIRM

SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

DRB CHAIR - date

Christina Sandoval 12/21/05
PARKS & RECREATION - date

12-21-05
TRANSPORTATION DEVELOPMENT - date

Lynn M. Mayer 10-27-05
AMAFCA - date

William J. Baker 12/21/05
UTILITY DEVELOPMENT - date

_____ - date

Bradley D Bihn 12/21/05
CITY ENGINEER - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER
1	1-31-06			

FINANCIAL GUARANTY AMOUNT

02/14/2006

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

Project Description:

Project ID #: 730885, Andalucia at La Luz Sub'd, Unit 3, Phase/Unit #: 1

Requested By: **Jared Lee - Bohannan Huston, Inc.**

Approved estimate amount:		$61,783.58
Contingency Amount:	0.00%	$.00
Subtotal:		$61,783.58
NMGRT	6.75%	$4,170.39
Subtotal:		$65,953.97
Engineering Fee	6.60%	$4,352.96
Testing Fee	2.00%	$1,319.08
Subotal:		$71,626.01
FINANCIAL GUARANTY RATE		1.25
Retainage Amount:		$.00
TOTAL FINANCIAL GUARANTY REQUIRED		**$89,532.51**

APPROVAL: DATE:

RLS 25 2/14/06

Notes: B-2 (Offsite improvements, Coors Blvd)

FIRST COMMUNITY BANK

March 15, 2006

Mr. Bruce Perlman
Chief Administrative Officer
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

LOAN RESERVE LETTER No. 2270

RE: Loan Reserve for Andalucia Development Co., Inc.
City of Albuquerque, Project ID#7308.85
Project Name: Andalucia at La Luz Unit 3
Loan Reserve Amount: Eighty Nine Thousand Five Hundred Thirty Two and 51/100 Dollars, ($89,532.51)

Dear Mr. Perlman:

This is to advise the City of Albuquerque ("City") that, at the request of Andalucia Development Co., Inc., a borrower ("Borrower"), First Community Bank, ("Financial Institution") in Albuquerque, New Mexico, commits the sum of Eighty Nine Thousand Five Hundred Thirty Two and 51/100 Dollars,($89,532.51)("Loan Reserve") for the exclusive purpose of providing the financial guarantee which the City requires Andalucia Development Co., Inc., ("Subdivider") to provide for the installation of the improvements which must be constructed at Andalucia at La Luz Unit 3, Project No. 7308.85 (Project"). The Amount of the Loan Reserve is 125% of the City's estimated cost of the Project, as required by the City's Subdivision Ordinance. The improvements are identified in the agreement between the City of Albuquerque and Subdivider, which was recorded on 4.12.06 in the records of the Clerk of Bernalillo County, New Mexico, in Book Misc. A115 at pages 1715 to 1715, ("Agreement").

1. Reduction of Commitment. If the City Engineer, or that person's authorized designee, determines that it is appropriate to release a specified amount of the Loan Reserve as the result of the Subdivider's construction of a portion of the required infrastructure, then the City Engineer, or that person's authorized designee, may execute an "Authorization to Reduce" which will authorize the Financial Institution to release a specified amount from the Loan Reserve. The Authorization to

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Albuquerque, NM 87190 www.fcbnm.com

specified amount from the Loan Reserve. The Authorization to Reduce will state the amount of the "Reduced Loan Reserve Balance" which must be maintained following the reduction. The Reduced Loan Reserve Balance shall not be reduced by more than 90% of the City's estimated cost of the Project until the Project is accepted by the City. When the Financial Institution receives the Authorization to Reduce, which has been signed by the City, the Financial Institution may reduce the Loan Reserve to the Reduced Loan Reserve Balance.

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

3. Draw on Reserve. If by December 21, 2007, the improvements described in the Agreement have not been fully installed, inspected, approved and accepted by the City, then, upon presentation between December 21, 2007, and February 21, 2008, inclusive, the City may demand payment from the Financial Institution up to the lesser of the amount stated in this Loan Reserve Letter or the latest Reduced Loan Reserve Balance authorized in writing by the City. The City may demand payment by delivering to the Financial Institution a certified "Demand for Payment" executed by the CAO which shall state that the Subdivider has failed to comply with the terms of the Agreement and also shall state the estimated cost of completing the improvements specified in the Agreement ("Estimated Cost of Completion"). Upon receipt of the Demand for Payment, the Financial Institution promptly shall draw from the Loan Reserves cashier's check to the City of Albuquerque the amount of 125% of the estimated cost of completion, not to exceed the lesser of the total Loan Reserve amount stated in this Loan Reserve Letter or the latest Reduced Loan Reserve Balance authorized in writing by the City. The Financial Institution shall deliver the cashier's check promptly to the City.

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

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

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

C. Expiration of the date February 21, 2008; or

D. Written termination of this Loan Reserve Letter, signed by the Chief Administrative Officer of the City.

Very truly yours,

Craig A. Buchanan,
Sr. Vice President

ACCEPTED:

City of Albuquerque
By: _____
Chief Administrative Officer
Or authorized designee

Title: City Engineer
Dated: 4-12-06

4/12/06

4-3-06

1900

B-1
onsite

No. of Lots: 63
Nearest Major Streets
Coors Blvd. NW.

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 April, 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 Andalucia Development Corporation, Inc. ("Subdivider"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:] Corporation, whose address is 8300 Carmel Ave. NE Alb. NM 87122 and whose telephone number is 828-9900, 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:] Tracts A & C of Andalucia at La Luz, recorded on 2-3-2005 in the records of the Bernalillo County Clerk at Book 2005C, pages 44 through XXXXXX (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:] Andalucia Development Co. Inc. ("Owner").

The Subdivider has submitted and the City has approved a preliminary plat or Site Development Plan identified as Andalucia at La Luz Unit 3 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 21 day of December, 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. 7308.85.

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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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 Sundance Mechanical, and construction surveying of the private Improvements shall be performed by _____. 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 Smith Engineering, and inspection of the private Improvements shall be performed by _____, 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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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 Geo-Test, and field testing of the private Improvements shall be performed by _____, 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: Loan Reserve Letter No. 0268
Amount: $ 568,594.09 Name of Financial Institution or Surety
Date City first able to call Guaranty: December 21, 2007
[Construction Completion Deadline]: December 21 20 07
If Guaranty other than a Bond, last day City able to call Guaranty is:
Feb 21, 20 08
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.

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

SUBDIVIDER:

By [Signature]: _____
Name: John Clarke
Title: Developer / Vice President
Dated: 2/21/06

CITY OF ALBUQUERQUE

_____
City Engineer
Dated: 4-12-06

4/12/06

4-3-06

SUBDIVIDER'S NOTARY

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

This instrument was acknowledged before me on 21st day of February, 2006 by [name of person:] John Clarke, [title or capacity, for instance, "President" or "Owner":] Developer, Vice President of [Subdivider:] Andalucia Development Corp.

LUCIA A. CORDOVA
NOTARY PUBLIC-STATE OF NEW MEXICO
My commission expires: 2/27/08

_____
Notary Public

My Commission Expires: 2/27/08

CITY'S NOTARY

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

This instrument was acknowledged before me on 12th day of, April, 2006 by Richard Dourte, 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

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Current DRC
Project Number: 730885

ORIGINAL

FIGURE 12

INFRASTRUCTURE LIST

(Rev. 9-20-05)

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

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

Date Submitted: 9/30/2005
Date Site Plan Approved: 7/7/2005
Date Preliminary Plat Approved: 12/21/05
Date Preliminary Plat Expires: 12/21/06
DRB Project No.: ~~1000066~~ 1004462
DRB Application No.: 05-01524

△1 1-31-06

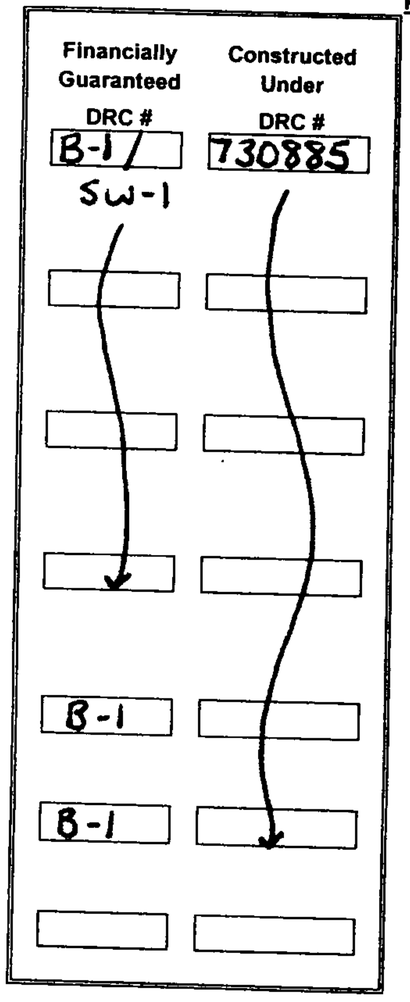
ANDALUCIA LA LUZ UNIT 3

(TRACT A AND C OF ANDALUCIA AT LA LUZ)

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.

3 Valley Gutters

PUBLIC ROADWAY IMPROVEMENTS - ONSITE



Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
B-1	730885	26' F-F	RESIDENTIAL PAVEMENT W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES**	SACATE AVE ℓ = 450' SW, CG → 850'	MARBELLA DRIVE	MONTE FRIO DR.	/	/	/
SW-1		24' F-F	RESIDENTIAL PAVEMENT W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON EAST SIDE **	MARBELLA DRIVE ℓ = 1050' SW → 900' CG → 1900'	SACATE AVE	EDWARDO AVENUE	/	/	/
		26' F-F	RESIDENTIAL PAVEMENT W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	CAYETANA PLACE ℓ = 750' SW, CG → 1500	SOUTH TERMINUS	EDWARDO AVENUE	/	/	/
		26' F-F	RESIDENTIAL PAVEMENT W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	EDWARDO AVENUE ℓ = 350' SW, CG → 600'	MARBELLA DRIVE	MONTE FRIO DR.	/	/	/
			4' WIDE SIDEWALK WEST SIDE	MONTE FRIO DRIVE ℓ = 950'	NORTH TERMINUS	SOUTH TERMINUS	/	/	/
			10' WIDE TRAIL	PEDESTRIAN ACCESS EASEMENT	CAYETANA PLACE SOUTH TERMINUS	MONTE FRIO DR.	/	/	/

NOTE: 1 STREET LIGHTS AS PER THE APPROVED EPC SITE PLANS

* SIDEWALKS TO BE DEFERRED UNLESS OTHERWISE STATED PER SIDEWALK EXHIBIT

** SIDEWALK WAIVED ON WEST SIDE OF MARBELLA DRIVE

ORIGINAL

PUBLIC WATERLINE IMPROVEMENTS

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
B-1		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S ℓ = 350'	EDWARDO AVENUE 2 valves	MARBELLA DRIVE	MONTE FRIO DR. EXISTING STUB	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S ℓ = 1050'	MARBELLA DRIVE 2 valves 1 FH	SACATE AVE	EDWARDO AVENUE	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S ℓ = 850'	CAYETANA PLACE 2 valves 2 FH	SOUTH TERMINUS	EDWARDO AVENUE	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S ℓ = 400'	SACATE AVE 1 valve	MARBELLA DRIVE	MONTE FRIO DR. EXISTING STUB	/	/	/
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S ℓ = 100'	PUBLIC WTRLINE EASMENT ON TRACT A-2 & LOT 55	COORS BLVD	EDWARDO AVENUE	/	/	/

PUBLIC SANITARY SEWER IMPROVEMENTS

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
B-1		8" DIA	SANITARY SEWER LINE ℓ = 300' W/ NEC. MH'S & SERVICES	EDWARDO AVENUE 2 MH	MARBELLA DRIVE	MONTE FRIO DR. EXISTING STUB	/	/	/
		8" DIA	SANITARY SEWER LINE ℓ = 850' W/ NEC. MH'S & SERVICES	MARBELLA DRIVE 4 MH	SACATE AVE	EDWARDO AVENUE	/	/	/
		8" DIA	SANITARY SEWER LINE ℓ = 850' W/ NEC. MH'S & SERVICES	CAYETANA PLACE 3 MH	SOUTH TERMINUS	EDWARDO AVENUE	/	/	/
		8" DIA	SANITARY SEWER LINE ℓ = 400' W/ NEC. MH'S & SERVICES	SACATE AVE 2 MH	MARBELLA DRIVE	MONTE FRIO DR. EXISTING STUB	/	/	/
		8" DIA	SANITARY SEWER LINE ℓ = 500' W/ NEC. MH'S & SERVICES	TRACT A-4 PUBLIC SAS EASEMENT 3 MH	EXISTING STUB NORTH OF MONTE FRIC	EXISTING STUB SOUTH OF SEVILLA AVE.	/	/	/

ORIGINAL

PUBLIC STORM DRAIN IMPROVEMENTS

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To
		~~7-10'~~	~~RETAINING WALL W/ AGREEMENT AND COVENANT (see note 1)~~ Deleted	~~EAST SIDE OF COORS NORTH SIDE OF NAMASTE~~	~~EAST PROPERTY LINE~~	~~NORTH PROPERTY LINE~~
MB-1		30" DIA	RCP W/ NEC. MH'S LATERALS & INLETS L=350'	EDWARDO AVENUE 2 MH 2 inlets	MARBELLA DRIVE	MONTE FRIO DR. EXISTING STUB
		NOTE:	A GRADING AND DRAINAGE CERTIFICATION OF THE APPROVED GRADING PLAN IS REQUIRED FOR THE SITE PRIOR TO THE RELEASE OF FINANCIAL GUARANTEES.			

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

PUBLIC ROADWAY IMPROVEMENTS - OFFSITE

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To
MB-2			6' ARTERIAL PAVEMENT W/ PCC CURB & GUTTER & 8' WIDE TRAIL EAST SIDE ONLY	COORS BLVD	NAMASTE ROAD	NORTH PROPERTY LINE
			~~Traffic Signal~~	~~COORS BLVD~~	~~SEVILLA/COORS INT.~~	

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

DEFERRED INFRASTRUCTURE - OFFSITE

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To
MB-1			EXTEND CONCRETE BOX CULVERT ~~TO BE FINANCIALLY GUARANTEED W/ FUTURE PROJECT~~ Constructed	COORS BLVD	COORS BLVD	SAN ANTONIO ARROYO
MB-1		1 1/2	TRAFFIC SIGNAL	COORS BLVD / SEVILLA AVE	INTERSECTION	

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

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 Retaining wall must be Financially Guaranteed and built by Work Order

2

3

AGENT / OWNER

Kevin Patton, PE
NAME (print)

Bohannan - Huston Inc.
FIRM

SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

DRB CHAIR - date

Christina Sandoval 12/21/05
PARKS & RECREATION - date

12-21-05
TRANSPORTATION DEVELOPMENT - date

Lynn M. Mayer 10-27-05
AMAFCA - date

William J. Baleh 12/21/05
UTILITY DEVELOPMENT - date

_____ - date

Bradley L Bjhn 12/21/05
CITY ENGINEER - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER
1	1-31-06			

001

Attn: Jared Lee
Fax: 798-7988

FINANCIAL GUARANTY AMOUNT

02/14/2006

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

Project Description:

Project ID #: 730885, Andalucia at La Luz Sub'd, Unit 3, Phase/Unit #: 1

Requested By: **Jared Lee - Bohannan Huston, Inc.**

Approved estimate amount:		$392,368.95
Contingency Amount:	0.00%	$.00
Subtotal:		$392,368.95
NMGRT	6.75%	$26,484.90
Subtotal:		$418,853.85
Engineering Fee	6.60%	$27,644.35
Testing Fee	2.00%	$8,377.08
Subotal:		$454,875.27
FINANCIAL GUARANTY RATE		1.25
Retainage Amount:		$.00
TOTAL FINANCIAL GUARANTY REQUIRED		**$568,594.09**

APPROVAL: DATE:

2/14/06

Notes: B-1 (onsite improvements); An approved grading and drainage certification is required prior to ROFG

Current DRC
Project Number: 730885

ORIGINAL

FIGURE 12

INFRASTRUCTURE LIST

(Rev. 9-20-05)

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

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

Date Submitted: 9/30/2005
Date Site Plan Approved: 7/7/2005
Date Preliminary Plat Approved: 12/21/05
Date Preliminary Plat Expires: 12/21/06
DRB Project No.: ~~1000065~~ 1004462
DRB Application No.: 05-01524

△1 1-31-06

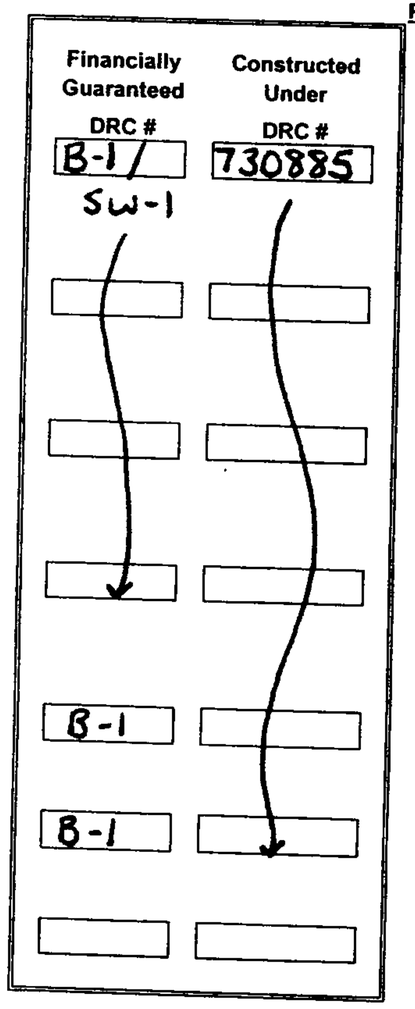
ANDALUCIA LA LUZ UNIT 3

(TRACT A AND C OF ANDALUCIA AT LA LUZ)

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.

3 Valley Gutters

PUBLIC ROADWAY IMPROVEMENTS - ONSITE



Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Construction Certification: Private P.E.	Construction Certification: City Cnst Engineer
26' F-F	RESIDENTIAL PAVEMENT W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES**	SACATE AVE ℓ = 450' SW, CG → 850'	MARBELLA DRIVE	MONTE FRIO DR.	/	/	/
24' F-F	RESIDENTIAL PAVEMENT W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON EAST SIDE **	MARBELLA DRIVE ℓ = 1050' SW → 900' CG → 1900'	SACATE AVE	EDWARDO AVENUE	/	/	/
26' F-F	RESIDENTIAL PAVEMENT W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	CAYETANA PLACE ℓ = 750' SW, CG → 1500	SOUTH TERMINUS	EDWARDO AVENUE	/	/	/
26' F-F	RESIDENTIAL PAVEMENT W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	EDWARDO AVENUE ℓ = 350' SW, CG → 600'	MARBELLA DRIVE	MONTE FRIO DR.	/	/	/
	4' WIDE SIDEWALK WEST SIDE	MONTE FRIO DRIVE ℓ = 950'	NORTH TERMINUS	SOUTH TERMINUS	/	/	/
	10' WIDE TRAIL	PEDESTRIAN ACCESS EASEMENT	CAYETANA PLACE SOUTH TERMINUS	MONTE FRIO DR.	/	/	/

NOTE: 1 STREET LIGHTS AS PER THE APPROVED EPC SITE PLANS

* SIDEWALKS TO BE DEFERRED UNLESS OTHERWISE STATED PER SIDEWALK EXHIBIT

** SIDEWALK WAIVED ON WEST SIDE OF MARBELLA DRIVE

ORIGINAL

PUBLIC WATERLINE IMPROVEMENTS

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
B-1		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S ℓ = 350'	EDWARDO AVENUE 2 valves	MARBELLA DRIVE	MONTE FRIO DR. EXISTING STUB	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S ℓ = 1050'	MARBELLA DRIVE 2 valves 1 FH	SACATE AVE	EDWARDO AVENUE	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S ℓ = 850'	CAYETANA PLACE 2 valves 2 FH	SOUTH TERMINUS	EDWARDO AVENUE	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S ℓ = 400'	SACATE AVE 1 valve	MARBELLA DRIVE	MONTE FRIO DR. EXISTING STUB	/	/	/
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S ℓ = 100'	PUBLIC WTRLINE EASMENT ON TRACT A-2 & LOT 55	COORS BLVD	EDWARDO AVENUE	/	/	/

PUBLIC SANITARY SEWER IMPROVEMENTS

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
B-1		8" DIA	SANITARY SEWER LINE ℓ = 300' W/ NEC. MH'S & SERVICES	EDWARDO AVENUE 2 MH	MARBELLA DRIVE	MONTE FRIO DR. EXISTING STUB	/	/	/
		8" DIA	SANITARY SEWER LINE ℓ = 850' W/ NEC. MH'S & SERVICES	MARBELLA DRIVE 4 MH	SACATE AVE	EDWARDO AVENUE	/	/	/
		8" DIA	SANITARY SEWER LINE ℓ = 850' W/ NEC. MH'S & SERVICES	CAYETANA PLACE 3 MH	SOUTH TERMINUS	EDWARDO AVENUE	/	/	/
		8" DIA	SANITARY SEWER LINE ℓ = 400' W/ NEC. MH'S & SERVICES	SACATE AVE 2 MH	MARBELLA DRIVE	MONTE FRIO DR. EXISTING STUB	/	/	/
		8" DIA	SANITARY SEWER LINE ℓ = 500' W/ NEC. MH'S & SERVICES	TRACT A-4 PUBLIC SAS EASEMENT 3 MH	EXISTING STUB	EXISTING STUB NORTH OF MONTE FRIO SOUTH OF SEVILLA AVE.	/	/	/

ORIGINAL

PUBLIC STORM DRAIN IMPROVEMENTS

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector / P.E.	Construction Certification: City Cnst Engineer
		~~7'-10'~~	~~RETAINING WALL W/ AGREEMENT AND COVENANT (see note 1)~~ Deleted	~~EAST SIDE OF COORS NORTH SIDE OF NAMASTE~~	~~EAST PROPERTY LINE~~	~~NORTH PROPERTY LINE~~	/	/
B-1		30" DIA	RCP W/ NEC. MH'S LATERALS & INLETS L=350'	EDWARDO AVENUE 2 MH 2 inlets	MARBELLA DRIVE	MONTE FRIO DR. EXISTING STUB	/	/
							/	/

NOTE: A GRADING AND DRAINAGE CERTIFICATION OF THE APPROVED GRADING PLAN IS REQUIRED FOR THE SITE PRIOR TO THE RELEASE OF FINANCIAL GUARANTEES.

PUBLIC ROADWAY IMPROVEMENTS - OFFSITE

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector / P.E.	Construction Certification: City Cnst Engineer
B-2			6' ARTERIAL PAVEMENT W/ PCC CURB & GUTTER & 8' WIDE TRAIL EAST SIDE ONLY	COORS BLVD	NAMASTE ROAD	NORTH PROPERTY LINE	/	/
			~~Traffic Signal~~	~~COORS BLVD~~	~~SEVILLA/COORS INT.~~			

DEFERRED INFRASTRUCTURE - OFFSITE

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector / P.E.	Construction Certification: City Cnst Engineer
			EXTEND CONCRETE BOX CULVERT ~~TO BE FINANCIALLY GUARANTEED w/ FUTURE PROJECT~~ ~~CONSTRUCTED~~	COORS BLVD	COORS BLVD	SAN ANTONIO ARROYO	/	/
MB-1		1 1/2	TRAFFIC SIGNAL	COORS BLVD / SEVILLA AVE		INTERSECTION	/	/

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 Retaining wall must be Financially Guaranteed and built by Work Order

2

3

AGENT / OWNER

Kevin Patton, PE
NAME (print)

Bohannan - Huston Inc.
FIRM

SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

DRB CHAIR - date

Christina Sandoval 12/21/05
PARKS & RECREATION - date

12-21-05
TRANSPORTATION DEVELOPMENT - date

Lynn M. Mason 10-27-05
AMAFCA - date

William J. Mabrey 12/21/05
UTILITY DEVELOPMENT - date

_____ - date

Bradley L Bitner 12/21/05
CITY ENGINEER - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER
1	1-31-06			

FIRST COMMUNITY BANK

March 15, 2006

Mr. Bruce Perlman
Chief Administrative Officer
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

LOAN RESERVE LETTER No. 2268

RE: Loan Reserve for Andalucia Development Co., Inc.
City of Albuquerque, Project ID#7308.85
Project Name: Andalucia at La Luz Unit 3
Loan Reserve Amount: Five Hundred Sixty Eight Thousand Five Hundred Ninty Four and 09/100 Dollars,($568,594.09)

Dear Mr. Perlman:

This is to advise the City of Albuquerque ("City") that, at the request of Andalucia Development Co., Inc., a borrower ("Borrower"), First Community Bank, ("Financial Institution") in Albuquerque, New Mexico, commits the sum of Five Hundred Sixty Eight Thousand Five Hundred Ninty Four and 09/100 Dollars,($568,594.09)("Loan Reserve") for the exclusive purpose of providing the financial guarantee which the City requires Andalucia Development Co., Inc., ("Subdivider") to provide for the installation of the improvements which must be constructed at Andalucia at La Luz Unit 3, Project No. 7308.85 (Project"). The Amount of the Loan Reserve is 125% of the City's estimated cost of the Project, as required by the City's Subdivision Ordinance. The improvements are identified in the agreement between the City of Albuquerque and Subdivider, which was recorded on 4.12.06 in the records of the Clerk of Bernalillo County, New Mexico, in Book Misc. A115 at pages 1716 to 1716, ("Agreement").

1. Reduction of Commitment. If the City Engineer, or that person's authorized designee, determines that it is appropriate to release a specified amount of the Loan Reserve as the result of the Subdivider's construction of a portion of the required infrastructure, then the City Engineer, or that person's authorized designee, may execute an "Authorization to Reduce" which will authorize the Financial Institution to release a specified amount from the Loan Reserve. The Authorization to

t 505 241 7500
PO Box 3686 t 1 888 699 7500
Albuquerque, NM 87190 www.fcbnm.com

90% of the City's estimated cost of the Project until the Project is accepted by the City. When the Financial Institution receives the Authorization to Reduce, which has been signed by the City, the Financial Institution may reduce the Loan Reserve to the Reduced Loan Reserve Balance.

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

3. Draw on Reserve. If by December 21, 2007, the improvements described in the Agreement have not been fully installed, inspected, approved and accepted by the City, then, upon presentation between December 21, 2007, and February 21, 2008, inclusive, the City may demand payment from the Financial Institution up to the lesser of the amount stated in this Loan Reserve Letter or the latest Reduced Loan Reserve Balance authorized in writing by the City. The City may demand payment by delivering to the Financial Institution a certified "Demand for Payment" executed by the CAO which shall state that the Subdivider has failed to comply with the terms of the Agreement and also shall state the estimated cost of completing the improvements specified in the Agreement ("Estimated Cost of Completion"). Upon receipt of the Demand for Payment, the Financial Institution promptly shall draw from the Loan Reserves cashier's check to the City of Albuquerque the amount of 125% of the estimated cost of completion, not to exceed the lesser of the total Loan Reserve amount stated in this Loan Reserve Letter or the latest Reduced Loan Reserve Balance authorized in writing by the City. The Financial Institution shall deliver the cashier's check promptly to the City.

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

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

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

C. Expiration of the date February 21, 2008; or

D. Written termination of this Loan Reserve Letter, signed by the Chief Administrative Officer of the City.

Very truly yours,

Craig A. Buchanan,
Sr. Vice President

ACCEPTED:

City of Albuquerque
By: _____
Chief Administrative Officer
Or authorized designee

Title: City Engineer
Dated: 4/12-06

4/12/06

4-3-06

No. of Lots: 63
Nearest Major Streets
Coors Blvd. NW

FIGURE 19
SIDEWALK DEFERRAL AGREEMENT
PROJECT NO. 7308.85

THIS AGREEMENT is made this 12th day of April, 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 Andalucia Development Co., Inc. ("Developer"), whose address is 8300 Carmel Ave. NE Alb. NM 87122 and whose telephone number is 828-9900, a (state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:) Corporation, 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) Tracts A & C of Andalucia at La Luz (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:) Andalucia at La Luz Unit 3 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 December 21, 2007 ("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-A115 Pg-1713
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: Loan Reserve Letter No. 2271
Amount: $ 72,826.13 Name of Financial Institution or Surety providing Guaranty: First Community Bank
Date City first able to call Guaranty (Sidewalk Construction Deadline): DEC 21, 2007.
If Guaranty other than a Bond, last day City able to call Guaranty is ~~DEC~~ _____, 20___.
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.

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Page: 2 of 4
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Maru Herrera Bern. Co. AGRE R 15.00

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.

Maru Herrera Bern. Co. AGRE R 15.00
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Page: 3 of 4
04/12/2006 01:45P
Bk-A115 Pg-1713

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

DEVELOPER:

By (Signature): _____
Name: John Utrup
Title: Developer & Vice President
Dated: 2/21/06

CITY OF ALBUQUERQUE:

_____
City Engineer
Dated: 4-12-06

4/12/06

4-3-06

DEVELOPER'S NOTARY

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

This instrument was acknowledged before me on 21st day of February, 20 06 by (name of person:) John Utrup, (title or capacity, for instance, "President" or "Owner") Developer & Vice President of (Developer:) Mesilla Development Corp.

_____
Notary Public

My Commission Expires: 2/27/06

CITY'S NOTARY

STATE OF New Mexico
COUNTY OF Bernalillo ss.

This instrument was acknowledged before me on 12th day of April, 2006 by Richard Bourne, 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

Maru Herrera Bern. Co. AGRE R 15.00
2006051878
6439439
Page: 4 of 4
04/12/2006 01:45P
Bk-A115 Pg-1713

EXHIBIT "A"

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

December 21, 2005

6. Project # 1004462
05DRB-01525 Major-Vacation of Public Easements
05DRB-01524 Major-Preliminary Plat Approval
05DRB-01526 Minor-Sidewalk Waiver
05DRB-01527 Minor-Temp Defer SDWK

BOHANNAN HUSTON INC agent(s) for ANDALUCIA DEVELOPMENT CO INC request(s) the above action(s) for REPLAT OF Tract(s) A, ANDALUCIA AT LA LUZ, (to be known as **ANDALUCIA @ LA LUZ, UNIT 3)** zoned SU-1, located on COORS BLVD NW, between NAMASTE RD NW and LA BIENVENIDA PL NW containing approximately 13 acre(s). [REF: 05EPC-01115, 05EPC-01117] [*Deferred from 10/26/06 & 11/2/05 & 11/9/05 & 11/16/05 & 11/23/05 & 11/30/05 & 12/7/05 & 12/14/05]* (F-11)

At the December 21, 2005, Development Review Board meeting, the vacation was approved as shown on Exhibit B in the Planning file, subject to these findings and conditions:

FINDINGS:

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

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

CONDITIONS:

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

With the signing of the infrastructure list dated 12/21/05 and approval of the grading plan engineer stamp dated 9/30/05 the preliminary plat was approved.

A sidewalk variance for 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.

FINANCIAL GUARANTY AMOUNT

02/14/2006

Type of Estimate: Sidewalk Deferral

Project Description:

Project ID #: 730885, Andalucia at La Luz Sub'd, Unit 3, Phase/Unit #: 1

Requested By: **Jared Lee - Bohannan Huston, Inc.**

Approved estimate amount:		$54,576.96
NMGRT	6.75%	$3,683.94
Subtotal:		$58,260.90
125% FINANCIAL GUARANTY RATE		1.25
TOTAL FINANCIAL GUARANTY REQUIRED		**$72,826.13**

APPROVAL: DATE:

2/14/06

Notes: SW-1

FIRST COMMUNITY BANK

March 15, 2006

Mr. Bruce Perlman
Chief Administrative Officer
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

LOAN RESERVE LETTER No. 2271

RE: Loan Reserve for Andalucia Development Co., Inc.
City of Albuquerque, Project ID#7308.85
Project Name: Andalucia at La Luz Unit 3
Loan Reserve Amount: Seventy Two Thousand Eight Hundred Twenty Six and 13/100 Dollars ($72,826.13)

Dear Mr. Perlman:

This is to advise the City of Albuquerque ("City") that, at the request of Andalucia Development Co., Inc., a borrower ("Borrower"), First Community Bank, ("Financial Institution") in Albuquerque, New Mexico, commits the sum of Seventy Two Thousand Eight Hundred Twenty Six and 13/100 Dollars, ($72,826.13)("Loan Reserve") for the exclusive purpose of providing the financial guarantee which the City requires Andalucia Development Co., Inc., ("Subdivider") to provide for the installation of the improvements which must be constructed at Andalucia at La Luz Unit 3, Project No. 7308.85 (Project"). The Amount of the Loan Reserve is 125% of the City's estimated cost of the Project, as required by the City's Subdivision Ordinance. The improvements are identified in the agreement between the City of Albuquerque and Subdivider, which was recorded on 4/20/06 in the records of the Clerk of Bernalillo County, New Mexico, in Book Misc. A115 at pages 1713 to 1713, ("Agreement").

1. Reduction of Commitment. If the City Engineer, or that person's authorized designee, determines that it is appropriate to release a specified amount of the Loan Reserve as the result of the Subdivider's construction of a portion of the required infrastructure, then the City Engineer, or that person's authorized designee, may execute an "Authorization to Reduce" which will authorize the Financial Institution to release a specified amount from the Loan Reserve. The Authorization to

PO Box 3686
Albuquerque, NM 87190

T 505 241 7500
T 1 888 699 7500
www.fcbnm.com

specified amount from the Loan Reserve. The Authorization to Reduce will state the amount of the "Reduced Loan Reserve Balance" which must be maintained following the reduction. The Reduced Loan Reserve Balance shall not be reduced by more than 90% of the City's estimated cost of the Project until the Project is accepted by the City. When the Financial Institution receives the Authorization to Reduce, which has been signed by the City, the Financial Institution may reduce the Loan Reserve to the Reduced Loan Reserve Balance.

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

3. Draw on Reserve. If by December 21, 2007, the improvements described in the Agreement have not been fully installed, inspected, approved and accepted by the City, then, upon presentation between December 21, 2007, and February 21, 2008, inclusive, the City may demand payment from the Financial Institution up to the lesser of the amount stated in this Loan Reserve Letter or the latest Reduced Loan Reserve Balance authorized in writing by the City. The City may demand payment by delivering to the Financial Institution a certified "Demand for Payment" executed by the CAO which shall state that the Subdivider has failed to comply with the terms of the Agreement and also shall state the estimated cost of completing the improvements specified in the Agreement ("Estimated Cost of Completion"). Upon receipt of the Demand for Payment, the Financial Institution promptly shall draw from the Loan Reserves cashier's check to the City of Albuquerque the amount of 125% of the estimated cost of completion, not to exceed the lesser of the total Loan Reserve amount stated in this Loan Reserve Letter or the latest Reduced Loan Reserve Balance authorized in writing by the City. The Financial Institution shall deliver the cashier's check promptly to the City.

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

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

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

C. Expiration of the date February 21, 2008; or

D. Written termination of this Loan Reserve Letter, signed by the Chief Administrative Officer of the City.

Very truly yours,

Craig A. Buchanan,
Sr. Vice President

ACCEPTED:

City of Albuquerque
By: _____
Chief Administrative Officer
Or authorized designee

Title: City Engineer
Dated: 4-12-06

4/12/06

4-3-06

Current DRC
Project Number: 730885

ORIGINAL

FIGURE 12

Claire

Date Submitted: 9/30/2005
Date Site Plan Approved: 7/7/2005
Date Preliminary Plat Approved: 12/21/05
Date Preliminary Plat Expires: 12/21/06
DRB Project No.: ~~1000065~~ 1004462
DRB Application No.: 05-01524

1-31-06

INFRASTRUCTURE LIST

(Rev. 9-20-05)

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

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

ANDALUCIA LA LUZ UNIT 3

(TRACT A AND C OF ANDALUCIA AT LA LUZ)

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.

PUBLIC ROADWAY IMPROVEMENTS - ONSITE

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
		26' F-F	RESIDENTIAL PAVEMENT W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES**	SACATE AVE	MARBELLA DRIVE	MONTE FRIO DR.	/	/	/
		24' F-F	RESIDENTIAL PAVEMENT W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON EAST SIDE **	MARBELLA DRIVE	SACATE AVE	EDWARDO AVENUE	/	/	/
		26' F-F	RESIDENTIAL PAVEMENT W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	CAYETANA PLACE	SOUTH TERMINUS	EDWARDO AVENUE	/	/	/
		26' F-F	RESIDENTIAL PAVEMENT W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	EDWARDO AVENUE	MARBELLA DRIVE	MONTE FRIO DR.	/	/	/
			4' WIDE SIDEWALK WEST SIDE	MONTE FRIO DRIVE	NORTH TERMINUS	SOUTH TERMINUS	/	/	/
			10' WIDE TRAIL	PEDESTRIAN ACCESS EASEMENT	CAYETANA PLACE SOUTH TERMINUS	MONTE FRIO DR.	/	/	/
		NOTE:	1 STREET LIGHTS AS PER THE APPROVED EPC SITE PLANS						

* SIDEWALKS TO BE DEFERRED UNLESS OTHERWISE STATED PER SIDEWALK EXHIBIT

** SIDEWALK WAIVED ON WEST SIDE OF MARBELLA DRIVE

ORIGINAL

PUBLIC WATERLINE IMPROVEMENTS

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	EDWARDO AVENUE	MARBELLA DRIVE	MONTE FRIO DR. EXISTING STUB	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	MARBELLA DRIVE	SACATE AVE	EDWARDO AVENUE	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	CAYETANA PLACE	SOUTH TERMINUS	EDWARDO AVENUE	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	SACATE AVE	MARBELLA DRIVE	MONTE FRIO DR. EXISTING STUB	/	/	/
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	PUBLIC WTRLINE EASMENT ON TRACT A-2 & LOT 55	COORS BLVD	EDWARDO AVENUE	/	/	/

PUBLIC SANITARY SEWER IMPROVEMENTS

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
		8" DIA	SANITARY SEWER LINE W/ NEC. MH'S & SERVICES	EDWARDO AVENUE	MARBELLA DRIVE	MONTE FRIO DR. EXISTING STUB	/	/	/
		8" DIA	SANITARY SEWER LINE W/ NEC. MH'S & SERVICES	MARBELLA DRIVE	SACATE AVE	EDWARDO AVENUE	/	/	/
		8" DIA	SANITARY SEWER LINE W/ NEC. MH'S & SERVICES	CAYETANA PLACE	SOUTH TERMINUS	EDWARDO AVENUE	/	/	/
		8" DIA	SANITARY SEWER LINE W/ NEC. MH'S & SERVICES	SACATE AVE	MARBELLA DRIVE	MONTE FRIO DR. EXISTING STUB	/	/	/
		8" DIA	SANITARY SEWER LINE W/ NEC. MH'S & SERVICES	TRACT A-4 PUBLIC SAS EASEMENT	EXISTING STUB NORTH OF MONTE FRIC	EXISTING STUB SOUTH OF SEVILLA AVE.	/	/	/

ORIGINAL

PUBLIC STORM DRAIN IMPROVEMENTS

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To
		~~7'-10'~~	~~RETAINING WALL w/ AGREEMENT AND COVENANT (see note 1)~~ Deleted	~~EAST SIDE OF COORS NORTH SIDE OF NAMASTE~~	~~EAST PROPERTY LINE~~	~~NORTH PROPERTY LINE~~
		30" DIA	RCP W/ NEC. MH'S LATERALS & INLETS	EDWARDO AVENUE	MARBELLA DRIVE	MONTE FRIO DR. EXISTING STUB
		NOTE:	A GRADING AND DRAINAGE CERTIFICATION OF THE APPROVED GRADING PLAN IS REQUIRED FOR THE SITE PRIOR TO THE RELEASE OF FINANCIAL GUARANTEES.			

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

PUBLIC ROADWAY IMPROVEMENTS - OFFSITE

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To
			6' ARTERIAL PAVEMENT W/ PCC CURB & GUTTER & 8' WIDE TRAIL EAST SIDE ONLY	COORS BLVD	NAMASTE ROAD	NORTH PROPERTY LINE
			~~Traffic Signal~~	~~COORS BLVD~~	~~SEVILLA/COORS INT.~~	

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

DEFERRED INFRASTRUCTURE - OFFSITE

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To
			EXTEND CONCRETE BOX CULVERT ~~TO BE FINANCIALLY GUARANTEED w/ FUTURE PROJECT~~	COORS BLVD	COORS BLVD	SAN ANTONIO ARROYO

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

1 1/2 TRAFFIC SIGNAL COORS BLVD / SEVILLA AVE INTERSECTION

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 Retaining wall must be Financially Guaranteed and built by Work Order

2

3

AGENT / OWNER

Kevin Patton, PE
NAME (print)

Bohannan - Huston Inc.
FIRM

SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

DRB CHAIR - date

Christina Sandoval 12/21/05
PARKS & RECREATION - date

12-21-05
TRANSPORTATION DEVELOPMENT - date

Lynn M. Mason 10-27-05
AMAFCA - date

William J. Baker 12/21/05
UTILITY DEVELOPMENT - date

_____ - date

Bradley L Bihn 12/21/05
CITY ENGINEER - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER
1	1-31-06			

Current DRC
Project Number: 730885

ORIGINAL

FIGURE 12

INFRASTRUCTURE LIST

(Rev. 9-20-05)

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

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

Date Submitted: **9/30/2005**
Date Site Plan Approved: **7/7/2005**
Date Preliminary Plat Approved: 12/21/05
Date Preliminary Plat Expires: 12/21/06
DRB Project No.: ~~1000065~~ 1004462
DRB Application No.: 05-01524

ANDALUCIA LA LUZ UNIT 3

(TRACT A AND C OF ANDALUCIA AT LA LUZ)

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.

PUBLIC ROADWAY IMPROVEMENTS - ONSITE

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
		26' F-F	RESIDENTIAL PAVEMENT W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES**	SACATE AVE	MARBELLA DRIVE	MONTE FRIO DR.	/	/	/
		24' F-F	RESIDENTIAL PAVEMENT W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON EAST SIDE **	MARBELLA DRIVE	SACATE AVE	EDWARDO AVENUE	/	/	/
		26' F-F	RESIDENTIAL PAVEMENT W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	CAYETANA PLACE	SOUTH TERMINUS	EDWARDO AVENUE	/	/	/
		26' F-F	RESIDENTIAL PAVEMENT W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES*	EDWARDO AVENUE	MARBELLA DRIVE	MONTE FRIO DR.	/	/	/
			4' WIDE SIDEWALK WEST SIDE	MONTE FRIO DRIVE	NORTH TERMINUS	SOUTH TERMINUS	/	/	/
			10' WIDE TRAIL	PEDESTRIAN ACCESS EASEMENT	CAYETANA PLACE SOUTH TERMINUS	MONTE FRIO DR.	/	/	/
		NOTE:	1 STREET LIGHTS AS PER THE APPROVED EPC SITE PLANS						

* SIDEWALKS TO BE DEFERRED UNLESS OTHERWISE STATED PER SIDEWALK EXHIBIT

** SIDEWALK WAIVED ON WEST SIDE OF MARBELLA DRIVE

ORIGINAL

PUBLIC WATERLINE IMPROVEMENTS

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	EDWARDO AVENUE	MARBELLA DRIVE	MONTE FRIO DR. EXISTING STUB	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	MARBELLA DRIVE	SACATE AVE	EDWARDO AVENUE	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	CAYETANA PLACE	SOUTH TERMINUS	EDWARDO AVENUE	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	SACATE AVE	MARBELLA DRIVE	MONTE FRIO DR. EXISTING STUB	/	/	/
		8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	PUBLIC WTRLINE EASMENT ON TRACT A-2 & LOT 55	COORS BLVD	EDWARDO AVENUE	/	/	/

PUBLIC SANITARY SEWER IMPROVEMENTS

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
		8" DIA	SANITARY SEWER LINE W/ NEC. MH'S & SERVICES	EDWARDO AVENUE	MARBELLA DRIVE	MONTE FRIO DR. EXISTING STUB	/	/	/
		8" DIA	SANITARY SEWER LINE W/ NEC. MH'S & SERVICES	MARBELLA DRIVE	SACATE AVE	EDWARDO AVENUE	/	/	/
		8" DIA	SANITARY SEWER LINE W/ NEC. MH'S & SERVICES	CAYETANA PLACE	SOUTH TERMINUS	EDWARDO AVENUE	/	/	/
		8" DIA	SANITARY SEWER LINE W/ NEC. MH'S & SERVICES	SACATE AVE	MARBELLA DRIVE	MONTE FRIO DR. EXISTING STUB	/	/	/
		8" DIA	SANITARY SEWER LINE W/ NEC. MH'S & SERVICES	TRACT A-4 PUBLIC SAS EASEMENT	EXISTING STUB NORTH OF MONTE FRIC	EXISTING STUB SOUTH OF SEVILLA AVE.	/	/	/

ORIGINAL

PUBLIC STORM DRAIN IMPROVEMENTS

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
		7-10'	RETAINING WALL w/ AGREEMENT AND COVENANT (See note 1)	EAST SIDE OF COORS NORTH SIDE OF NAMASTE	EAST PROPERTY LINE	NORTH PROPERTY LINE	/	/	/
		30" DIA	RCP W/ NEC. MH'S LATERALS & INLETS	EDWARDO AVENUE	MARBELLA DRIVE	MONTE FRIO DR. EXISTING STUB	/	/	/
		NOTE:	A GRADING AND DRAINAGE CERTIFICATION OF THE APPROVED GRADING PLAN IS REQUIRED FOR THE SITE PRIOR TO THE RELEASE OF FINANCIAL GUARANTEES.				/	/	/

PUBLIC ROADWAY IMPROVEMENTS - OFFSITE

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
			6' ARTERIAL PAVEMENT W/ PCC CURB & GUTTER & 8' WIDE TRAIL EAST SIDE ONLY	COORS BLVD	NAMASTE ROAD	NORTH PROPERTY LINE	/	/	/
			Traffic Signal	COORS BLVD	SEVILLA/COORS INT.				

DEFERRED INFRASTRUCTURE - OFFSITE

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
			EXTEND CONCRETE BOX CULVERT ~~- TO BE FINANCIALLY GUARANTEED w/ FUTURE PROJECT~~	COORS BLVD	COORS BLVD	SAN ANTONIO ARROYO	/	/	/

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 Retaining wall must be Financially Guaranteed and built by Work Order

2

3

AGENT / OWNER

Kevin Patton, PE
NAME (print)

Bohannan - Huston Inc.
FIRM

SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

DRB CHAIR - date

Christina Sandoval 12/21/05
PARKS & RECREATION - date

12-21-05
TRANSPORTATION DEVELOPMENT - date

Lynn M. Mayer 10-27-05
AMAFCA - date

William J. Baker 12/21/05
UTILITY DEVELOPMENT - date

_____ - date

Bradley L Bjorn 12/21/05
CITY ENGINEER - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

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

PAID RECEIPT

APPLICANT NAME _____

AGENT Johanna Huston

ADDRESS _____

PROJECT & APP # 1004462

PROJECT NAME Andalucia Unit III

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

$ 110.00 **441006/4983000 DRB Actions** DEFERRAL

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

$ _____ **441018/4971000 Public Notification**

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

$ 110.00 **TOTAL AMOUNT DUE**

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

ANDALUCIA DEVELOPMENT CO., INC.
OPERATING ACCOUNT
PO BOX 91417
ALBUQUERQUE, NM 87199

1327

95-660-1070

DATE 12-19-05

PAY TO THE ORDER OF City of Albuquerque $ 110.00

ONE HUNDRED TEN Dollars EVEN

City of Albuquerque
Treasury Division

DOLLARS

Security Features Included. Details on Back.

BANK OF ALBUQUERQUE N.A.
Albuquerque, New Mexico
www.bankofalbuquerque.com

12/20/2005 3:04PM LOC: ANNX
RECEIPT# 00051621 WS# 606 TRANS# 0031
Account 441006 Fund 0110
Activity 4983000 TRSEJA MP
Trans Amt $110.00

FOR ANDALUCIA III PRELIMINARY PLAT DEFERRAL #7

⑈001327⑈ ⑆107006606⑆ 78272620 50⑈

CK $110.00
CHANGE $0.00

Thank You

Bohannan Huston Inc.

924-3804

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877 5332

#6

SENT VIA FAX

December 14, 2005

Sheran Matson, Chair
Development Review Board
City of Albuquerque
P.O. Box 1293
Albuquerque, New Mexico 87103

Re: Request for Deferral
Andalucia at La Luz Unit 3 Preliminary plat DRB# 1004462

Dear Sheran:

We request a one week deferral of the following items associated with Project number DRB 1004462 (Item 6) on the December 14, 2005 agenda: Preliminary plat approval. Based on this request, we anticipate a hearing date of December 21, 2005

If you have any questions or require further information, please call me at 823-1000.

Sincerely,

for Stephanie Walton

Kevin Patton, P.E.
Vice President
Community Development and Planning Group

SS
Enclosure

P:\050067\cdp\corres\DRB.DEFERRAL.7.doc

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

PAID RECEIPT

APPLICANT NAME _____

AGENT Bohannan & Huston

ADDRESS _____

PROJECT & APP # 1005414/62

PROJECT NAME Andulica

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

$ 110.00 **441006/4983000 DRB Actions**

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

$ _____ **441018/4971000 Public Notification**

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

$ 110.00 **TOTAL AMOUNT DUE**

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

ANDALUCIA DEVELOPMENT CO., INC.
OPERATING ACCOUNT
PO BOX 91417
ALBUQUERQUE, NM 87199

1326

95-660-1070

PAY TO THE ORDER OF City OF Albuquerque — DATE 12-7-05 — $ 110.00

ONE HUNDRED TEN Dollars EVEN — City Of Albuquerque Treasury Division — DOLLARS

Security Features Included. Details on Back.

BANK OF ALBUQUERQUE
Albuquerque, New Mexico
www.bankofalbuquerque.com

FOR ANDALUCIA III 12th DEFERRAL FEE

⑈001326⑈ ⑆107006606⑆ 78272620 50⑈

12/8/2005 2:33PM LOC: ANNX
RECEIPT# 00051082 WS# 006 TRANS# 0017
Account 441006 Fund 0110
Activity 4983000 TRSEJA MP
$110.00
$110.00
CK $110.00
CHANGE $0.00
Thank You

Bohannan Huston Inc.

924-3862 Fax

#7

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

SENT VIA FAX

December 7, 2005

Sheran Matson, Chair
Development Review Board
City of Albuquerque
P.O. Box 1293
Albuquerque, New Mexico 87103

Re: Request for Deferral
Andalucia at La Luz Unit 3 Preliminary plat DRB# 1004462

Dear Sheran:

We request a one week deferral of the following items associated with Project number DRB 1004462 (Item 7) on the December 7, 2005 agenda: Preliminary plat approval. Based on this request, we anticipate a hearing date of December 14, 2005

If you have any questions or require further information, please call me at 823-1000.

Sincerely,

Stephanie Walton

Kevin Patton, P.E.
Vice President
Community Development and Planning Group

SS
Enclosure

P:\050067\cdp\corres\DRB.DEFERRAL.6.doc

#7

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

PAID RECEIPT

APPLICANT NAME _____

AGENT Bohannan Huston

ADDRESS _____

PROJECT & APP # _____

PROJECT NAME Andalucia

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

$ 110.00 **441006/4983000 DRB Actions** DEFERRAL

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

$ _____ **441018/4971000 Public Notification**

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

$ 110.00 **TOTAL AMOUNT DUE**

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

1321

ANDALUCIA DEVELOPMENT CO., INC.
OPERATING ACCOUNT
PO BOX 91417
ALBUQUERQUE, NM 87199

95-660-1070

DATE 12-1-05

PAY TO THE ORDER OF City OF Albuquerque $ 110 00

One Hundred Ten Dollars Even DOLLARS

DUPLICATE Security Features Included. Details on Back.

BANK OF ALBUQUERQUE N.A.
Albuquerque, New Mexico
www.bankofalbuquerque.com

City Of Albuquerque
Treasury Division

FOR Andalucia III Preliminary Plat
5th Deferral Fee

⑈001321⑈ ⑆107006606⑆ 78272620⑈

12/2/2005 11:06AM LOC: ANNX
RECEIPT# 00049148 WS# 008 TRANS# 0021 MP
Account 441006 Fund 0110
4983000 TRSASR
Trans Amt $110.00
J24 Misc
$110.00
CK $110.00
CHANGE $0.00

Bohannan Huston Inc.

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

#8

SENT VIA FAX

November 30, 2005

Sheran Matson, Chair
Development Review Board
City of Albuquerque
P.O. Box 1293
Albuquerque, New Mexico 87103

Re: Request for Deferral
Andalucia at La Luz Unit 3 Preliminary plat DRB# 1004462

Dear Sheran:

We request a one week deferral of the following items associated with Project number DRB 1004462 (Item 8) on the November 30, 2005 agenda: Preliminary plat approval. Based on this request, we anticipate a hearing date of December 7, 2005

If you have any questions or require further information, please call me at 823-1000.

Sincerely,

Kevin Patton, P.E.
Vice President
Community Development and Planning Group

SS
Enclosure

P:\050067\cdp\corres\DRB.DEFERRAL.5.doc

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

PAID RECEIPT

APPLICANT NAME Andalucia Development

AGENT Bohannan Huston

ADDRESS 7500 Jefferson

PROJECT & APP # 1004402 / 05DRB-01521-01525, 01526, 01527

PROJECT NAME Andalucia @ La Luz Unit 3

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

$ 110.00 441006/4983000 **DRB Actions** Deferral

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

$ _____ 441018/4971000 **Public Notification**

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

$ 110.00 **TOTAL AMOUNT DUE**

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

ANDALUCIA DEVELOPMENT CO., INC.
OPERATING ACCOUNT
PO BOX 91417
ALBUQUERQUE, NM 87199

1320

95-660-1070

DATE 11-28-05

PAY TO THE ORDER OF City of Albuquerque $ 110.00

ONE HUNDRED TEN Dollars EVEN DOLLARS

Security Features Included. Details on Back.

BANK OF ALBUQUERQUE N.A.
Albuquerque, New Mexico
www.bankofalbuquerque.com

FOR ANDALUCIA III - PRELIMINARY PLAT
4th DEFERRAL

City Of Albuquerque
Treasury Division

RECEIPT# 00050311 WSH 004 TRANS# 0009
Account 441004 Fund 0110
Activity 483000 INGEJA
Trans Amt $110.00
J24 Misc $110.00
CHANGE $0.00

Thank You

⑈001320⑈ ⑆107006606⑆ 78272620 50⑈

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

PAID RECEIPT

APPLICANT NAME BOHANNAN HUSTON INC

AGENT _____

ADDRESS _____

PROJECT & APP # 1004462 / 05DRB01525, 01524, 01526, 01527

PROJECT NAME ANDALUCIA @ LA LUZ

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

$ 110.00 **441006/4983000 DRB Actions** DEFERRAL

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

$ _____ **441018/4971000 Public Notification**

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

$ 110.00 **TOTAL AMOUNT DUE**

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

ANDALUCIA DEVELOPMENT CO., INC.
OPERATING ACCOUNT
PO BOX 91417
ALBUQUERQUE, NM 87199

1319

DATE 11-16-05 95-660-1070

PAY TO THE ORDER OF City of Albuquerque $ 110.00

ONE HUNDRED TEN Dollars EVEN DOLLARS

BANK OF ALBUQUERQUE N.A.
Albuquerque, New Mexico
www.bankofalbuquerque.com

FOR ANDALUCIA III 3rd DEFERRAL

Account 441006
Activity 4983000
Trans-Amt $110.00
424 Misc $110.00

"001319" "107006606" 78 27 26 2050

Thank You

$0.00

Bohannan Huston

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877 5332

#7

SENT VIA FAX

November 22, 2005

Sheran Matson, Chair
Development Review Board
City of Albuquerque
P.O. Box 1293
Albuquerque, New Mexico 87103

Re: Request for Deferral
Andalucia at La Luz Unit 3 Preliminary plat DRB# 1004462

Dear Sheran:

We request a one week deferral of the following items associated with Project number DRB 1004462 (Item 7) on the November 23, 2005 agenda: Preliminary plat approval. Based on this request, we anticipate a hearing date of November 30, 2005.

If you have any questions or require further information, please call me at 823-1000.

Sincerely,

for Stephanie Walton
Kevin Patton, P.E.
Vice President
Community Development and Planning Group

SS
Enclosure

ENGINEERING
SPATIAL DATA

#10

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

PAID RECEIPT

APPLICANT NAME _____

AGENT Bohannan Huston

ADDRESS _____

PROJECT & APP # 1004462

PROJECT NAME Andalucia III

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

$ 110.50 **441006/4983000 DRB Actions** DEFERRAL

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

$ _____ **441018/4971000 Public Notification**

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

$ 110.50 **TOTAL AMOUNT DUE**

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

1317

ANDALUCIA DEVELOPMENT CO., INC.
OPERATING ACCOUNT
PO BOX 91417
ALBUQUERQUE, NM 87199

95-660-1070

DATE 11-10-05

PAY TO THE ORDER OF City of Albuquerque $ 110.00

ONE HUNDRED TEN DOLLARS EVEN DOLLARS

BANK OF ALBUQUERQUE NA
Albuquerque, New Mexico
www.bankofalbuquerque.com

FOR Andalucia III 2ND DEFERRAL

Security Features Included. Details on Back.

City of Albuquerque
Treasury Division
11/10/2005 8:53AM
RECEIPT# 00049960 WSH 00

"001317" "107006606" 78272620 50"

$110.00
CHARGE $110.00

Bohannan Huston

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

#6

SENT VIA FAX

November 16, 2005

Sheran Matson, Chair
Development Review Board
City of Albuquerque
P.O. Box 1293
Albuquerque, New Mexico 87103

Re: Request for Deferral
Andalucia at La Luz unit 3 DRB# 1004462

Dear Sheran:

We request a one week deferral of the following items associated with Project number DRB 1004462 (Item 6) on the November 16, 2005 agenda: Preliminary Plat approval and vacation of public easements. Based on this request, we anticipate a hearing date of November 23, 2005.

If you have any questions or require further information, please call me at 823-1000.

Sincerely,

Stephanie Walton

for Kevin Patton, P.E.
Vice President
Community Development and Planning Group

SS
Enclosure

Bohannan Huston Inc.

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

SENT VIA FAX

November 9, 2005

Sheran Matson, Chair
Development Review Board
City of Albuquerque
P.O. Box 1293
Albuquerque, New Mexico 87103

Re: Request for Deferral
Andalucia at La Luz Unit 3 Item# 9 DRB# 1004462

Dear Sheran:

We request a one week deferral of the following items associated with Project number 1004462 (Item 9) on the November 9, 2005 agenda. Based on this request, we anticipate a hearing date of November 16, 2005.

If you have any questions or require further information, please call me at 823-1000.

Sincerely,

for Stephanie Matson

Kevin Patton, P.E.
Vice President
Bohannan Huston Inc.
Community Development and Planning

Done
$110.00

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

PAID RECEIPT

APPLICANT NAME _____

AGENT Bohannan Huston

ADDRESS _____

PROJECT & APP # ~~1000965~~ 1004462

PROJECT NAME Andalucia III

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

$ 110.00 441006/4983000 **DRB Actions** DEFERRAL

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

$ _____ 441018/4971000 **Public Notification**

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

$ 110.00 **TOTAL AMOUNT DUE**

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

1315

ANDALUCIA DEVELOPMENT CO., INC.
OPERATING ACCOUNT
PO BOX 91417
ALBUQUERQUE, NM 87199

95-660-1070

DATE 11-4-05

PAY TO THE ORDER OF City of Albuquerque $ 110.00

One Hundred Ten Dollars Even DOLLARS

DUPLICATE

Security Features Included. Details on Back.

BANK OF ALBUQUERQUE N.A.
Albuquerque, New Mexico
www.bankofalbuquerque.com

Treasury Division

FOR Andalucia III - Preliminary Plat Deferral Fee

11/7/2005 10:46 ...

RECEIPT# 0004807 ...

⑈001315⑈ ⑆107006606⑆ 78272620 50⑈ 000 TRSCCS

$110.00

CK $110.00

CHANGE $0.00

City of Albuquerque

DEVELOPMENT PLAN REVIEW APPLICATION

	Supplemental form		Supplemental form
SUBDIVISION	**S**	**ZONING & PLANNING**	**Z**
☒ Major Subdivision action		☐ Annexation	
☐ Minor Subdivision action		☐ County Submittal	
☒ Vacation	**V**	☐ EPC Submittal	
☐ Variance (Non-Zoning)		☐ Zone Map Amendment (Establish or Change Zoning	
SITE DEVELOPMENT PLAN	**P**	☐ Sector Plan (Phase I, II, III)	
☐ ...for Subdivision Purposes		☐ Amendment to Sector, Area, Facility or Comprehensive Plan	
☐ ...for Building Permit		☐ Text Amendment	
☐ IP Master Development Plan			
☐ Cert. of Appropriateness (LUCC)	**L**	**APPEAL / PROTEST of...**	**A**
		☐ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals	

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

APPLICANT INFORMATION:

NAME: ANDALUCIA DEVELOPMENT CO.,INC. PHONE: 828-9900
ADDRESS: 8300 CARMEL AVE NE FAX: 828-9901
CITY: ALBUQUERQUE STATE NM ZIP87122 E-MAIL: ____
Proprietary interest in site: OWNER
AGENT (if any): BOHANNAN HUSTON INC. PHONE: 823-1000
ADDRESS: 7500 JEFFERSON NE FAX: 798-7988
CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL: ____

DESCRIPTION OF REQUEST: PRELIMINARY PLAT APPROVAL, SIDEWALK WAIVER AND DEFERRAL, VACATION OF PUBLIC EASEMENT
Is the applicant seeking incentives pursuant to the Family Housing Development Program? ☐ Yes. ☒ No.

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

Lot or Tract No. REPLAT OF TRACT A OF ANDALUCIA AT LA LUZ Block: ____ Unit: ____

Subdiv. / Addn. ANDALUCIA AT LA LUZ UNIT 3

Current Zoning: SU-1 Proposed zoning: ____

Zone Atlas page(s): F-11 No. of **existing** lots: 1 No. of **proposed** lots: 60

Total area of site (acres): 12.4607 Density if applicable: dwellings per gross acre: ____ dwellings per net acre: ____

Within city limits? ☒ Yes. No ☐, but site is within 5 miles of the city limits (DRB jurisdiction.) Within 1000FT of a landfill? NO

UPC No. 101106138624740126 MRGCD Map No. ____

LOCATION OF PROPERTY BY STREETS: On or Near: COORS BLVD. NW
Between: NAMASTE RD. NW and LA BIENVENIDA PL. NW

CASE HISTORY:

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): EPC#1000965/05EPC-01115, 01117

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

SIGNATURE Kevin Patton DATE 9/30/2005

(Print) KEVIN PATTON ☐ Applicant ☒ Agent

FOR OFFICIAL USE ONLY Form revised 10/03

☐ **INTERNAL ROUTING**

	Application case numbers		Action	S.F.	Fees
☑ All checklists are complete	05DRB - ____ - 01524		PP	S(2)	$ 1750.00
☑ All fees have been collected	05DRB - ____ - 01525		VPE	V	$ 45.00
☑ All case #s are assigned	05DRB - ____ - 01526		SW	____	$ -0-
☑ AGIS copy has been sent	05DRB - ____ - 01527		FDS	____	$ -0-
☑ Case history #s are listed	____ - ____ - ____		CMF	____	$ 20.00
NA ☐ Site is within 1000ft of a landfill			ADV		Total 75.00
NA ☐ F.H.D.P. density bonus					$ 1890.00
NA ☐ F.H.D.P. fee rebate	Hearing date 10-26-05				

Kristy Ed Sis
Planner signature / date

Project # 1004462

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
- ✓ **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.

Kevin Patton
Applicant name (print)

per Stephanie Stratton 9-30-05
Applicant signature / date

Form revised 11/04 and **JUNE 05**

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

Application case numbers
05DRB-_____-01524
_____-_____-_____
_____-_____-_____

Kim Sims 9/30/05
Planner signature / date

Project # 1004462

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.

Kevin Patton
Applicant name (print)

for Stephanie Dutton 9-30-05
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 - _____ - 01525
05DRB - _____ - 01526
05DRB - _____ - 01527

Kevin Sims 9/30/05
Planner signature / date

Project # 1004462

Bohannan Huston Inc.

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

September 29, 2005

Sheran Matson, Chair
Development Review Board
City of Albuquerque
P.O. Box 1293
Albuquerque, New Mexico 87103

Re: Preliminary Plat Approval, Vacation of Public Easements, Dedication of Right-of Way, Sidewalk waiver and deferral. Andalucia at La Luz – Phase 3 - Subdivision (a Replat of Andalucia at La Luz). EPC Project Number 1000965

Dear Sheran:

Enclosed for Development Review Board (DRB) review and approval are copies of the following Information:

- Applications for Development Review
- Twenty-four (24) copies each of the Preliminary Plat and Grading Plan
- Infrastructure List
- Six (6) copies of the Reason/Location of Request for Sidewalk Deferral, Design Variance and Waiver (Exhibit "B")
- Twenty-four (24) copies of the Reason/Location of Request for easement vacation (1 exhibit)
- Letter from the Office of Neighborhood Coordination
- Official Notification of Decision of EPC Approval
- Forms DR/WS and TIS, and
- Fee in the amount of $4430.00

The EPC has approved the Amended Site Plan for Subdivision and Site Plan for Building Permit for the above reference development. Consensus Planning will submit the Site Plans to be heard concurrently with this submittal. The preliminary plat is in substantial compliance with the EPC approved Utility Plans, Site Plans which includes a 10' wide pedestrian connection easement from the cul-de-sac on Cayetana Place to Monte Frio Drive. The grading plan is also in substantial compliance Conceptual Grading.

There is a construction maintenance easement we are requesting to vacate that is no longer necessary given the approved Site Plans. Please refer to the enclosed vacation request for this easement. We are also requesting dedication of right-of-way along Namaste Road and along Coors Boulevard.

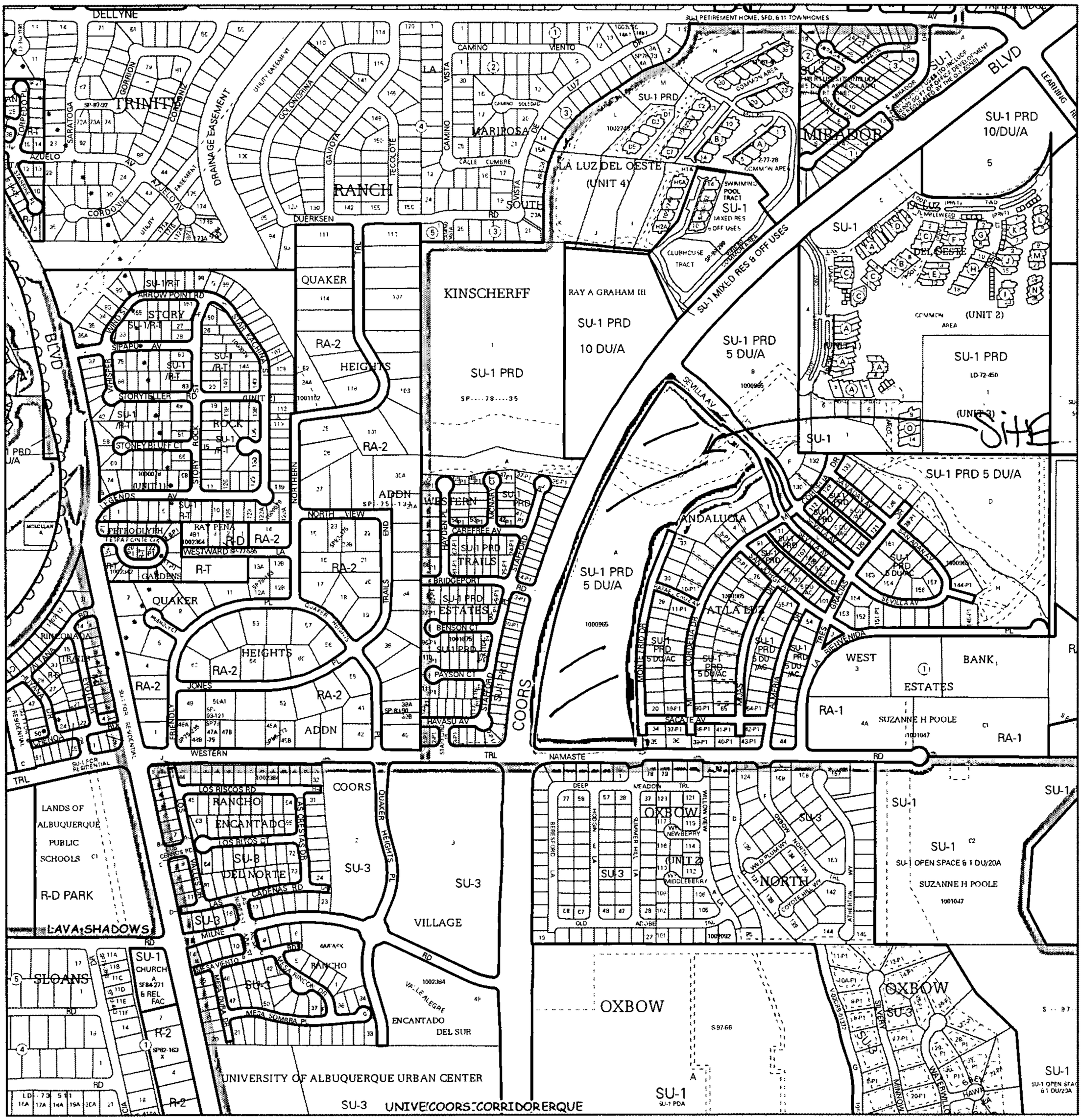
Please place this item on the DRB Agenda to be heard on October 26, 2005. If you have any questions or require further information, please call me at 823-1000.

Sincerely,

Kevin Murtagh, P.E.
Project Engineer
Community Development and Planning Group

SS
Enclosures

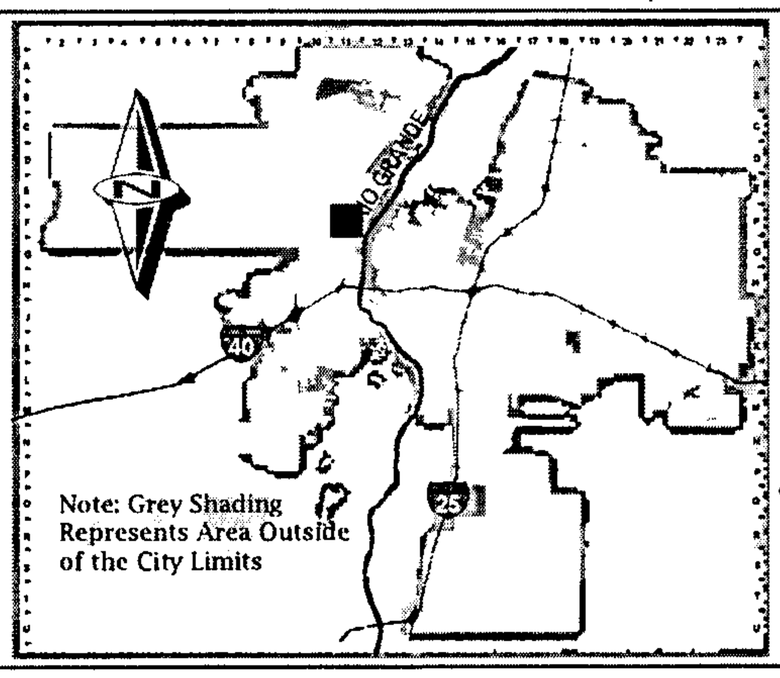
P:\030187\cdp\Unit 3\cdp\corres\Letters\PREPLAT Ph3 ltr.doc



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

Albuquerque Geographic Information System

Map amended through: 9/2/2005



Zone Atlas Page:

F-11-Z

Selected Symbols

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

0 — 750 — 1,500 Feet

FORM 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: ANDA LUCIA LA LUZ Unit 3

AGIS MAP # F-11

LEGAL DESCRIPTIONS: _____

_____

_____

X **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 9/30/05 (date).

Stephanie Dutton — Applicant/Agent — 9-30-05 — Date

Li Sims — Hydrology Division Representative — 9/30/05 — 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 _____ (date).

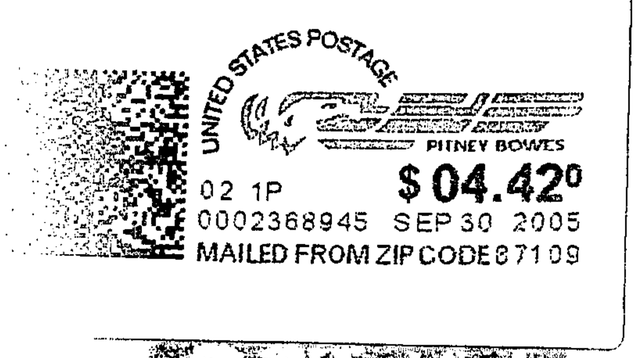
_____ — Applicant/Agent — _____ — Date

_____ — Utilities Division Representative — _____ — Date

PROJECT # 1004462

Revised 4/03.

INC.
109



SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Bill Jack Rodgers
8308 Cedar Creek Dr. NW
Albuquerque, NM 87120

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* | C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
if YES, enter delivery address below: ☐ No

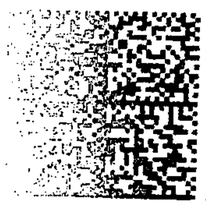
3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☒ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? *(Extra Fee)* ☐ Yes

2. Article Number
(Transfer from service label)

PS Form 3811, August 2001 Domestic Return Receipt 2ACPRI-03-P-4081

N-HUSTON, INC.
EFFERSON NE
QUE, NM 87109



UNITED STATES POSTAGE
PITNEY BOWES
02 1P $04.42⁰
0002368945 SEP 30 2005
MAILED FROM ZIP CODE 87109

SENDER: *COMPLETE THIS SECTION*

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- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Ray Graham
One Wind NW
Albuquerque, NM 87120

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* | C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

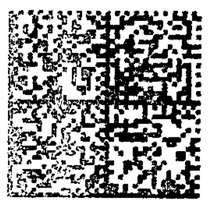
3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☒ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? *(Extra Fee)* ☐ Yes

2. Article Number
(Transfer from service label)

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

N, INC.
NE
87109



UNITED STATES POSTAGE
PITNEY BOWES
02 1P $ 04.42⁰
0002368945 SEP 30 2005
MAILED FROM ZIP CODE 87109

SENDER: *COMPLETE THIS SECTION*

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- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Rae Parris
15 Tennis Court NW
Albuquerque, NM 87120

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* | C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

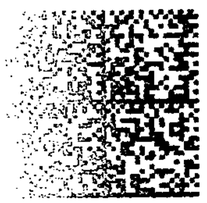
3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☒ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? *(Extra Fee)* ☐ Yes

2. Article Number
(Transfer from service label)

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

N, INC.
NE
87109



UNITED STATES POSTAGE
PITNEY BOWES
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0002368945 SEP 30 2005
MAILED FROM ZIP CODE 87109

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- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Edward Totoro
36 Mill Rd. NW
Albuquerque, NM 87120

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

☒ Certified Mail ☐ Express Mail
☐ Registered ☒ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? *(Extra Fee)* ☐ Yes

2. Article Number
(Transfer from service label)

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

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7109

UNITED STATES POSTAGE
PITNEY BOWES
02 1P $ 04.42⁰
0002368945 SEP 30 2005
MAILED FROM ZIP CODE 87109

SENDER: *COMPLETE THIS SECTION*

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- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Jolene Wolfley
6804 Stagborn Dr. NW
Albuquerque, NM 87120

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* | C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

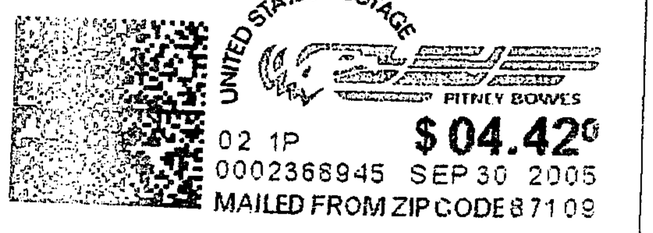
3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☑ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? *(Extra Fee)* ☐ Yes

2. Article Number
(Transfer from service label)

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

INC.
109



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- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Bill Mason
13 Arco NW
Albuquerque, NM 87120

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* | C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
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☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? *(Extra Fee)* ☐ Yes

2. Article Number
(Transfer from service label)

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

CONSENSUS PLANNING

fax cover sheet

Date: September 15, 2005

Pages: 8 (including cover)

To: Kevin Patton
Fax: **798-7988**

From: Jackie Fishman

Re: Andalucia 3

Job #:

Comments

Here is a copy of the Notice of Decision for phase 3. Call if you have any questions.

302 Eighth Street NW • Albuquerque, NM • 87102
Ofc (505) 764-9801 • Fax (505) 842-5495 • E-Mail cp@consensusplanning.com

City of Albuquerque
Planning Department
Development Review Division
P.O. Box 1293
Albuquerque, New Mexico 87103

Date: August 19, 2005

OFFICIAL NOTIFICATION OF DECISION

FILE: **Project # 1000965***
05EPC-01115 EPC Site Development Plan-Building Permit
05EPC-01117 EPC Site Development Plan-Amendment to Subdivision

ASW Realty Partners/Andalucia Development Corp.
8300 Carmel NE, Suite 401
Albuq. NM 87122

LEGAL DESCRIPTION: for Tracts A and B, being a portion of **Andalucia at La Luz**, zoned SU-1 for PRD 5du/acre, located on COORS BLVD. NW, between NAMASTE ROAD and SEVILLA AVE. and containing approximately 28 acres of a 158-acre site. (F-11) Carmen Marrone, Staff Planner

On August 18, 2005 the Environmental Planning Commission voted to approve Project 1000965/05EPC 01117, an amendment to a Site Plan for Subdivision for Tracts A and B of the Andalucia at La Luz Subdivision, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for approval of an amendment to a site plan for subdivision that was originally approved by the EPC in February of 2001 and later amended in August of 2003 and again in November of 2004. The request involves 28 acres of the 158-acre Andalucia at La Luz Subdivision. The site is legally described as Tracts A and B of the Andalucia at La Luz Subdivision and is located on the east side of Coors Blvd. between Namaste Road and Sevilla Avenue NW.

2. The request includes 61 single family residential lots on Tract A, three landscape buffer tracts along Coors Boulevard (Tracts A-1, A-2, and B-1), and two bulk parcels to be developed at a future date (Tracts A and B).

3. The subject site is within the Established Urban Area of the *Comprehensive Plan*. The site plan for subdivision respects existing neighborhood values, scenic resources and recreational concerns by proposing development within the recommended overall gross density per *Policy 5a* and by providing 35-foot wide landscape buffer tracts along Coors Blvd. that will include trails and will enhance the quality of the visual environment (*Policies 5d, 5g, and 5m*).

4. The proposed development furthers the goals for the Taylor Ranch Community per the *West Side Strategic Plan* by providing continued growth in an area that is contiguous to the rest of the City and is therefore convenient to serve (*Policy 3.12, WSSP*).

5. *Policy 2.5 of the West Side Strategic Plan* requires the Planning Department to consider APS capacity when considering approval of residential development. The 61 dwelling unit proposal may affect APS schools that are currently operating either at or above their designed capacity. In August of 2003, the EPC approved a zone map amendment that included the subject tracts from SU-1/PRD, 10 du/acre to SU-1/PRD, 5 du/acre. As such, the potential impact to the area schools was lessened, therefore promoting the goal of *Policy 2.5* of the *WSSP*.

6. The applicant has gone through great lengths to preserve the views within and beyond the Coors Corridor by 1) limiting dwellings adjacent to Coors to single story units with a maximum height of 16 feet; 2) providing 35' wide landscape buffers adjacent to Coors Blvd; 3) spacing trees along Coors to allow openings to the eastern views from Coors; and 4) by providing an interior road between the landscape buffer along Coors and the first row of homes (*Coors Corridor Plan, Issue 4c, Policy 1*).

7. There is no known neighborhood or other opposition to this request.

CONDITIONS:

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.

2. Conditions from the City Engineer, Municipal Development, Water Authority, and NMDOT:
   a. All the requirements of previous actions taken by the EPC and/or the DRB must be completed and /or provided for.

b. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan for subdivision. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).
c. Per Transportation Development Staff, completion of the required system improvements that are attributable to the development, as identified in the TIS, is required.
d. The design of Streets A and B will need to be consistent with approved street designs within remaining approved Andalucia.
e. Site plan shall comply and be designed per DPM Standards.
f. Platting must be a concurrent DRB action.
g. Construction of a new single-family residence within the proposed subdivision will require payment of Impact Fees. Based on a house size between 1,500 square feet and 2,499 square feet, it is estimated that impact fees will total approximately $2,734 if a building permit is obtained by December 30, 2005, $5,387 if a permit is obtained prior to December 29, 2006, and the full impact fee of $8,041 would be payable thereafter.
h. Dedication of an additional 6 feet of right-of-way along Coors Boulevard as required by the City Engineer to provide for on-street bicycle lanes.
i. Construction of the bicycle lane along Coors Boulevard adjacent to the subject property, as designated on Long Range Bikeways System map.
j. Dedication of additional rights-of-way, as necessary, and construction of the fourth northbound travel lane on Coors Boulevard adjacent to the subject property consistent with the Coors Corridor Plan (see figure 6).

3. Provide a 10 foot wide pedestrian connection from the cul de sac on Street B to connect to either Street A or Montefrio Drive.

On August 18, 2005 the Environmental Planning Commission voted to approve Project 1000965/05EPC 01115, a site plan for building permit for Tracts A and B of the Andalucia at La Luz Subdivision, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for approval of a site plan for building for Tracts A and B of the Andalucia at La Luz Subdivision, containing approximately 28 acres.

2. The request involves development of 61 single family residential lots on Tract A and three landscape buffer tracts along Coors Boulevard (Tracts A-1, A-2, and B-1).

3. The subject site is within the Established Urban Area of the *Comprehensive Plan*. The site plan for building permit respects existing neighborhood values, scenic resources and recreational concerns by proposing development within the recommended overall gross density per *Policy 5a* and by providing 35-foot wide landscape buffer tracts along Coors Blvd. that will include trails and will enhance the quality of the visual environment per *Policies 5d, 5g, and 5m*. The proposed development is carefully designed to conform to topographical features and will respect scenic resources by restricting the homes along Coors Blvd. to single story (*Policy 5g*). The design of the homes is appropriate to the area per *Policy 5l*. The homes will blend in with the natural and built environment and will be of a high quality.

4. The proposed development furthers the goals for the Taylor Ranch Community per the *West Side Strategic Plan* by providing continued growth in an area that is contiguous to the rest of the City and is therefore convenient to serve (*Policy 3.12, WSSP*).

5. *Policy 2.5 of the West Side Strategic Plan* requires the Planning Department to consider APS capacity when considering approval of residential development. The 61 dwelling unit proposal may affect APS schools that are currently operating either at or above their designed capacity. In August of 2003, the EPC approved a zone map amendment that included the subject tracts from SU-1/PRD, 10 du/acre to SU-1/PRD, 5 du/acre. As such, the potential impact to the area schools was lessened, therefore promoting the goal of *Policy 2.5* of the *WSSP*.

6. The site plan for building permit indicates that the proposed residential development will be buffered from the San Antonio Arroyo by a Private Commons Area. Per the *Facility Plan for Arroyos, Section F, Landscape Policy 1*, the Private Commons Area should consist primarily of native or naturalized vegetation with the predominate form being tree masses, preferably drought resistant shade trees located in clusters offset from the right-of-way.

7. The *Coors Corridor Plan* requires that development within an identified archeological site obtain clearance and guidance from the State Historic Preservation Office *(Issue 2, Policy 6)*. This requirement pertains specifically to Tract A per General Note 6 of the approved site plan for subdivision. The applicant will be required to comply with this requirement prior to submitting an application for DRB final sign-off of the site plan for building permit.

8. The site plans satisfy the *Coors Corridor Plan* by proposing development that is consistent with the existing zoning and with the Design Standards of the approved site plan for subdivision *(Issue 3, Policy 5)*.

9. The applicant has gone through great lengths to preserve the views within and beyond the Coors Corridor by 1) limiting dwellings adjacent to Coors to single story units with a maximum height of 16 feet; 2) providing 35' wide landscape buffers adjacent to Coors Blvd; 3) spacing trees along Coors to allow openings to the eastern views from Coors; and 4) by providing an interior road between the landscape buffer along Coors and the first row of homes (*Coors Corridor Plan, Issue 4c, Policy 1*).

10. There is no known neighborhood or other opposition to this request.

11. On November 2, 2004 the State Historic Preservation Office provided clearance to proceed with development of the subject site.

CONDITIONS:

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.

2. Denote the Private Commons Area on all of the applicable sheets and provide a note on the site plan stating, "The Private Commons Area shall consist primarily of native or naturalized vegetation with the predominate form being tree masses, preferably drought resistant shade trees located in clusters offset from the right-of-way."

3. The houses fronting Street A/Coors Blvd. shall provide minimum 15' deep rear yards to provide a more pleasant outdoor experience for the residents of these homes.

4. The height and locations of all perimeter walls shall be indicated on the plans.

5. Indicate the surface material of the 8' trail on Sheet 4. Concrete or compacted decomposed granite with stabilizer are preferred materials.

6. The Transit Department will be installing a bus stop at the northeast corner of Coors and Namaste. Transit requests that the applicant provide and install a bus shelter, bench and trash can for this new bus stop.

7. If a streetlight is proposed at the end of Street B, it should be indicated with the appropriate symbol. Also, a note should be added on Sheet 6 to indicate that the streetlights will not exceed 16 feet in height.

8. Conditions from the City Engineer:
   a. All the requirements of previous actions taken by the EPC and/or the DRB must be completed and /or provided for.

b. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan for subdivision. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).
c. Per Transportation Development Staff, completion of the required system improvements that are attributable to the development, as identified in the TIS, is required.
d. The design of Streets A and B will need to be consistent with approved street designs within remaining approved Andalucia.
e. Site plan shall comply and be designed per DPM Standards.
f. Platting must be a concurrent DRB action.
g. Construction of a new single-family residence within the proposed subdivision will require payment of Impact Fees. Based on a house size between 1,500 square feet and 2,499 square feet, it is estimated that impact fees will total approximately $2,734 if a building permit is obtained by December 30, 2005, $5,387 if a permit is obtained prior to December 29, 2006, and the full impact fee of $8,041 would be payable thereafter.
h. Dedication of an additional 6 feet of right-of-way along Coors Boulevard as required by the City Engineer to provide for on-street bicycle lanes.
i. Construction of the bicycle lane along Coors Boulevard adjacent to the subject property, as designated on Long Range Bikeways System map.
j. Dedication of additional rights-of-way, as necessary, and construction of the fourth northbound travel lane on Coors Boulevard adjacent to the subject property consistent with the Coors Corridor Plan (see figure 6).

9. Provide a 10 foot wide pedestrian connection from the cul de sac on Street B to connect to either Street A or Montefrio Drive.

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY **SEPTEMBER 2, 2005** IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED. IT I S NOT POSSIBLE TO APPEAL EPC RECOMMENDATIONS TO CITY COUNCIL; RATHER, A FORMAL PROTEST OF THE EPC's RECOMMENDATION CAN BE FILED WITHIN THE 15 DAY PERIOD FOLLOWING THE EPC's DECISION.

Appeal to the City Council: Persons aggrieved with any determination of the Environmental Planning Commission acting under this ordinance and who have legal standing as defined in Section 14-16-4-4.B.2 of the City of Albuquerque Comprehensive Zoning Code may file an appeal to the City Council by submitting written application on the Planning Department form to the Planning Department within 15 days of the Planning Commission's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal, and 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. The City Council may decline to hear the appeal if it finds that all City plans, policies and ordinances have been properly followed. If they decide that all City plans, policies and ordinances have not been properly followed, they shall hear the appeal. Such appeal, if heard, shall be heard within 45 days of its filing.

YOU WILL RECEIVE NOTIFICATION IF ANY PERSON FILES AN APPEAL. IF THERE IS NO APPEAL, YOU CAN RECEIVE BUILDING PERMITS AT ANY TIME AFTER THE APPEAL DEADLINE QUOTED ABOVE, PROVIDED ALL CONDITIONS IMPOSED AT THE TIME OF APPROVAL HAVE BEEN MET. SUCCESSFUL APPLICANTS ARE REMINDED THAT OTHER REGULATIONS OF THE CITY MUST BE COMPLIED WITH, EVEN AFTER APPROVAL OF THE REFERENCED APPLICATION(S).

Successful applicants should be aware of the termination provisions for Site Development Plans specified in Section 14-16-3-11 of the Comprehensive Zoning Code. Generally plan approval is terminated 7 years after approval by the EPC

Sincerely

FOR Richard Dineen
Planning Director

RD/CM/ac

cc: Consensus Planning, 924 Park Ave. SW, Albuq. NM 87102
Rae Perls, La Luz Landowners Assoc., 15 Tennis Crt. NW, Albuq. NM 87120
Bruce Masson, La Luz Landowners Assoc., 13 Arco NW, Albuq. NM 87120
Edward Totoro, La Luz Del Sol NA, 36 Mill Rd. NW, Albuq. NM 87120
Ray Graham III, La Luz Del Sol NA, One Wind NA, Albuq. NM 87120
Bill Jack Rodgers, Taylor Ranch NA, 8308 Cedar Creek Dr. NW, Albuq. NM 87120
Jolene Wolfley, Taylor Ranch NA, 6804 Staghorn Dr. NW, Albuq. NM 87120

ALBUQUERQUE
Making History

City of Albuquerque

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

September 29, 2005

Stephanie Stratton
Bohannan, Houston
7500 Jefferson St NE/87109
Phone: 823-1000 Fax: 798-7988

Dear Stephanie:

Thank you for your inquiry of **September 29, 2005** requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **TRACT A OF ANDALUCIA AT LA LUZ** zone map **F-11.**

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

LA LUZ DEL SOL N.A. (LDS) "R"
***Edward Totoro** *e-mail:* Etotoro1@comcast.net
36 Mill Rd. NW/87120 899-0415 (h)
Ray A. Graham III
One Wind NW/87120 898-5600 (h)

Council District: 5
County District: 1
Police Beat: 129/WS/Z-A
Zone Map #: E-F-11

LA LUZ LANDOWNERS ASSOC. (LUZ) "R"
***Rae Perls** *e-mail:* raeperls@aol.com
15 Tennis Court NW/87120 898-8833 (h)
Bruce Masson
13 Arco NW/87120 898-1299 (h)

Council District: 5
County District: 1
Police Beat: 129/WS/Z-A
Zone Map #: E-F-11-12

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

Sincerely,

Dalaina Carmona

OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

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

TAYLOR RANCH N.A. (TRN)

Bill Jack Rodgers *e-mail:* biljac@worldnet.att.net
8308 Cedar Creek Dr. NW/87120 897-9737 (h)
Jolene Wolfley e-mail: jostler_wolfley@hotmail.com
6804 Staghorn Dr. NW/87120 890-9414 (h)
Website: www.trna.org

Council District: 5
County District: 1
Police Beat: 119,121,122,124-127/WS
Zone Map: C-F-11-14

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 **FILING THE APPLICATION TO THE PLANNING DEPARTMENT.** Because the purpose of the notification is to ensure communication as a means of identifying and resolving problems early, it is essential that the notification be fully informative.

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

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

****

(Below this line for ONC use only)

Date of Inquiry: **9/29/05** Time Entered: **10:35AM** ONC Rep. Initials: **DC**

Bohannan Huston INC.

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

CERTIFIED MAIL/RETURN RECEIPT REQUESTED

September 29, 2005

Ms. Jolene Wolfley
6804 Staghorn Dr. NW
Albuquerque, New Mexico 87120

RE: Preliminary Plat Approval, Sidewalk Waiver & Deferral, and Vacation of Public Easement
Tract A of Andalucia at La Luz

Dear Ms. Wolfley:

We have been informed by the City of Albuquerque's Office of Neighborhood Coordination that you are a representative of the Taylor Ranch Neighborhood Association.

This letter is to advise you that Bohannan Huston, Inc., agent for Andalucia Development Co., is seeking approval for Preliminary plat approval, Vacation of Public Easement, Sidewalk Waiver and Deferral from the City of Albuquerque's Development Review Board (DRB).

Enclosed for your review and information is a copy of the zone atlas page with the site highlighted and the exhibits that were submitted to the DRB. Please feel free to contact me if you have any questions regarding this matter or need information as to the date and time of the public hearing.

Sincerely,

Kevin Patton, P.E.
Vice President
Community Development and Planning Group

SS
Enclosure

ENGINEERING
SPATIAL DATA
ADVANCED TECHNOLOGIES

Bohannan Huston Inc.

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CERTIFIED MAIL/RETURN RECEIPT REQUESTED

September 29, 2005

Mr. Bill Jack Rodgers
8308 Cedar Creek Dr. NW
Albuquerque, New Mexico 87120

RE: Preliminary Plat Approval, Sidewalk Waiver & Deferral, and Vacation of Public Easement
Tract A of Andalucia at La Luz

Dear Mr. Rodgers:

We have been informed by the City of Albuquerque's Office of Neighborhood Coordination that you are a representative of the Taylor Ranch Neighborhood Association.

This letter is to advise you that Bohannan Huston, Inc., agent for Andalucia Development Co., is seeking approval for Preliminary plat approval, Vacation of Public Easement, Sidewalk Waiver and Deferral from the City of Albuquerque's Development Review Board (DRB).

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Sincerely,

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CERTIFIED MAIL/RETURN RECEIPT REQUESTED

September 29, 2005

Ms. Rae Perls
15 Tennis Court NW
Albuquerque, New Mexico 87120

RE: Preliminary Plat Approval, Sidewalk Waiver & Deferral, and Vacation of Public Easement
Tract A of Andalucia at La Luz

Dear Ms. Perls:

We have been informed by the City of Albuquerque's Office of Neighborhood Coordination that you are a representative of the La Luz Landowners Association.

This letter is to advise you that Bohannan Huston, Inc., agent for Andalucia Development Co., is seeking approval for Preliminary plat approval, Vacation of Public Easement, Sidewalk Waiver and Deferral from the City of Albuquerque's Development Review Board (DRB).

Enclosed for your review and information is a copy of the zone atlas page with the site highlighted and the exhibits that were submitted to the DRB. Please feel free to contact me if you have any questions regarding this matter or need information as to the date and time of the public hearing.

Sincerely,

Stephanie Patton

Kevin Patton, P.E.
Vice President
Community Development and Planning Group

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SPATIAL DATA ▲
ADVANCED TECHNOLOGIES ▲

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CERTIFIED MAIL/RETURN RECEIPT REQUESTED

September 29, 2005

Mr. Bruce Masson
13 Arco NW
Albuquerque, New Mexico 87120

RE: Preliminary Plat Approval, Sidewalk Waiver & Deferral, and Vacation of Public Easement
Tract A of Andalucia at La Luz

Dear Mr. Masson:

We have been informed by the City of Albuquerque's Office of Neighborhood Coordination that you are a representative of the La Luz Landowners Association.

This letter is to advise you that Bohannan Huston, Inc., agent for Andalucia Development Co., is seeking approval for Preliminary plat approval, Vacation of Public Easement, Sidewalk Waiver and Deferral from the City of Albuquerque's Development Review Board (DRB).

Enclosed for your review and information is a copy of the zone atlas page with the site highlighted and the exhibits that were submitted to the DRB. Please feel free to contact me if you have any questions regarding this matter or need information as to the date and time of the public hearing.

Sincerely,

for Stephanie Stratton

Kevin Patton, P.E.
Vice President
Community Development and Planning Group

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toll free: 800.877.5332

CERTIFIED MAIL/RETURN RECEIPT REQUESTED

September 29, 2005

Mr. Ray Graham
One Wind NW
Albuquerque, New Mexico 87120

RE: Preliminary Plat Approval, Sidewalk Waiver & Deferral, and Vacation of Public Easement
Tract A of Andalucia at La Luz

Dear Mr. Graham:

We have been informed by the City of Albuquerque's Office of Neighborhood Coordination that you are a representative of the La Luz Del Sol Neighborhood Association.

This letter is to advise you that Bohannan Huston, Inc., agent for Andalucia Development Co., is seeking approval for Preliminary plat approval, Vacation of Public Easement, Sidewalk Waiver and Deferral from the City of Albuquerque's Development Review Board (DRB).

Enclosed for your review and information is a copy of the zone atlas page with the site highlighted and the exhibits that were submitted to the DRB. Please feel free to contact me if you have any questions regarding this matter or need information as to the date and time of the public hearing.

Sincerely,

for Stephanie Stratton

Kevin Patton, P.E.
Vice President
Community Development and Planning Group

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CERTIFIED MAIL/RETURN RECEIPT REQUESTED

September 29, 2005

Mr. Edward Totoro
36 Mill Road NW
Albuquerque, NM 87120

RE: Preliminary Plat Approval, Sidewalk Waiver & Deferral, and Vacation of Public Easement
Tract A of Andalucia at La Luz

Dear Mr. Totoro:

We have been informed by the City of Albuquerque's Office of Neighborhood Coordination that you are a representative of the La Luz Del Sol Neighborhood Association.

This letter is to advise you that Bohannan Huston, Inc., agent for Andalucia Development Co., is seeking approval for Preliminary plat approval, Vacation of Public Easement, Sidewalk Waiver and Deferral from the City of Albuquerque's Development Review Board (DRB).

Enclosed for your review and information is a copy of the zone atlas page with the site highlighted and the exhibits that were submitted to the DRB. Please feel free to contact me if you have any questions regarding this matter or need information as to the date and time of the public hearing.

Sincerely,

/s/ Stephanie Stratton

Kevin Patton, P.E.
Vice President
Community Development and Planning Group

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ENGINEERING
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CITY OF ALBUQUERQUE

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

APPLICANT: Andalucia Development **DATE OF REQUEST:** 9/30/05 **ZONE ATLAS PAGE(S):** F-11

CURRENT:

ZONING SU-1

PARCEL SIZE (AC/SQ. FT.) 12.4807

LEGAL DESCRIPTION: Replat of Tract A of Andalucia at La Luz

LOT OR TRACT # A BLOCK #

SUBDIVISION NAME Andalucia at La Luz phase 3 unit

REQUESTED CITY ACTION(S):

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

PROPOSED DEVELOPMENT:

NO CONSTRUCTION/DEVELOPMENT [X]

NEW CONSTRUCTION [ ]

EXPANSION OF EXISTING DEVELOPMENT [ ]

GENERAL DESCRIPTION OF ACTION: [1]

OF UNITS: 60

BUILDING SIZE: _____(sq. ft.)

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

APPLICANT OR REPRESENTATIVE Stephanie Hatton DATE 9-30-05

(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 [ ] BORDERLINE [ ]

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

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

TRAFFIC ENGINEER DATE

Air Quality Impact Analysis (AQIA) May Be Required.

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

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

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

APPLICANT DATE

Required **TIS** and/or **AQIA** **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

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

City Of Albuquerque
Treasury Division
9/30/2005 12:36PM LOC: ANNX
RECEIPT# 00047615 WS# 006 TRANS# 0051
Account 441018 Fund 0110
Activity 4971000 TRSEJA
Trans Amt $2,540.00
J24 Misc
$75.00
Thank You

APPLICANT NAME ANDALUCIA DEVELOPMENT. CO. d

AGENT BOHANNAN HUSTON INC

ADDRESS 7500 JEFFERSON

PROJECT & APP # 1004462 / 01524, 01525, 01526, 01527

PROJECT NAME ANDALUCIA AT LA LUZ Unit 3

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

$ 1795 **441006/4983000 DRB Actions**

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

$ 75.00 **441018/4971000 Public Notification**

$ 650.00 **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

$ 2540.00 **TOTAL AMOUNT DUE**

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

City Of Albuquerque
Treasury Division
9/30/2005 12:36PM LOC: ANNX
RECEIPT# 00047614 WS# 006 TRANS# 0051
Account 441006 Fund 0110
Activity 4983000 TRSEJA
Trans Amt $2,540.00
J24 Misc
$1,795.00
Thank You

Counter receipt.doc 6/21/04

City Of Albuquerque
Treasury Division

9/30/2005 12:36PM LOC: ANNX
RECEIPT# 00047613 WS# 006 TRANS# 0051
Account 441032 Fund 0110
Activity 3424000 TRSEJA
Trans Amt $2,540.00
J24 Misc
$20.00
Thank You

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

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

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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

4. TIME

Signs must be posted from 10/11/05 To 10/24/05

5. REMOVAL

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

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

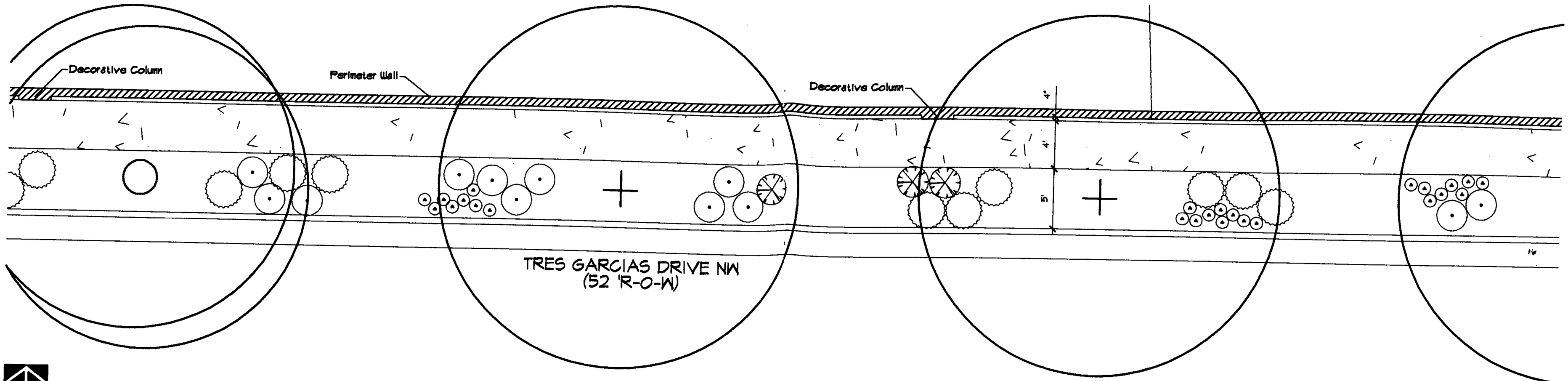
Stephanie Stratton — (Applicant or Agent)

9-30-05 — (Date)

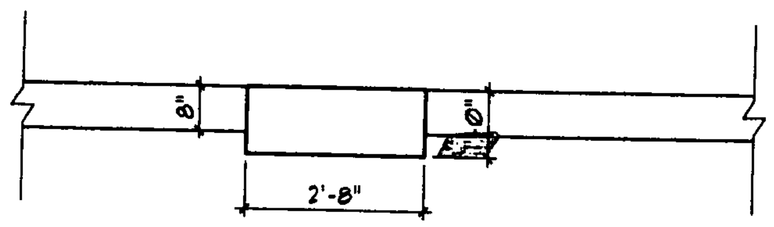
I issued 4 signs for this application, 9/30/05 (Date), [signature] (Staff Member)

DRB PROJECT NUMBER: 1004462

Rev. 1/11/05



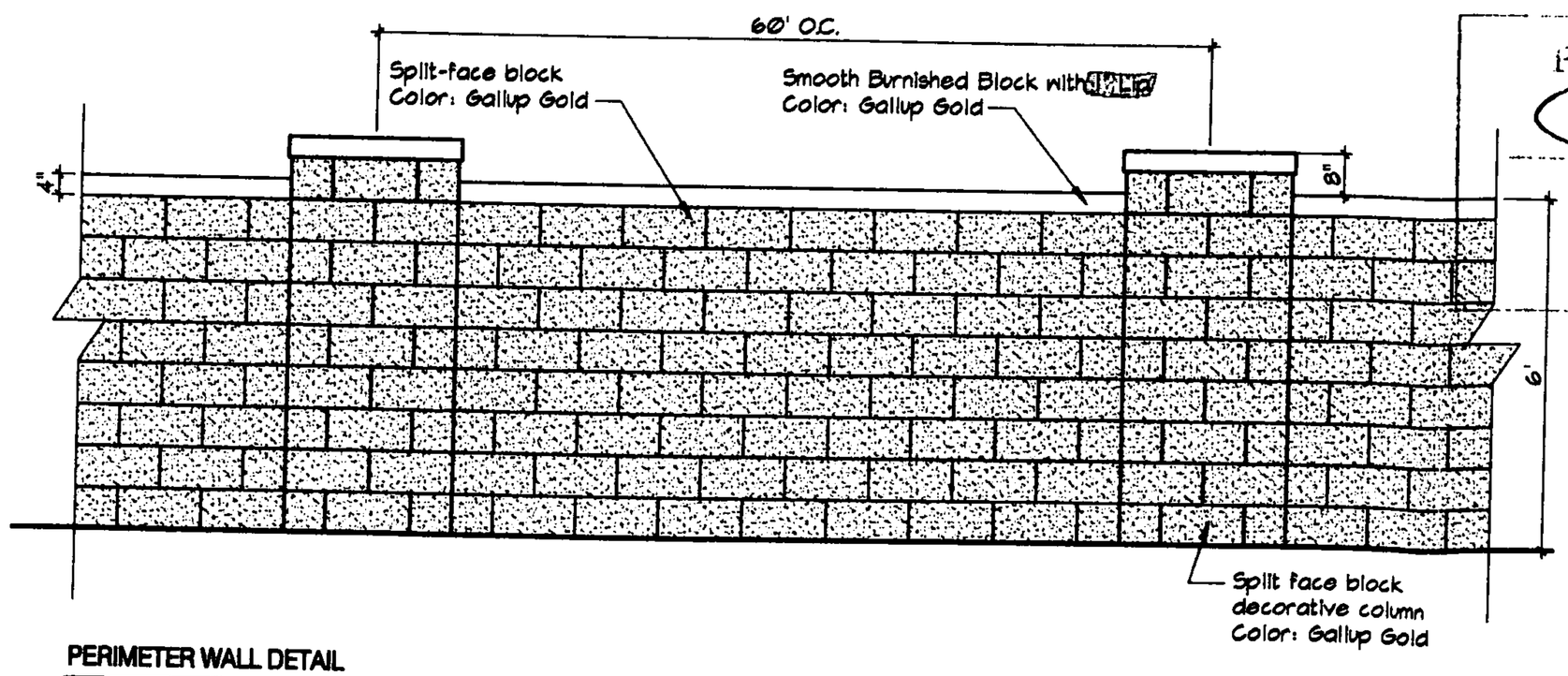
north



PLAN VIEW

N.T.S.

NOTE:
This wall concept applies to the interior walls facing public rights-of-way at Andalucia. Separate wall concepts for perimeter walls have been approved by the Environmental Planning Commission.



PERIMETER WALL DETAIL

N.T.S.

Perimeter Wall Approved

DRB Chair

3/09/05

Date

SYMBOL	BOTANICAL/COMMON NAME	WATER USE
TREES		
○ +	Honeylocust, Green Ash, Idaho Locust	Medium
Shrubs (1 & 5 gallon)		
○	Salvia greggii / Cherry Sage	Medium
⊙	Ericameria laricifolia 'Aguirre' / Turpentine Bush	Low
⊙	Nassella tenuissima / Silky Thread Grass	Low
⊗	Psorothamnus scoparius / Broom Dalea	Low

IRRIGATION SYSTEM
Irrigation system shall consist of a fully automated sprinkler/drip irrigation system to irrigate tree, shrub, and groundcover planting areas. A separate water meter is included in the Infrastructure List for the common areas.

MAINTENANCE RESPONSIBILITY
All planting areas will be maintained in a living, attractive, and weed free condition. All common landscape areas shall be maintained by the Homeowner's Association.

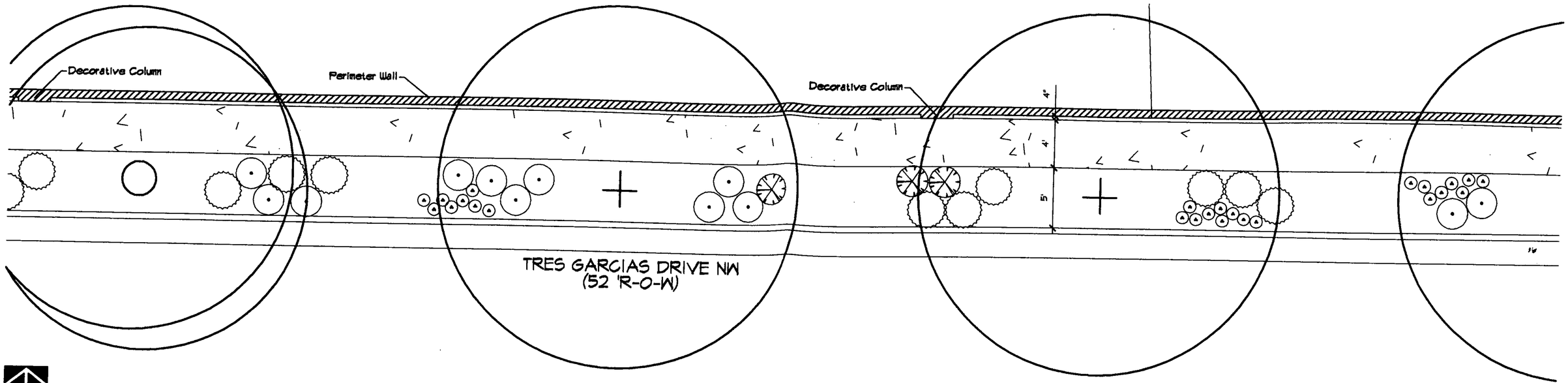
NOTES:
1. Perimeter wall and landscape is consistent with Site Plan for Building Permit approved by the Environmental Planning Commission on August 21, 2003 (Project #1000965; 03EPC-01103; 03DRB-01714).
2. Landscape plan will adhere to City requirements for clear sight triangles.
3. Street trees shall be planted at a rate of 1 tree per 40 linear feet.
4. The nearest intersection is at Coors Boulevard and Dellyne NW. Zone Atlas: E-11

ASW REALTY
PARTNERS
401 Paseo De Peralta
Santa Fe, NM 87501

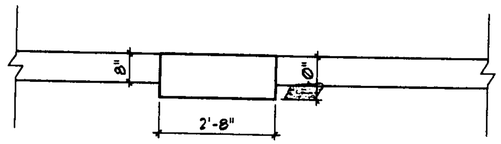
Andalucia at La Cuz

Bohannan ▲ Huston
CONSENSUS PLANNING, INC.
Planning / Landscape Architecture
924 Park Avenue SW
Albuquerque, NM 87102

March, 2005



north



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N.T.S.

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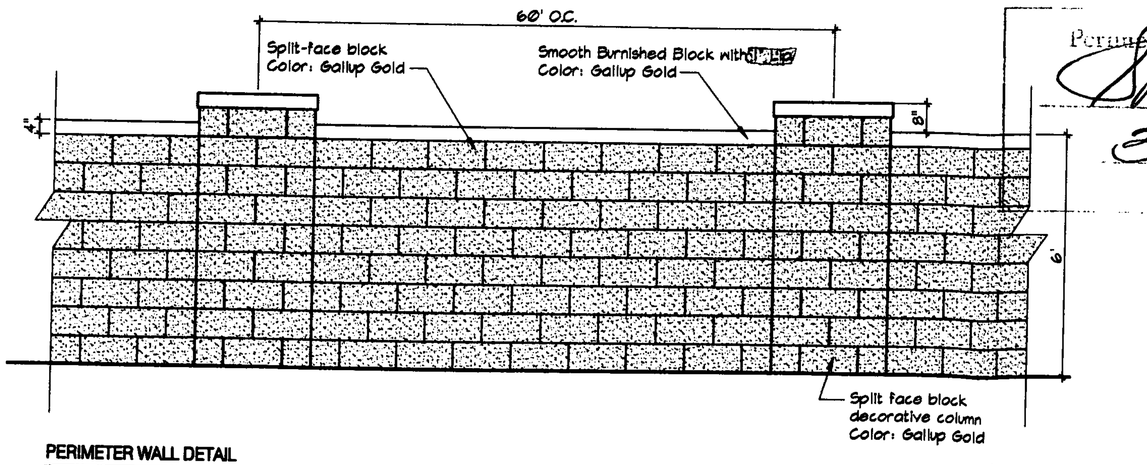

PERIMETER WALL DETAIL

N.T.S.

Perimeter Wall Approved
DRB Chair
3/09/05
Date

SYMBOL	BOTANICAL/COMMON NAME	WATER USE
TREES		
⊙ +	Honeylocust, Green Ash, Idaho Locust	Medium
Shrubs (1 & 5 gallon)		
○	Salvia greggii / Cherry Sage	Medium
⊙	Ericameria laricifolia 'Aguirre' / Turpentine Bush	Low
⊙	Nassella tenuissima / Silky Thread Grass	Low
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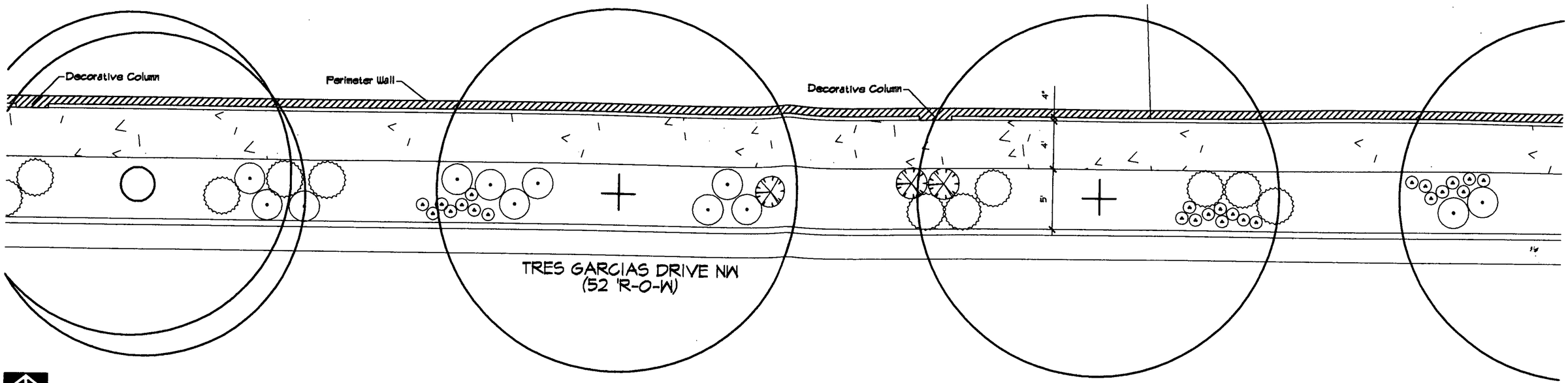
3. Street trees shall be planted at a rate of 1 tree per 40 linear feet.
4. The nearest intersection is at Coors Boulevard and Dellyne NW. Zone Atlas: E-11

ASW REALTY
PARTNERS
401 Paseo De Peralta
Santa Fe, NM 87501

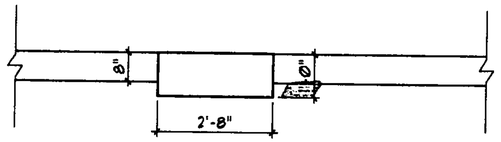
Andalucia
at La Cuz

Bohannan ▲ Huston
CONSENSUS PLANNING, INC.
Planning / Landscape Architecture
924 Park Avenue SW
Albuquerque, NM 87102

March, 2005



north



PLAN VIEW

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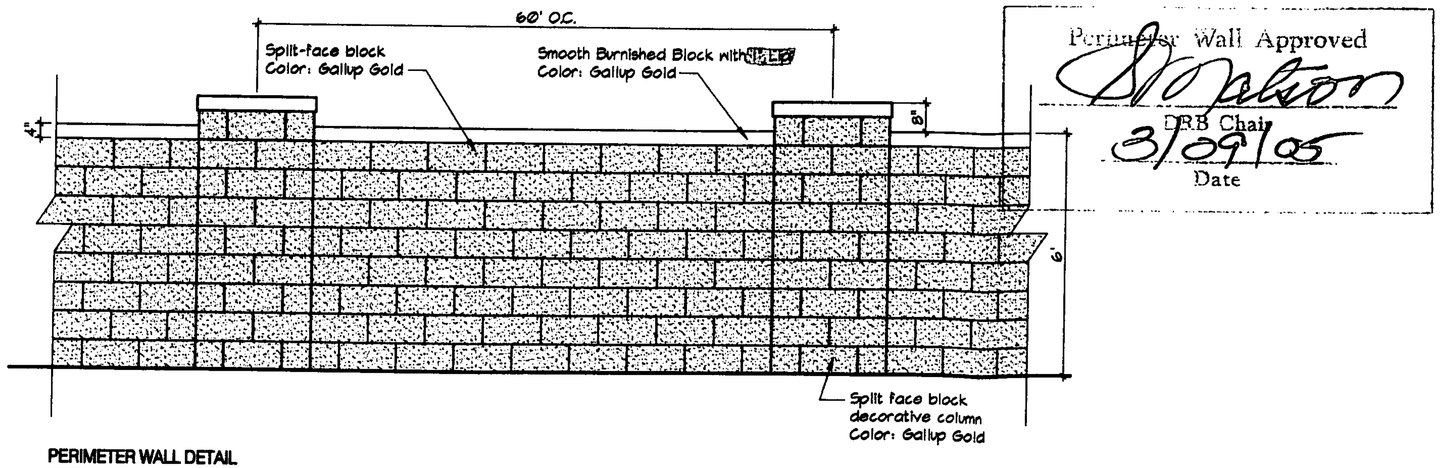

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DRB Chair
3/09/05
Date

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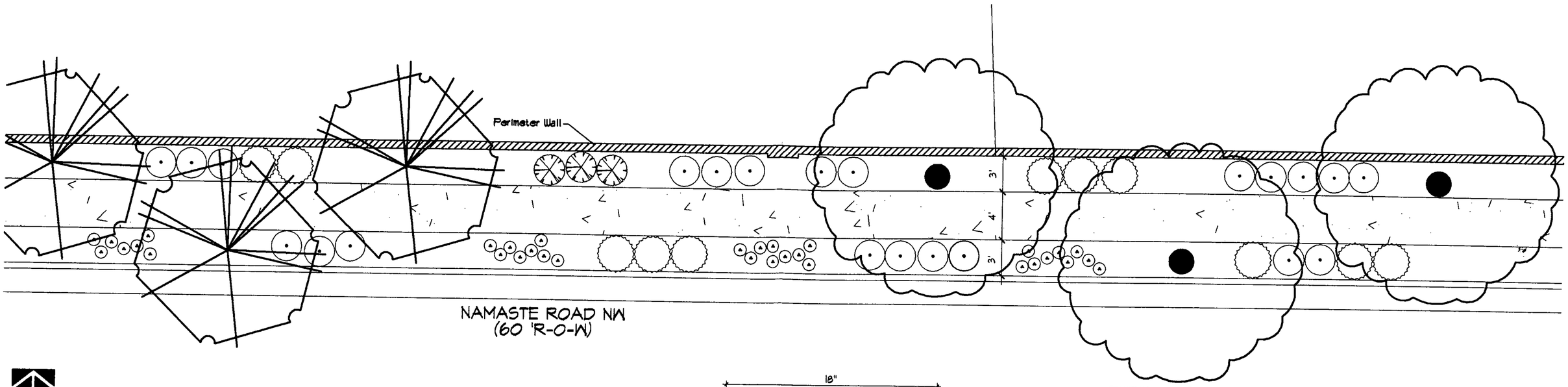
401 Paseo De Peralta
Santa Fe, NM 87501

Andalucia at Ca Cuz

Bohannan ▲ Huston Inc.
Courtyard 1 7500 Jefferson St. NE Albuquerque, NM 87109

CONSENSUS PLANNING, INC.
Planning / Landscape Architecture
924 Park Avenue SW
Albuquerque, NM 87102

March, 2005



north

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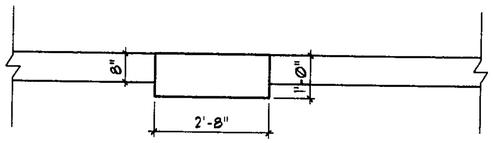
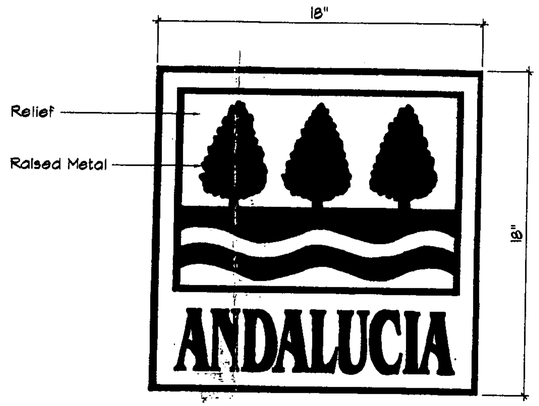


PLAN VIEW

N.T.S.



PROJECT IDENTIFICATION - METAL IN RELIEF
(For illustrative purposes only)

SYMBOL	BOTANICAL/COMMON NAME	WATER USE
TREES		
	Desert Willow, New Mexico Olive, Vitex	Medium
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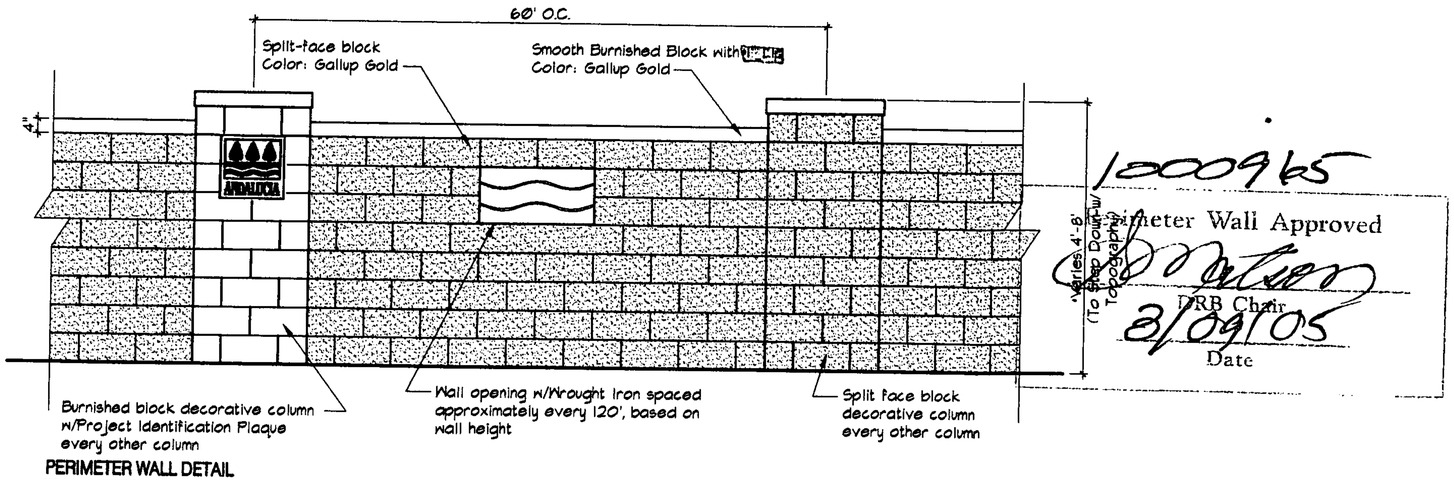

PERIMETER WALL DETAIL

N.T.S.

1000965
Perimeter Wall Approved
DRB Chair
8/09/05
Date

ASW REALTY
PARTNERS
401 Paseo De Peralta
Santa Fe, NM 87501
Ph 505 820 1818 Fx 505 820 1919

Andalucia at La Cuz

Bohannan ▲ Huston Inc.
Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109
ENGINEERING ▲ SPATIAL DATA ▲ ADVANCED TECHNOLOGIES

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924 Park Avenue SW
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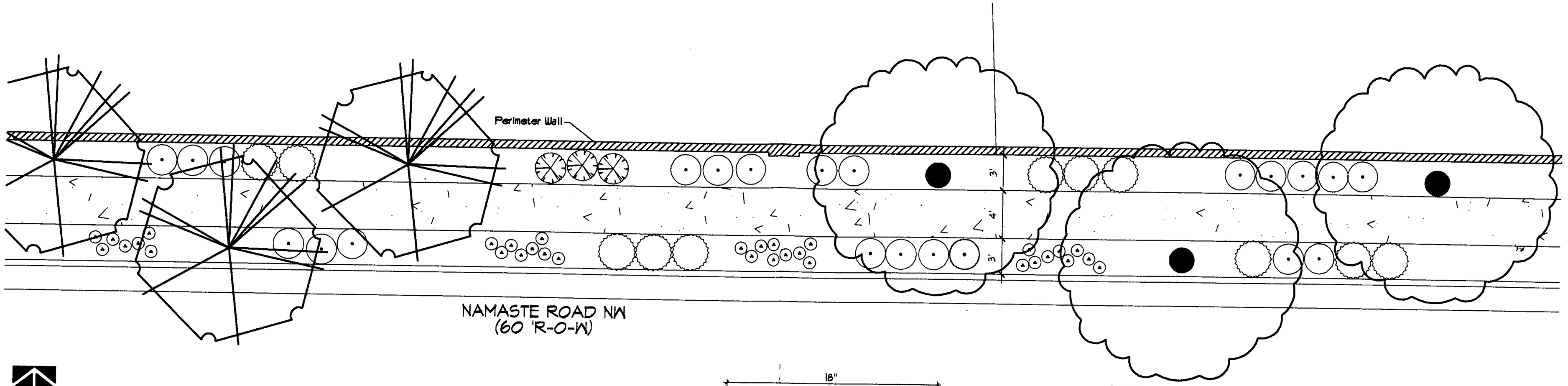
April, 2004



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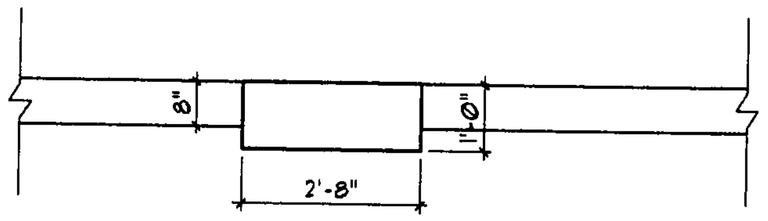

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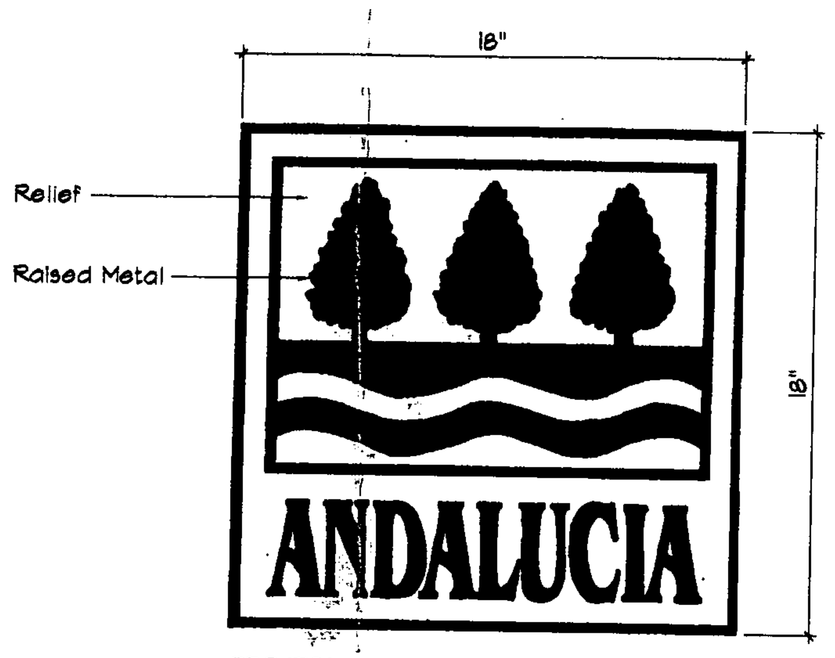

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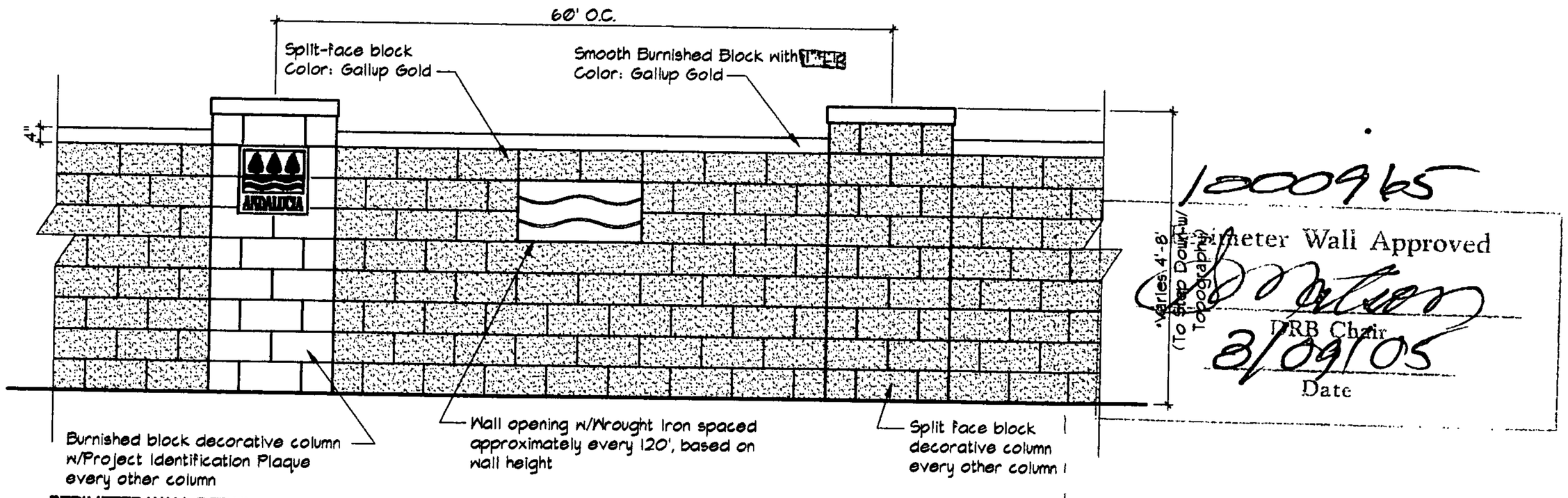

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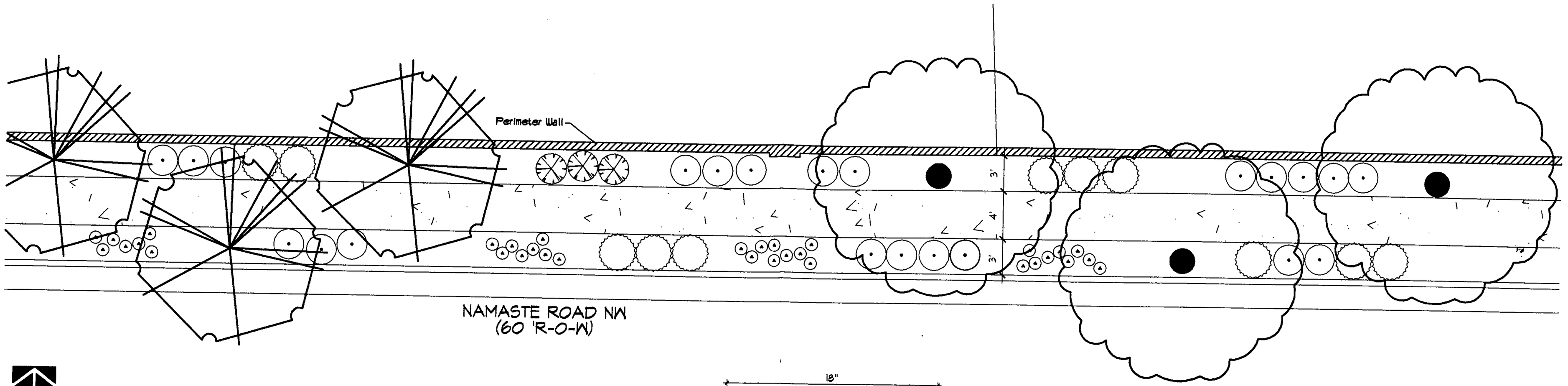

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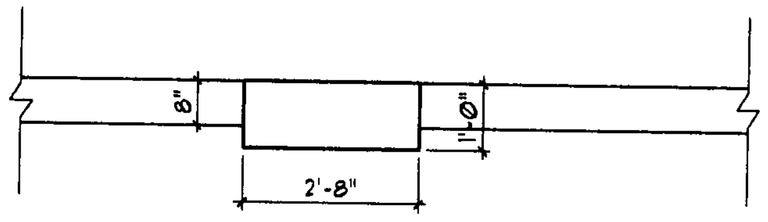

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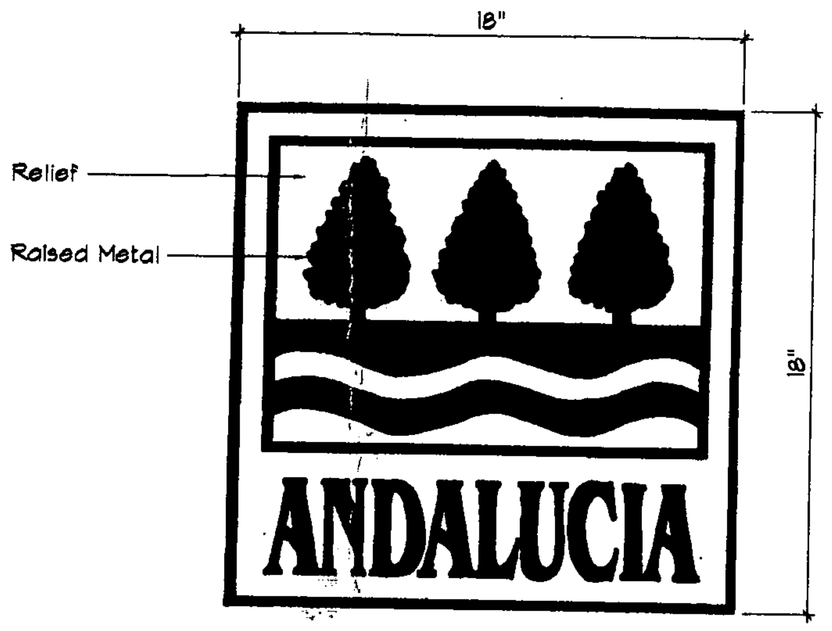

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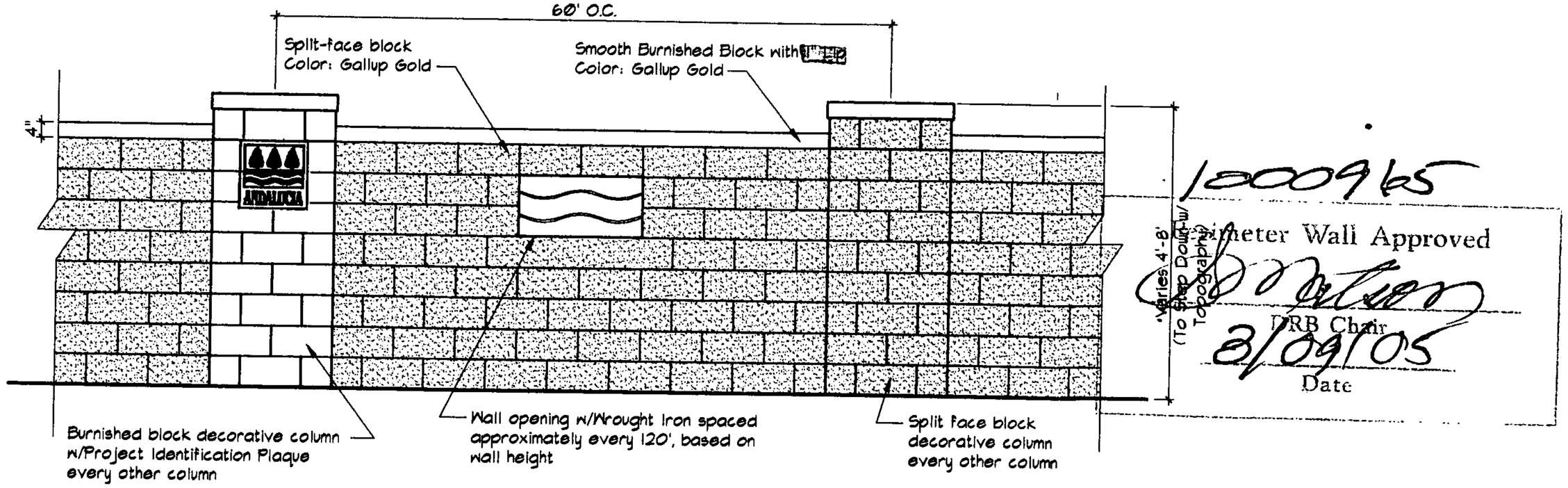

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924 Park Avenue SW
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April, 2004

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

October 26, 2005

Project # 1004462
05DRB-01525 Major-Vacation of Public Easements
05DRB-01524 Major-Preliminary Plat Approval
05DRB-01526 Minor-Sidewalk Waiver
05DRB-01527 Minor-Temp Defer SDWK

BOHANNAN HUSTON INC agent(s) for ANDALUCIA DEVELOPMENT CO INC request(s) the above action(s) for REPLAT OF Tract(s) A, ANDALUCIA AT LA LUZ, (to be known as **ANDALUCIA @ LA LUZ, UNIT 3)** zoned SU-1, located on COORS BLVD NW, between NAMASTE RD NW and LA BIENVENIDA PL NW containing approximately 13 acre(s). [REF: 05EPC-01115, 05EPC-01117] (F-11)

AMAFCA — No objection to requested actions. AMAFCA will sign work order plans and Final Plat.

COG — Coors Blvd is identified on the Long Range Roadway System map as a limited access arterial with established right of way at 156'. In the project vicinity, access points are identified at:

- Western Trail (full intersection),
- Southerly portion of La Luz (full intersection),
- and at Dellyne Avenue (full intersection),

It can be assumed that the current access point at Sevilla Avenue represents the intention of the policy and the designated access point between Western Trail and Dellyne as noted above. Guidelines for access are described in the Coors Corridor Plan and are authorized by the City and/or County and require NMDOT concurrence prior to MTB submittal and/or approval. Coordination with City DMD, the NMDOT, and the MTB should be pursued to ensure current policy is followed. Desired access points not identified in either of these documents are subject to the MRCOG's AMPA Roadway Access Policies.

Transit

Transit has communicated with the applicant about installing a bus shelter and associated bench and trash can at a new bus stop on northbound Coors about 75' north of the Namaste/Coors intersection, per the EPC conditions.

Zoning Enforcement — No adverse comments.

Neighborhood Coordination

Letters sent to La Luz Del Sol NA (R) and La Luz Landowners Assn. (R).

APS — The proposal to develop 60 single family residential lots at Andalucia at La Luz, Unit 3 will affect Susie Rayos Marmon Elementary, John Adams Middle School, and West Mesa High. <u>These schools are currently operating at or above capacity.</u>

School	2005-06 Projections	Capacity	Space Available
S. R. MARMON	809	830	21
JOHN ADAMS MS	912	800	-112
WEST MESA HS	2625	2410	-215

A new southwest high school is being proposed to relieve West Mesa High. As always, these plans are contingent upon taxpayer approval. In regards to sidewalks, sidewalks near schools should not be waived as this would discourage walking to school. Subdivisions that are located within one mile of an elementary school, 1 ½ miles of a middle school, and 2 miles of a high school should be required to provide sidewalks/paths for students to access nearby schools.

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 — Open space had previously commented on this project at the EPC. We have no objections to this submittal.

City Engineer

An approved drainage report is required for Preliminary Plat approval. No objection to the vacation request.

Transportation Development

No objection to the Sidewalk Waiver or Deferral. Cross sections are needed to determine why the 20' slope easement is being vacated. Is the City being reimbursed for the initial cost? The 10' trail between Cayetana and Monte Frio should be a public pedestrian easement to be maintained by the homeowners assoc. or the underlying lot owner. Where is the north property line? (lot 55?) The extension of the box culvert has not been finalized.

Parks & Recreation

I believe that the trail identified on Coors should be a bike lane not a trail. No objection to the Vacation request. No object to the platting action or sidewalk requests.

Utilities Development

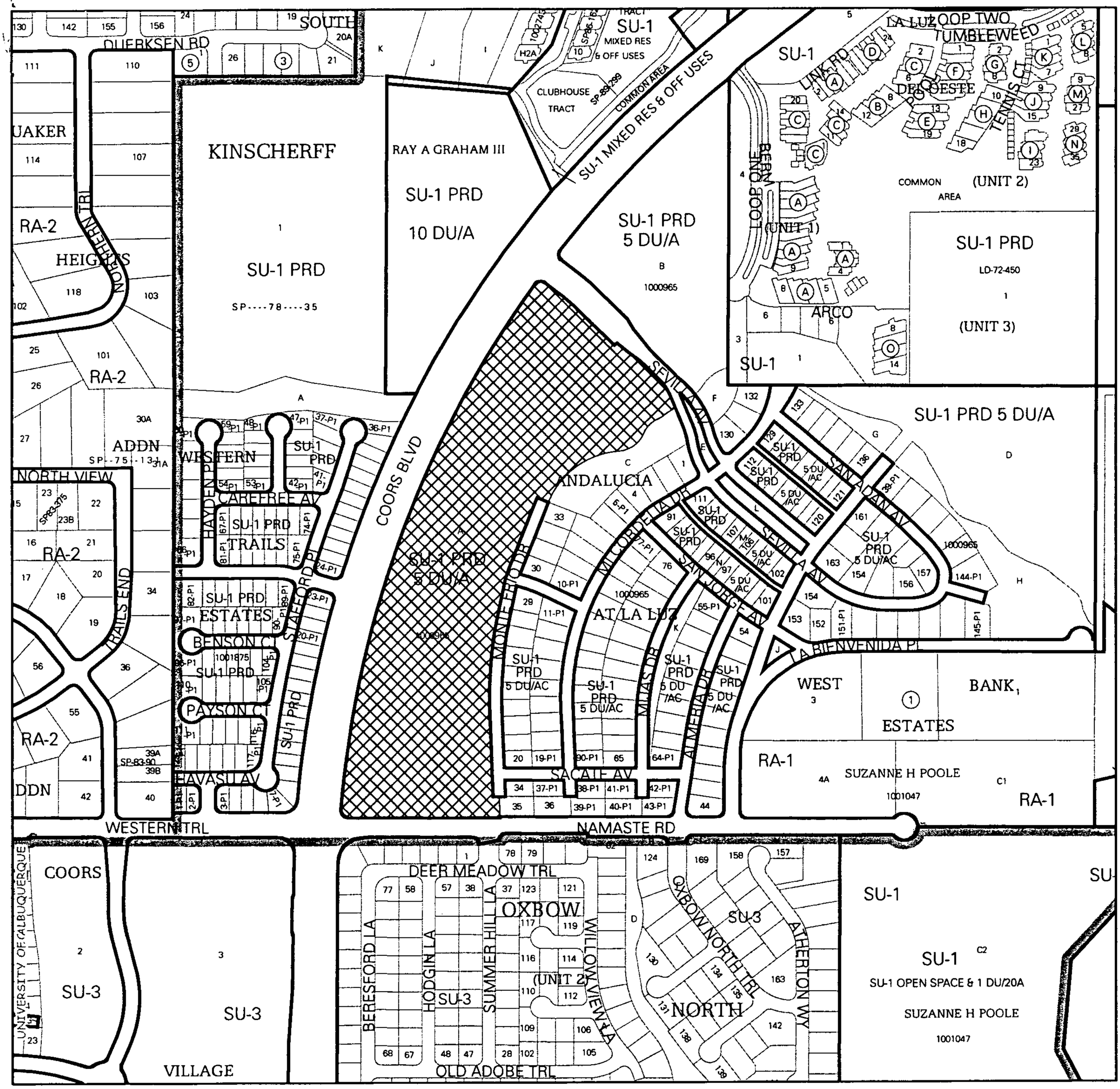
Defer Vacation request to Transportation and Hydrology. I have concerns about access to retaining walls on Lots 9 & 54 protection Coors ROW. No objection to Preliminary Plat approval. Water/sewer easements must be granted to the ABCWUA with Final Plat. No objection to Sidewalk Waiver/Deferral.

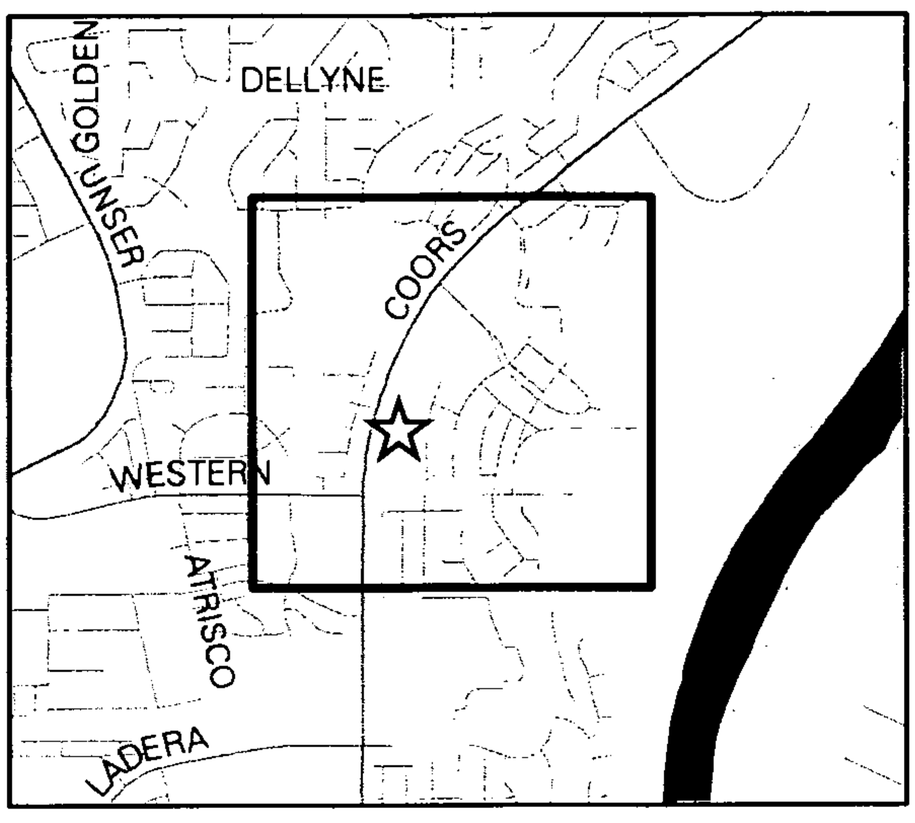
Planning Department

The EPC approved site plan for this site is not yet signed off by DRB. Agent was contacted to see if the site plan will be submitted at the same hearing as this plat. Planning reserves comments on the plat until the site plan is submitted. Andalucia wall design is approved already.

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

cc:Andalucia Development Co., Inc., 8300 Carmel Ave NE, 87122
Bohannan Huston Inc., 7500 Jefferson NE, 87109





ZONING MAP

Note: Grey shading indicates County.

1 inch equals 500 feet

Project Number:
1004462
Hearing Date:
10/16/05
Zone Map Page:
F-11
Additional Case Numbers:
05EPC-01115 05EPC-01117

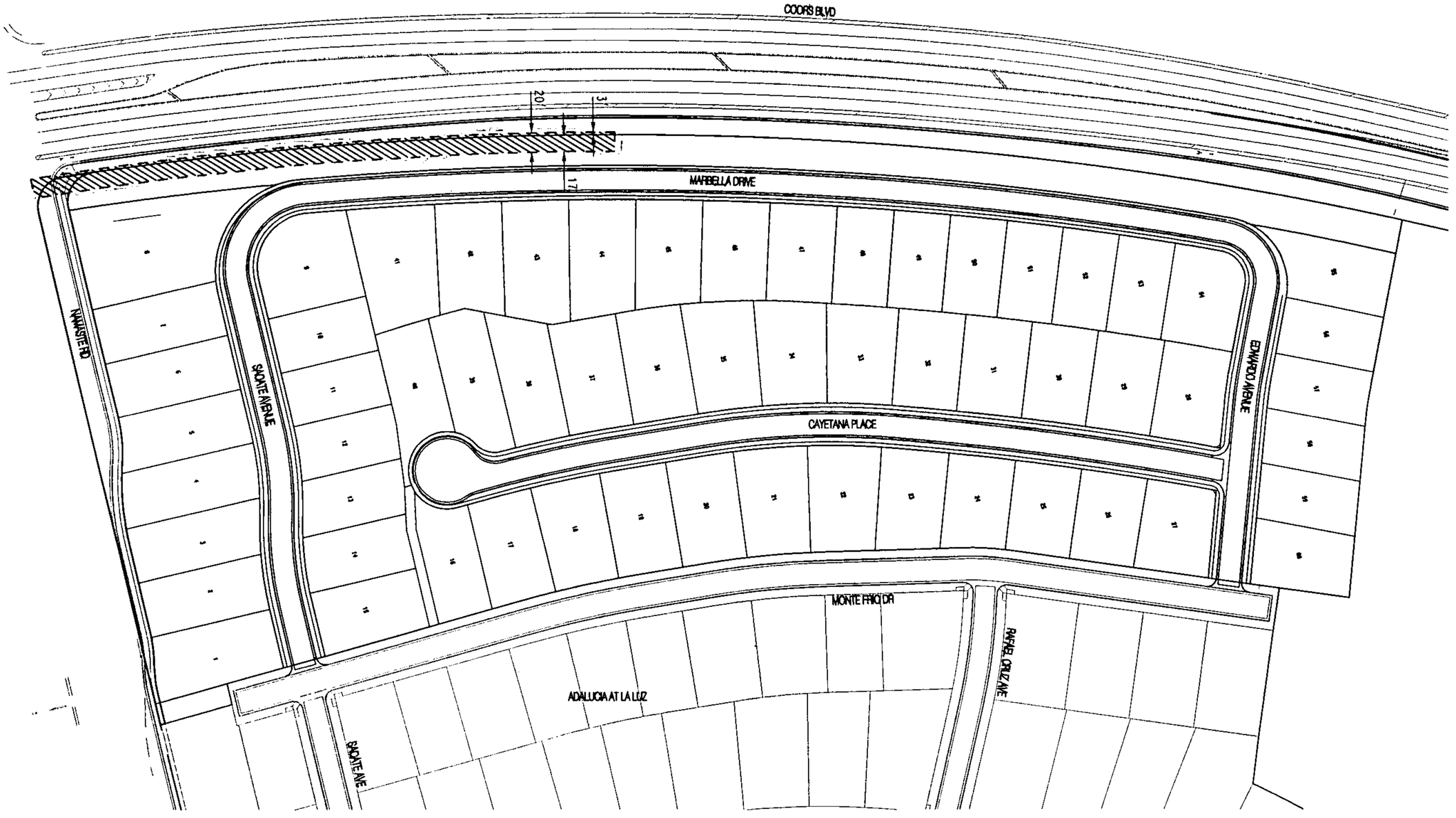


EXHIBIT B
Date 10/25/05

HATCHED AREA DESIGNATES AREA TO BE VACATED BY VACATION ACTION AND FINAL PLAT

EASEMENT VACATION EXHIBIT
ANDALUCIA AT LA LUZ UNIT 3
SEPTEMBER, 2005

NO SCALE

Bohannan ▲ Huston Inc.
Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335
ENGINEERING ▲ SPATIAL DATA ▲ ADVANCED TECHNOLOGIES

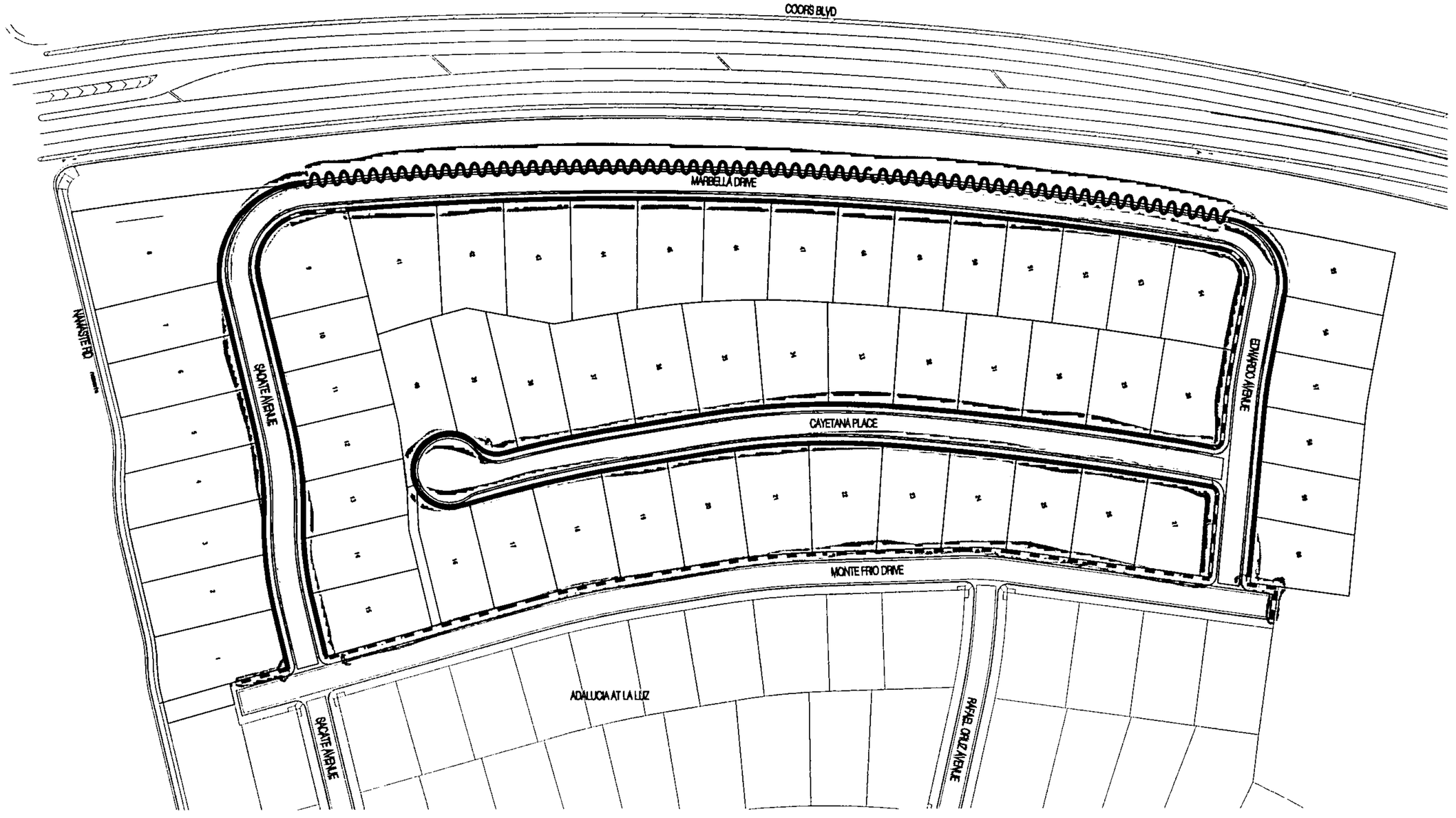


EXHIBIT C
Date 10/25/05

DEFERRED sidewalk / trail to be built on a lot-by-lot basis as home construction is completed. the deferral is requested to reduce damage to sidewalks due to building construction activities.

WAIVED sidewalks are requested

Sidewalk to be built

SIDEWALK DEFERRAL / WAIVER EXHIBIT
ANDALUCIA AT LA LUZ UNIT 3
SEPTEMBER, 2005

NO SCALE

Bohannan ▲ Huston
Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335
ENGINEERING ▲ SPATIAL DATA ▲ ADVANCED TECHNOLOGIES

EASEMENT

This grant of easement is between Ray A Graham III (Grantor) and Ovenwest Corporation, a New Mexico corporation (Grantee).

Grant of Easement. Grantor grants to Grantee an easement on, over, across and through the property described on Exhibit A attached hereto (Property) together with the right to operate, maintain, repair, replace and construct slopes and the right to remove trees, brushes, and undergrowth that might interfere with the appropriate use of the easement

Warranties. Grantor covenants and warrants that it is the owner in fee simple of the Property and that it has a good and lawful right to convey the Property or any part thereof and that the Grantor will forever warrant and defend that title to the Property against all claims from all persons or entities

Binding on Grantor's Property. The grant and other provisions of this Easement constitute covenants running with title to the Property for the benefit of the Grantee and its successors and assigns until terminated. This easement is fully and freely assignable by Grantee to the City of Albuquerque

Witness my hand and seal this 5th day of September, 2000.

GRANTOR:

Ray A Graham III

Ray A. Graham III
Dated: September 5, 2000

State of New Mexico)
) ss
County of Bernalillo)

This instrument was acknowledged before me on September 5, 2000

by Ray A. Graham III.

Notary Public

My Commission Expires.

7-1-2003

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5448551
Page: 1 of 5
12/28/2000 02:26P
Judy D. Woodward Bern. Co. EASE R 15.00 Bk-A13 Pg-7287

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Page: 2 of 5
12/28/2000 02:26P
Judy D. Woodward Bern. Co. EASE R 15.00 Bk-A13 Pg-7287

EXHIBIT A

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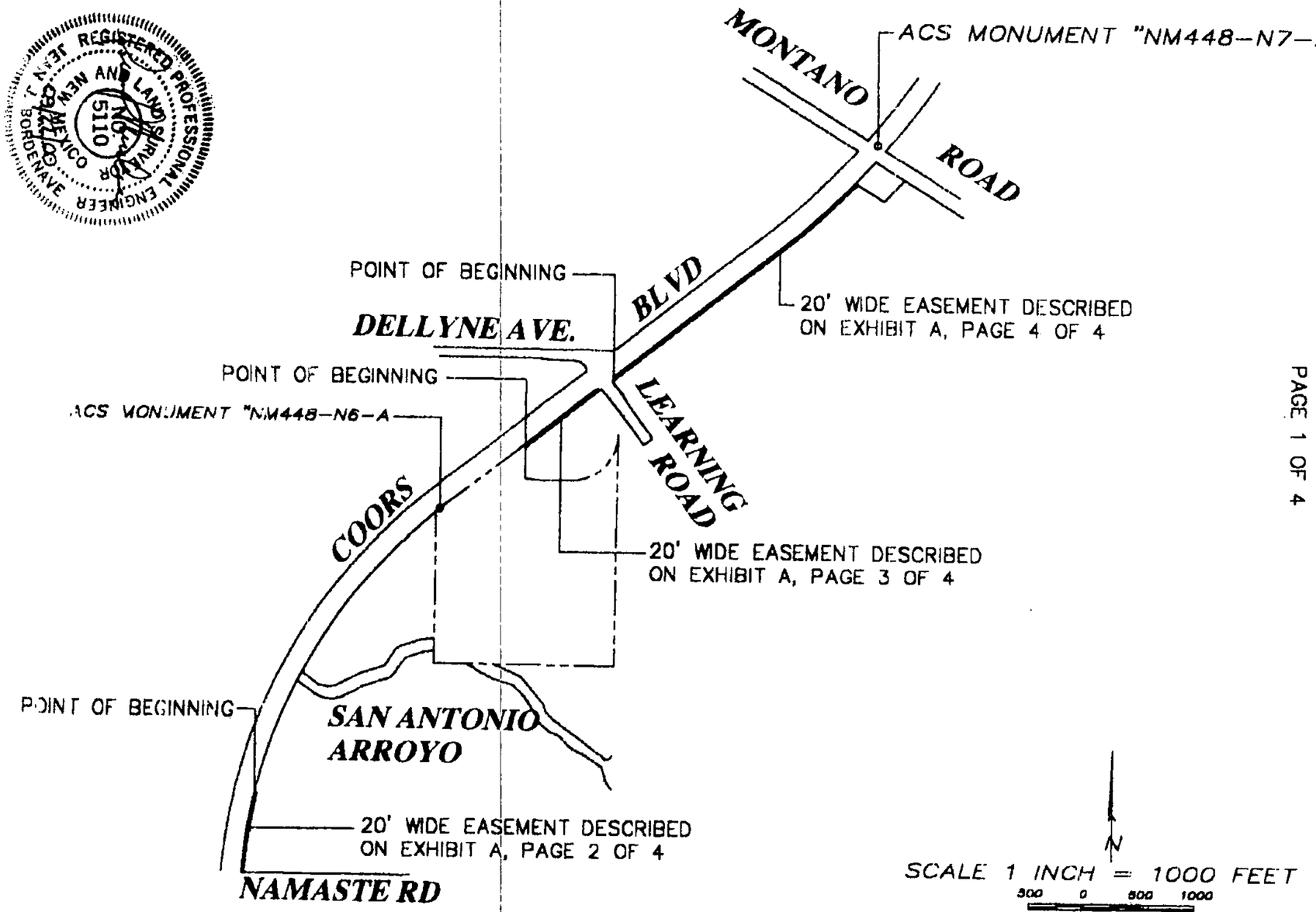

EXHIBIT A

LEGAL DESCRIPTION
FOR
CONSTRUCTION MAINTENANCE EASEMENT

A CERTAIN TRACT OF LAND SITUATED IN SECTION 35, T11N, R2E, N.M.P.M., BERNALILLO COUNTY, NEW MEXICO AND BEING MORE PARTICULARLY DESCRIBED, USING NEW MEXICO STATE PLANE GRID BEARINGS (BEARING BASIS - ACS NM448-6A (X=366640.72, Y=1507308.30) TO ACS NM448-7A (X=369804.62, Y=1510014.99) IS N49 27'12"W) AND GROUND DISTANCES, AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, SAID POINT BEING LOCATED ON THE EASTERLY RIGHT-OF-WAY LINE OF COORS BLVD, FROM WHENCE THE ACS MONUMENT NM448-6A BEARS N32 39'03"E A DISTANCE OF 2469.03 FEET; THENCE,

S76 33'52"E, 20.00 FEET TO A POINT; THENCE,

SOUTHWESTERLY 596.57 FEET ALONG THE ARC OF A CURVE LEFT, HAVING A RADIUS OF 3724.72 FEET AND A LONG CHORD BEARING S08 50'49"W A DISTANCE OF 595.94 FEET TO A POINT; THENCE,

N89 45'58"W, 20.05 FEET TO A POINT, SAID POINT BEING LOCATED ON THE EASTERLY RIGHT-OF-WAY OF COORS BLVD; THENCE

NORTHEASTERLY 601.18 FEET ALONG THE EASTERLY RIGHT-OF-WAY OF COORS BLVD., BEING THE ARC OF A CURVE RIGHT, HAVING A RADIUS OF 3744.72 FEET AND A LONG CHORD BEARING N08 50'11"E A DISTANCE OF 600.54 FEET TO A POINT; SAID POINT BEING THE POINT OF BEGINNING.

SAID TRACT CONTAINS 0.2750 ACRES MORE OR LESS.

I, JEAN J. BORDENAVE, A DULY REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR IN THE STATE OF NEW MEXICO HEREBY CERTIFY THAT THE ABOVE LEGAL DESCRIPTION WAS PREPARED BY ME FROM ACTUAL FIELD SURVEYS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

09/22/00

JEAN J. BORDENAVE NMPE & LS NO. 5110

REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR NO. 5110 NEW MEXICO JEAN J. BORDENAVE

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Bk-A13 Pg-7287
Judy D. Woodward Bern. Co. EASE R 15.00

EXHIBIT A

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FOR
CONSTRUCTION MAINTENANCE EASEMENT

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BEGINNING AT THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, SAID POINT BEING LOCATED ON THE EASTERLY RIGHT-OF-WAY LINE OF COORS BLVD. FROM WHENCE THE ACS MONUMENT NM448-6A BEARS S52 05'10"W A DISTANCE OF 785.49 FEET; THENCE,

N51 59'15"E, 657.67 FEET ALONG THE EASTERLY RIGHT-OF-WAY OF COORS BLVD. TO A POINT; THENCE,

S38 00'45"E, 3.00 FEET ALONG THE SOUTHERLY RIGHT-OF-WAY OF LEARNING ROAD TO A POINT, SAID POINT BEING LOCATED ON THE SOUTHERLY RIGHT-OF-WAY OF LEARNING ROAD; THENCE,

NORTHEASTERLY 33.68 FEET ALONG THE SOUTHERLY RIGHT-OF-WAY OF LEARNING ROAD, BEING THE ARC OF A CURVE RIGHT, HAVING A RADIUS OF 30.00 FEET AND A LONG CHORD BEARING N84 08'45"E A DISTANCE OF 31.94 FEET TO A POINT; THENCE,

S51 59'15"W, 700.51 FEET TO A POINT; THENCE

N00 18'05"E, 25.49 FEET TO A POINT; SAID POINT BEING THE POINT OF BEGINNING.

SAID TRACT CONTAINS 0.3132 ACRES MORE OR LESS.

I, JEAN J. BORDENAVE, A DULY REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR IN THE STATE OF NEW MEXICO HEREBY CERTIFY THAT THE ABOVE LEGAL DESCRIPTION WAS PREPARED BY ME FROM ACTUAL FIELD SURVEYS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

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Page: 4 of 5
12/28/2000 02:
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Judy D. Woodward Bern. Co. EASE R 15.00

EXHIBIT A

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FOR
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A CERTAIN TRACT OF LAND SITUATED IN SECTIONS 25 AND 36, T11N, R2E, N.M.P.M., BERNALILLO COUNTY, NEW MEXICO AND BEING MORE PARTICULARLY DESCRIBED. USING NEW MEXICO STATE PLANE GRID BEARINGS (BEARING BASIS - ACS NM448-6A (X=366640.72, Y=1507308.30) TO ACS NM448-7A (X=369804.62, Y=1510014.99) IS N49 27'12"W) AND GROUND DISTANCES, AS FOLLOWS:

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N51 59'15"E, 1418.50 FEET ALONG THE EASTERLY RIGHT-OF-WAY OF COORS BLVD. TO A POINT; THENCE.

NORTHEASTERLY 847.65 FEET ALONG THE EASTERLY RIGHT-OF-WAY OF COORS BLVD., BEING THE ARC OF A CURVE LEFT, HAVING A RADIUS OF 5804.58 FEET AND A LONG CHORD BEARING N47 48'14"E A DISTANCE OF 846.90 FEET TO A POINT; THENCE,

S58 14'39"E, 20.44 FEET TO A POINT; THENCE

SOUTHWESTERLY 854.77 FEET ALONG THE ARC OF A CURVE RIGHT, HAVING A RADIUS OF 5824.58 FEET AND A LONG CHORD BEARING S47 47'00"W A DISTANCE OF 854.00 FEET TO A POINT; THENCE,

S51 59'15"W, 1445.54 FEET TO A POINT, SAID BEING LOCATED ON THE NORTHERLY RIGHT-OF-WAY OF LEARNING ROAD; THENCE

NORTHEASTERLY 33.68 FEET ALONG THE NORTHERLY RIGHT-OF-WAY OF LEARNING ROAD, BEING THE ARC OF A CURVE RIGHT, HAVING A RADIUS OF 30.00 FEET AND A LONG CHORD BEARING N19 49'47"E A DISTANCE OF 31.94 FEET TO A POINT; THENCE,

N38 00'45"W, 3.00 FEET ALONG THE NORTHERLY RIGHT-OF-WAY OF LEARNING ROAD TO A POINT, SAID POINT BEING THE POINT OF BEGINNING.

SAID TRACT CONTAINS 1.0496 ACRES MORE OR LESS.

I, JEAN J. BORDENAVE, A DULY REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR IN THE STATE OF NEW MEXICO HEREBY CERTIFY THAT THE ABOVE LEGAL DESCRIPTION WAS PREPARED BY ME FROM ACTUAL FIELD SURVEYS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

09/22/00
JEAN J. BORDENAVE NMPE & LS NO. 5110

REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR NO. 5110 NEW MEXICO BORDENAVE

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Page: 5 of 5
12/28/2000 02:26P
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R 15.00
Judy D. Woodward Bern. Co. ERSE

EASEMENT

This grant of Easement, between, OVENWEST CORPORATION ("Grantor"), and the City of Albuquerque, a New Mexico municipal corporation ("City"), whose address is P. O. Box 1293 Albuquerque, New Mexico 87103.

1. Grant of Easement. The Grantor grants to the City an exclusive permanent easement (the "Easement") for a SLOPE/EASEMENT AND CONSTRUCTION MAINTENANCE ("Public Improvement") on, over, across and through the property described on Exhibit A attached hereto ("Property"), together with the right of the City to operate, maintain, repair, replace and construct the Public Improvement and the right to remove trees, bushes, undergrowth and any other obstacles upon the Property if the City determines they interfere with the appropriate use of the easement.

2. Warranties. Grantor covenants and warrants that it is the owner in fee simple OR EASEMENT HOLDER of the Property and that it has a good lawful right to convey the Property or any part thereof and that the Grantor will forever warrant and defend that title to the Property against all claims from all persons or entities.

3. Binding on Grantor's Property. The grant and other provisions of this Easement constitute covenants running with title to the Property for the benefit of the City and its successors and assigns until terminated.

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Mary Herrera Bern. Co. EASE R 23.00

It is understood and agreed by the parties hereto that:

Purpose. The Easement is for the purpose of construction, slope and slope maintenance.

Maintenance. City will maintain the Public Improvement in good and safe condition.

Mary Herrera Bern. Co. EASE R 23.00
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Page: 2 of 9
01/11/2001 02:38P
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Witness my hand and seal this 5TH day of SEPTEMBER, 2000, ~~1999~~

GRANTOR:

By: Ray A. Graham III
Its: President
Dated: 9/5/00

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

This instrument was acknowledged before me on SEPTEMBER 5, 2000, ~~1999~~, by RAY A. GRAHAM III, PRESIDENT of OVENWEST CORPORATION, on behalf of the CORPORATION.

Notary Public

My Commission Expires:

7-1-2003

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Mary Herrera Bern. Co. EASE R 23.00

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Bk-R14 Pg-2337
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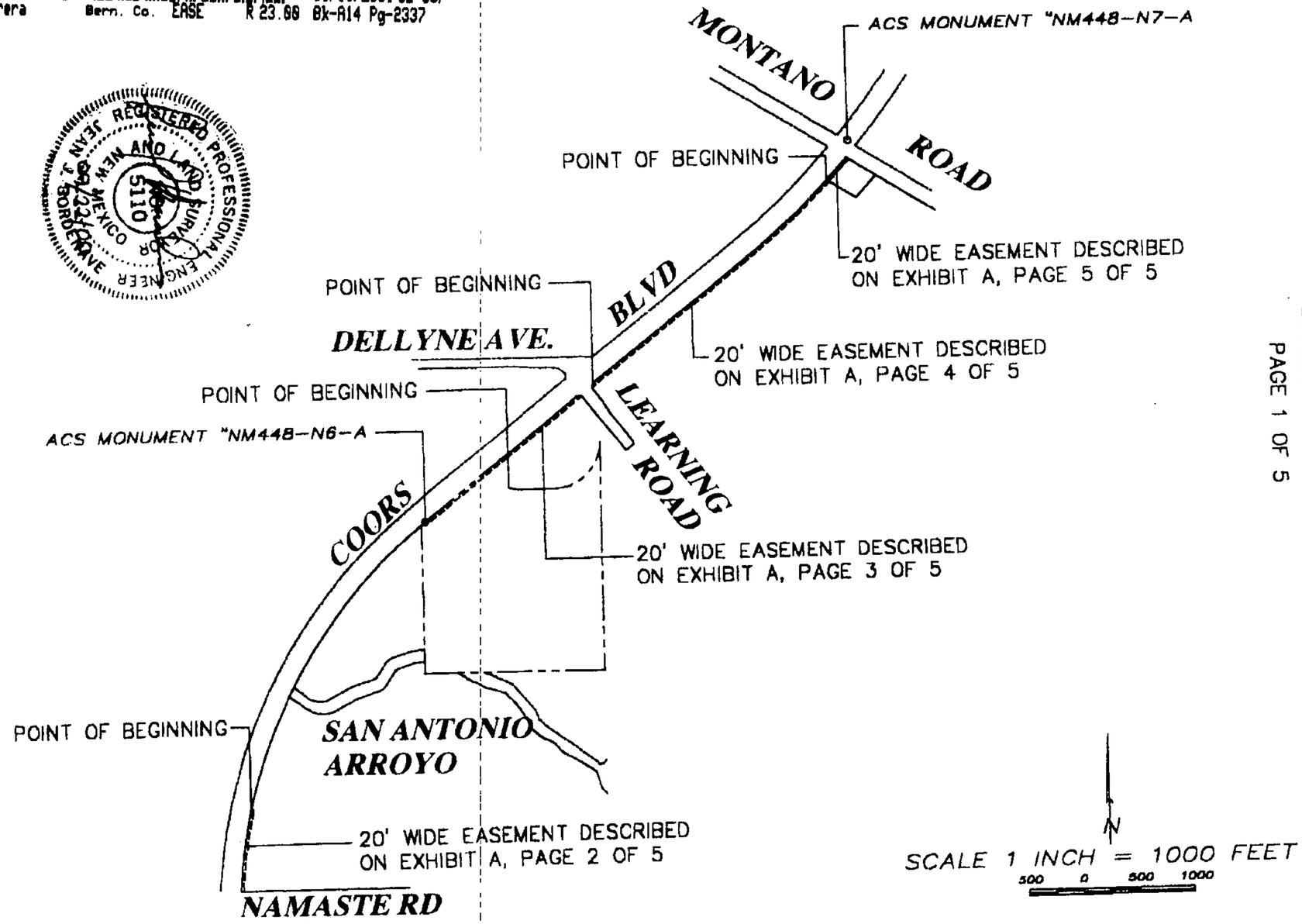
EXHIBIT A

PAGE 1 OF 5



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09/22/00

JEAN J. BORDENAVE NMPE & LS NO. 5110

REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR NO. 5110 NEW MEXICO JEAN J. BORDENAVE

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JEAN J. BORDENAVE NMPE & LS NO. 5110

REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR
NO. 5110
NEW MEXICO
JEAN J. BORDENAVE

Mary Herrera Bern. Co. EASE R 23.00

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09/22/00

JEAN J. BORDENAVE NMPE & LS NO. 5119

REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR NO. 5119 NEW MEXICO JEAN J. BORDENAVE

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EASE
Bern. Co.
Mary Herrera

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NORTHEASTERLY 215.97 FEET ALONG THE EASTERLY RIGHT-OF-WAY OF COORS BLVD., BEING THE ARC OF A CURVE LEFT, HAVING A RADIUS OF 5804.58 FEET AND A LONG CHORD BEARING N42 33'17"E A DISTANCE OF 215.96 FEET TO A POINT, SAID POINT BEING LOCATED ON THE SOUTHERLY RIGHT-OF-WAY OF MONTANO ROAD; THENCE,

S58 14'39"E, 20.29 FEET ALONG THE SOUTHERLY RIGHT-OF-WAY OF MONTANO ROAD TO A POINT; THENCE

SOUTHWESTERLY 215.94 FEET ALONG THE ARC OF A CURVE RIGHT, HAVING A RADIUS OF 5824.58 FEET AND A LONG CHORD BEARING S42 31'02"W A DISTANCE OF 215.93 FEET TO A POINT; THENCE,

N58 14'39"W, 20.44 FEET TO A POINT, SAID POINT BEING THE POINT OF BEGINNING.

SAID TRACT CONTAINS 0.0992 ACRES MORE OR LESS.

I, JEAN J. BORDENAVE, A DULY REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR IN THE STATE OF NEW MEXICO HEREBY CERTIFY THAT THE ABOVE LEGAL DESCRIPTION WAS PREPARED BY ME FROM ACTUAL FIELD SURVEYS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

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Mary Herrera Bern. Co. EASE R 23.00

CITY OF ALBUQUERQUE
P.O. BOX 1985
ALBUQUERQUE, NEW MEXICO 87103
ACCOUNTS PAYABLE

DATE 12/28/2000 | CHECK NO. 2096696 | 56-382 / 412

Norwest Bank Ohio, NA

******$89,502.81
AMOUNTS MUST AGREE
**********$89,502.81
VOID AFTER 180 DAYS

PAY Eighty nine thousand five hundred two and 81/100 Dollars

TO THE ORDER OF

OVENWEST CORPORATION
1 WIND NW
ALBUQUERQUE NM 87120

THE BACK OF THIS DOCUMENT CONTAINS AN ARTIFICIAL WATERMARK HOLD AT AN ANGLE TO VIEW

Jan D. Hoffman
City Treasurer

⑈ 2096696⑈ ⑆041203824⑆ 96000120 69⑈

FOR PROMPT PAYMENT SEND ALL FUTURE INVOICES TO ADDRESS LISTED BELOW

CITY OF ALBUQUERQUE
P.O. BOX 1985 ALBUQUERQUE, NEW MEXICO 87103

CHECK DATE: 12/28/2000

VENDOR NUMBER: 850201281 CHECK NUMBER: 2096696

VEND

DATE	INVOICE OR CREDIT MEMO NUMBER	TYPE	DESCRIPTION	REFERENCE NO.	GROSS	AMOUNTS DISCOUNTS	NET
12/28/2000	R101584		R101584		******$89,502.81		******$89,502.81
EASEMENT PERMANENT-COORS ACQ CMMTEE MEMO							

2001003748
5454397
Page: 9 of 9
01/11/2001 02:38P
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Mary Herrera Bern. Co. ERSE R 23.00

THE ATTACHED CHECK IS IN PAYMENT FOR THE ITEMS DESCRIBED ABOVE	TOTAL	******$89,502.81		******$89,502.81