

9. **Project# 1004468**
12DRB-70381 SKETCH PLAT REVIEW
AND COMMENT

WAYJOHN SURVE G INC agent(s) for 720 ROMA
LLC request(s) the above action(s) for all or a portion of
Lot(s) 77-A, Block(s) 7, **PERFECTO ARMIJO &
BROTHERS ADDITION** zoned SU-2/HDA, located on
ROMA BETWEEN 7TH AND 8TH containing
approximately .2037 acre(s). (J-14)**THE SKETCH PLAT
WAS REVIEWED AND COMMENTS WERE PROVIDED.**

10. Other Matters:

ADJOURNED: 10:15

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
December 19, 2012
DRB Comments**

ITEM # 9

PROJECT # 1004468

APPLICATION # 12-70381

RE: Lot 77-A, Block 7, Perfecto Armijo & Brothers Addn.

The site is zoned SU-2/ DNA-MR; per the Downtown Neighborhood Area Sector Development Plan, townhouses shall be regulated per the SU-2/ DNA-TH zone with exceptions.

While no lot lines have been presented with this Sketch Plat, it does not appear that the existing development can meet any townhouse platting requirements of the zoning code or sector plan. A zone change and sector plan amendment to Special Use/ SU-1 zoning plus site development plan for subdivision and site development plan for building permit would be required. If approved, extensive easements would be required and compliance with building code would have to be demonstrated, particularly for common walls on lot lines and individual water and sewer lines and accounts.

Jack Cloud, DRB Chairman
924-3880/ jcloud@cabq.gov



DRB CASE ACTION LOG (FINAL)

REVISED 9/28/05

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

DRB Application No.: 05DRB-01553 ~~NSP~~

Project # 1004468

Project Name: PERFECTO ARMIJO & BROTHERS ADDITION

Agent: Surveys Southwest

Phone No.: 998-0303

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 12-7-05 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED:

TRANSPORTATION: stat

UTILITIES:

CITY ENGINEER / AMAFCA:

PARKS / CIP:

PLANNING (Last to sign):

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

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

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

OR

Project Number

1004468



**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

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 PRELIMINARY 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 from 12/7/05*] (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 UTILITIES 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 PRELIMINARY 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.**

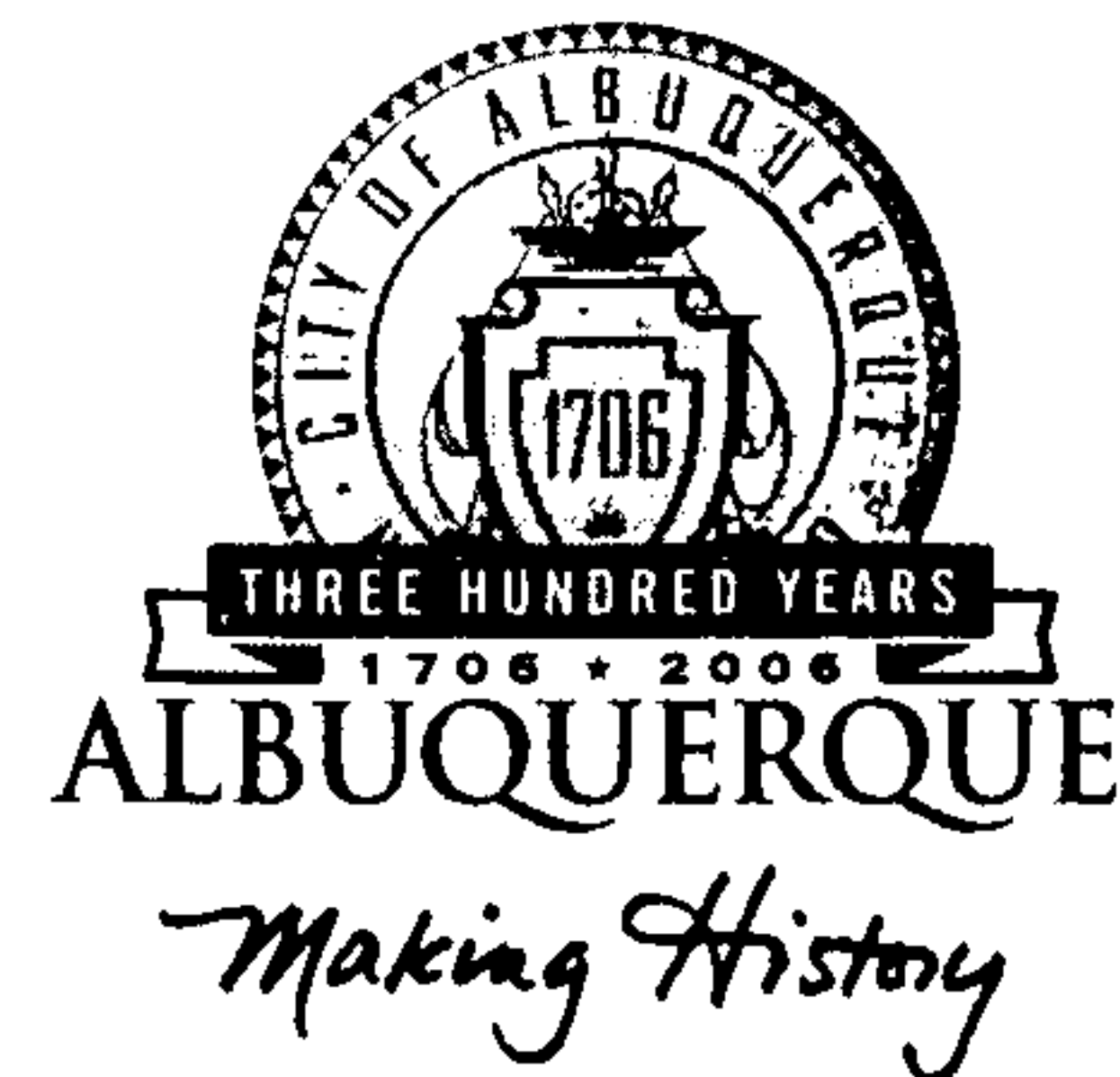
18. **Project # 1004561**
05DRB-01795 Minor-Sketch Plat or Plan

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.

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1004468

AGENDA ITEM NO: 15

SUBJECT:

Final Plat

ACTION REQUESTED:

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

P.O. Box 1293

ENGINEERING COMMENTS:

No adverse comments.

Albuquerque

New Mexico 87103

RESOLUTION:

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

www.cabq.gov

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: December 7, 2005



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

October 19, 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.
- B. Changes and/or Additions to the Agenda
- C. New or Old Business

Adjourned: 11:36 A.M.

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

1. **Project # 1003238**
05DRB-01489 Major-Preliminary Plat
Approval

TIERRA WEST LLC agent(s) for EVERGREEN DURANES LTD CO LLC, request(s) the above action(s) for , Lot(s) 42-P1 and 44-P1 through 57-P1, **FLORAL MEADOWS**, zoned R-LT residential zone, located on MONTOYA ST NW, between FLORAL NW and INTERSTATE 40, containing approximately 2 acre(s). [REF: Z-71-118, 04EPC-00156,04EPC-00157, 04DRB-00661, 04DRB-01227] (H-12/13) **PRELIMINARY PLAT WAS APPROVED.**

2. **Project # 1000788**
05DRB-01491 Major-Vacation of Pub
Right-of-Way

RICHARD EVANS & KELLY CONABOY, request(s) the above action(s) for all or a portion of Block(s) P & R, **PARADISE SKIES, UNIT 9**, zoned R-T, located on SKY WATCHER ST NW, between CELESTIAL AVE NW and MCMAHON BLVD NW. [REF: 05DRB-00508] (A-11) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE WITH AN ADDITIONAL CONDITION.**

3. **Project # 1004454**
05DRB-01499 Major-Vacation of Pub
Right-of-Way

PRECISION SURVEYS agent(s) for TIMOTHY & LORIE DROPPS request(s) the above action(s) for all or a portion of Lot(s) 7, Block(s) B **SOUTH BROADWAY ACRES, UNIT 1**, zoned SU-2 MR, located on JOHN ST SE, between BETHEL SE AND WOODWARD ST SE and containing approximately 1 acre(s). (M-14) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

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

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

4. **Project # 1004478**
05DRB-01581 Minor-SiteDev Plan
BldPermit

SANDERS & ASSOCIATES ARCHITECTS agent(s) for JON MITOVICH request(s) the above action(s) for all or a portion of Tract(s) 59, **ALAMEDA BUSINESS PARK**, zoned SU-2, IP-EP, located on CALLE ALAMEDA NE, between PASSEO ALAMEDA NE and VISTA ALAMEDA NE containing approximately 1 acre(s). [REF: DRB-98-223] (C-16) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

5. **Project # 1001831**
05DRB-01588 Minor-SiteDev Plan
BldPermit

CLAUDIO VIGIL ARCHITECTS agent(s) for WRANGLER PROPERTIES request(s) the above action(s) for all or a portion of Block(s) OOO, Tract(s) G-1A-2C, **SEVEN BAR RANCH**, zoned SU-1 FOR C-2 USES, located on COTTONWOOD PARK NW, between ELLISON DR NW and SEVEN BAR LOOP NW containing approximately 2 acre(s). [REF: 02DRB-00879] (A-14) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR RADII, SMALL CAR STALLS AND CROSS ACCESS AND TO PLANNING FOR REPLACEMENT OF TAM JUNIPER WITH ALTERNATE GROUND COVER & 3 COPIES OF THE SITE PLAN.**

6. **Project # 1004364**
05DRB-01585 Minor-SiteDev Plan
Subd/EPC
05DRB-01586 Minor-SiteDev Plan
BldPermit/EPC
05DRB-01587 Minor-Prelim&Final Plat
Approval

BRASHER & LORENZ INC agent(s) for VALUE PLACE LLC request(s) the above action(s) for all or a portion of Tract(s) E-1 & E-2, CANYON ACRES SUBDIVISION, (to be known as **VALUE PLACE HOTEL**) zoned C-2 (SC), located on CENTRAL NE, between DORADO NE and TRAMWAY NE containing approximately 4 acre(s). [REF: 05EPC-01252, 05EPC-01253] [**David Stallworth, EPC Case Planner**] (L-22) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR DAVID STALLWORTH'S INITIALS. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 10/19/05 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND PLANNING FOR DAVID STALLWORTH'S INITIALS AND 3 COPIES OF THE SITE PLAN. THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE AND A COPY OF THE RECORDED PLAT.**

7. **Project # 1004097**
05DRB-01590 Minor-SiteDev Plan
Subd/EPC

MYERS, OLIVER & PRICE PC agent(s) for FOREST CITY COVINGTON NM, LLC and THE REGENTS OF UNM request(s) the above action(s) for Section(s) 15, 16, 21 and 22, **MESA DEL SOL**, zoned SU-1 FOR IP, located on UNIVERSITY BLVD SE, between LA SEMILLA WAY SE and LOS PICAROS RD SE containing approximately 208 acre(s). [REF: 05EPC-00576, 05EPC-00579] [**Russell Brito, EPC Case Planner**] (R-16/Q-16) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR EPC STAFF COMMENTS, FOR A PLAT TO COME BEFORE DRB AND 3 COPIES OF THE SITE PLAN.**

8. **Project # 1001685**
05DRB01349 Minor-SiteDev Plan
Subd/EPC
05DRB01350 Minor-SiteDev Plan
BldPermit/EPC

GREAT BASIN ENGINEERING agent(s) for SMITH'S FOOD & DRUG CENTERS request(s) the above action(s) for all or a portion of Tract(s) 1B, PARADISE NORTH (to be known as **GOLF COURSE MARKET PLACE**) zoned SU-1 for IP, located on GOLF COURSE RD NW and MCMAHON RD NW containing approximately 23.4 acre(s). [REF: Z-85-19, 04EPC-01348, 04EPC-01349, 04EPC-01590] [**Carmen Marrone, EPC Case Planner**] [*Was Indef deferred 8/31/05 for platting action*] (A-12) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 10/19/95 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-01582 Minor-Prelim&Final Plat
Approval

WILSON & COMPANY agent(s) for CITY OF ALBUQUERQUE, ANNETTE MONTOYA and GOLF COURSE & MCMAHON LLC request(s) the above action(s) for all or a portion of Tract(s) 1B, PARADISE NORTH (to be known as **GOLF COURSE MARKETPLACE**) zoned SU-1 FOR IP, located on GOLF COURSE RD NW, between MCMAHON BLVD NW and IRVING BLVD NW containing approximately 23.4acre(s).[REF:04DRB-01566,04DRB-01741](A-12) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR CROSS LOT DRAINAGE EASEMENT 1B-2 THRU 1B-5, AMAFCA'S SIGNATURE, STORM**

**DRAIN EASEMENT (1B-1) AND RECORDING
INFORMATION FOR CROSS ACCESS AGREEMENT
AND TO PLANNING TO RECORD.**

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

9. **Project # 1003828**
05DRB-01583 Minor-Final Plat Approval
- JEFF MORTENSEN & ASSOCIATES INC agent(s) for WILLIAM T CANIGLIA request(s) the above action(s) for Tract(s) 70A, 71A,113 & 114A (to be known as **CANDELARIA VILLAGE**) zoned R-1 residential zone, located on CANDELARIA RD NW, between 12TH ST NW and RIO GRANDE BLVD NW containing approximately 7 acre(s). [REF: 05DRB-00687, 00688, 00689, 00690] (G-13) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF AND TO RECORD.**
10. **Project # 1004162**
05DRB-01584 Minor-Final Plat Approval
- JEFF MORTENSEN & ASSOCIATES agent(s) for HOECH REAL ESTATE CORPORATION request(s) the above action(s) for all or a portion of Tract(s) L-2, VISTA DEL NORTE and Lot(s) 1-P1 THRU Lot 31-P1, (to be known as **AGAVE SUBDIVISION**) zoned SU-1 special use zone PRD, located on VISTA DEL NORTE DR NE, between OSUNA RD NE and CALLE DEL CAMPO NE containing approximately 6 acre(s). [REF: 05EPC-00742, 05DRB-01139, 05DRB-01140, 05DRB-01193, 05DRB-01195, 05DRB-01197, 05DRB-01198, 05DRB-01275] (E-16) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF AND TO RECORD.**

11. **Project # 1003610**
05DRB-01570 Minor-Extension of
Preliminary Plat

WILSON & COMPANY, INC agent(s) for CURB, INC. request(s) the above action(s) for all or a portion of Tract(s) 29A, LANDS OF SALAZAR, QUATRO, JS HANNETT (to be known as **ARROWWOOD HILLS, UNIT 1**) zoned R-LT, located on 98TH ST SW, between RIO BRAVO SW and BLAKE SW containing approximately 29 acre(s). [REF: 02DRB-01621, 02DRB-01622, 04DRB-00261, 04DRB-00262, 04DRB-00263] (N-9) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**

12. **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) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

13. **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*] (N-9) **DEFERRED AT THE AGENT'S REQUEST TO 10/26/05.**

14. **Project # 1002567**
05DRB-01575 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST agent(s) for STEVE KIRK request(s) the above action(s) for all or a portion of Lot(s) 5-A & 5-B, **COLEMAN ADDITION**, zoned R-2, located on 12TH ST NW, between the MENAUL EXTENSION and LA POBLANA NW containing approximately 1 acre(s). [REF: 1002279, 02DRB-01535, DRB-98-264] (H-13) **PRELIMINARY AND FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

15. **Project # 1003759**
05DRB-00294 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST LTD agent(s) for KEN BALIZER request(s) the above action(s) for all or a portion of Tract(s) 173A and 174, M.R.G.C.D. MAP 31, (to be known as **LANDS OF KEN BALIZER**, zoned RA-2, located on ARCADIAN TR NW, between CALLE LOS VECINOS NW and SAN ISIDRO ST NW containing approximately 1 acre(s). [REF: 04DRB-01702] [*Was Indef Deferred on 2/23/05*] (G-13) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 10/19/05 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA AND THE LICENSE AGREEMENT.**

16. **Project # 1004468**
05DRB-01553 Minor-Prelim&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*] (J-14) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 10/19/05 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

17. **Project # 1002321**
05DRB-01549 Minor-Prelim&Final Plat
Approval

BOHANNAN HUSTON INC agent(s) for MASTHEAD ROAD LAND PARTNERS LLC request(s) the above action(s) for all or a portion of Lot(s) 11A & 11B, **JOURNAL CENTER, PHASE 2, UNIT 2**, zoned IP industrial park zone, located on RUTLEDGE RD NE, between MASTHEAD ST NE and WASHINGTON ST NE containing approximately 11 acre(s). [*Deferred from 10/12/05*] (D-17) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR A PRIVATE SANITARY SEWER SERVICE EASEMENT.**

18. **Project # 1002584**
05DRB-01554 Minor-Prelim&Final Plat
Approval

WILSON & CO agent(s) for LOVELACE SANDIA DBA WEST MESA MEDICAL CENTER request(s) the above action(s) for all or a portion of Tract(s) 1A1 & 1A3 PARADISE HEIGHTS, UNIT 1, **ST JOSEPH WEST MESA HOSPITAL**, zoned SU-1 special use zone, located on GOLF COURSE RD NW between GOLF COURSE RD NW AND MCMAHON BLVD NW containing approximately 6 acre(s). [REF: 05DRB-00168] [*Deferred from 10/12/05*] (A-12) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

19. **Project # 1004479**
05DRB-01591 Minor-Prelim&Final Plat
Approval

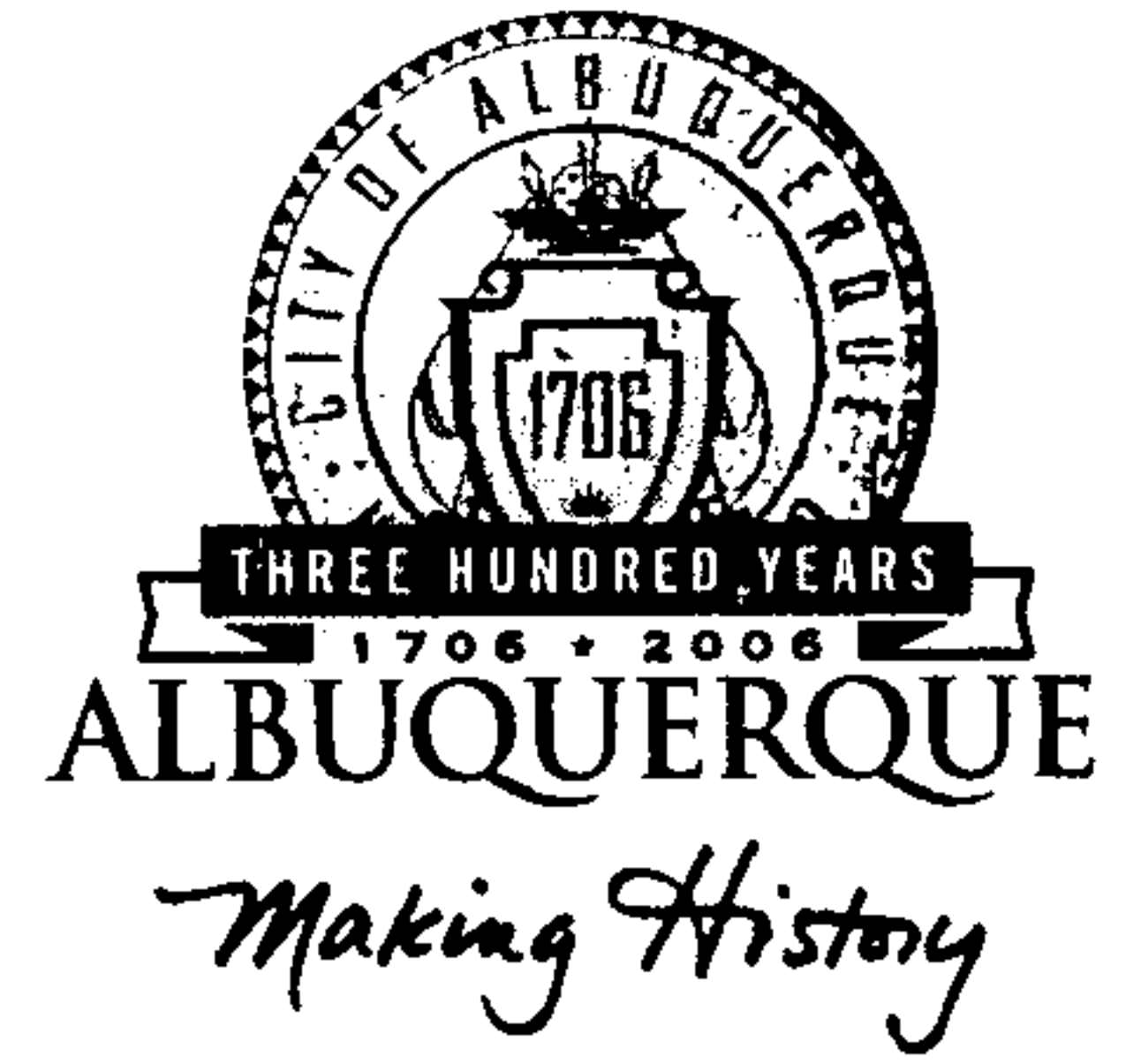
LAND DEVELOPMENT CONSULTANTS, LLC agent(s) for REGINA AVILA & MARY LUCERO request(s) the above action(s) for Tract(s) 133B1A1A & 133A2A1A, **M.R.G.C.D. MAP #39**, zoned R-1, located on 47TH ST NW, between BLUEWATER NW and RINCON RD NW containing approximately 1 acre(s). (J-12) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR CONSTRUCTION OF A SIDEWALK AND A GAS LINE EASEMENT.**

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

20. **Project # 1004480**
05DRB-01592 Minor-Sketch Plat or Plan
- PHIL MIRABAL request(s) the above action(s) for all or a portion of Lot(s) 125A,126A-1, **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 2 acre(s). (K-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
21. **Project # 1004475**
05DRB-01576 Minor-Sketch Plat or Plan
- SHIRLEY SALVI request(s) the above action(s) for all or a portion of Lot(s) 8, **INDIAN FARMS ESTATES**, zoned RA-2 residential and agricultural zone, located on INDIAN FARMS LN NW, between CANDELARIA RD NW and GRIEGOS DRAIN containing approximately 1 acre(s). (G-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
22. Approval of the Development Review Board Minutes for October 5, 2005. **THE DEVELOPMENT REVIEW BOARD MINUTES FOR OCTOBER 5, 2005 WERE APPROVED BY THE BOARD.**

ADJOURNED: 11:36 A.M.

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1004468

AGENDA ITEM NO: 16

SUBJECT:

Final Plat
Preliminary Plat

ACTION REQUESTED:

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

P.O. Box 1293

ENGINEERING COMMENTS:

No adverse comments.

Albuquerque

New Mexico 87103

RESOLUTION:

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

www.cabq.gov

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

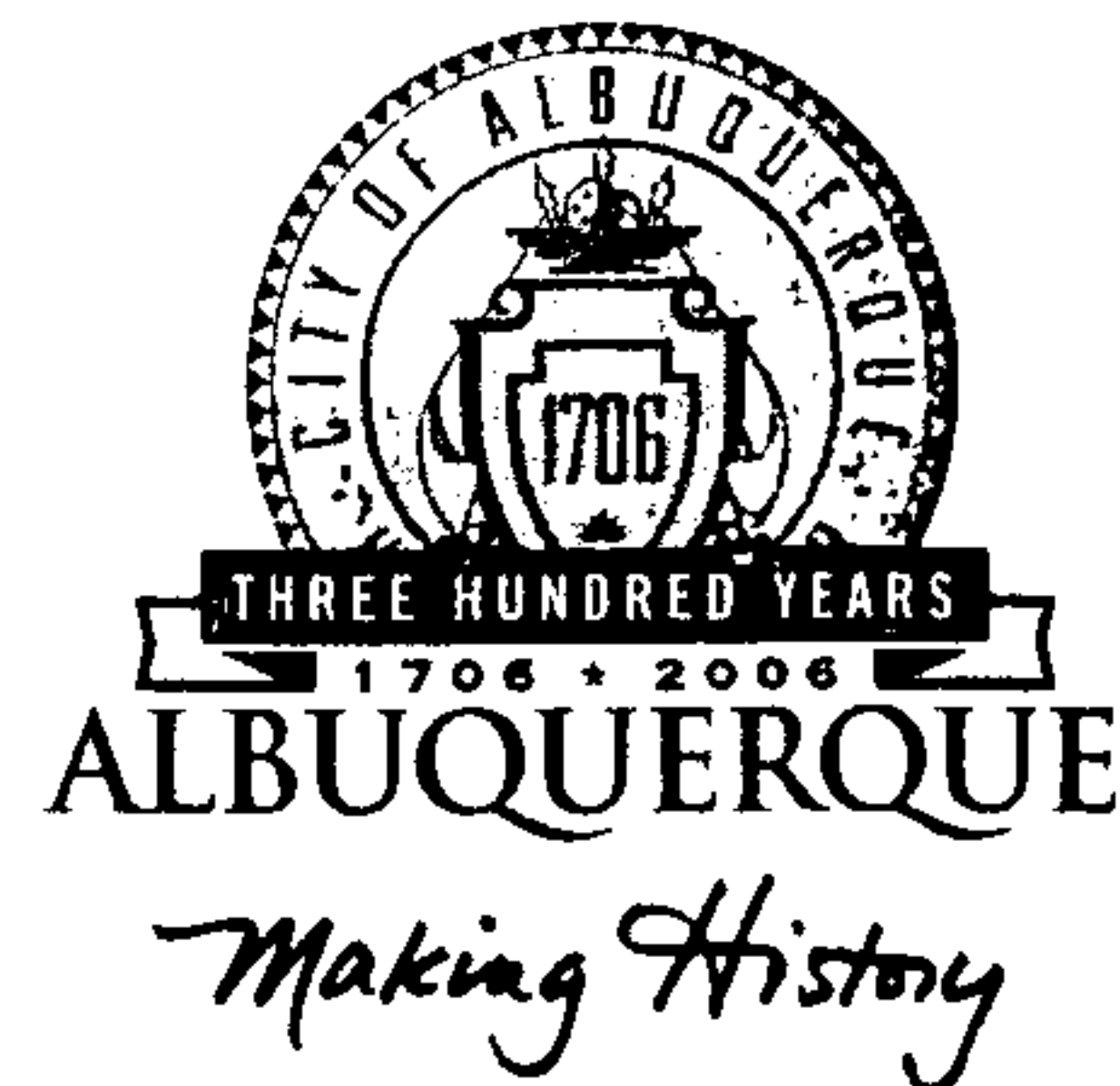
DELEGATED: (SEC-PLN) (SP-SUB) (SP-BP) (FP) TO: (UD) (CE) (TRANS) (PKS) (PLNG)

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: October 19, 2005

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002321

AGENDA ITEM NO: 17

SUBJECT:

Final Plat
Preliminary Plat

ACTION REQUESTED:

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

P.O. Box 1293

ENGINEERING COMMENTS:

No adverse comments.

Albuquerque

New Mexico 87103

RESOLUTION:

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

www.cabq.gov

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: October 19, 2005



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

October 12, 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.
- B. Changes and/or Additions to the Agenda
- C. New or Old Business

Adjourned: 11:57 A.M.

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

- 1. **Project # 1002201**
05DRB-01471 Major-Two Year SIA

TIERRA WEST LLC agent(s) for OMEGA AUTOMOTIVE REAL ESTATE LTD request(s) the above action(s) for all or a portion of Lot(s) 14-A & 21-A Block(s) 10, **NORTH ALBUQUERQUE ACRES, TRACT A, UNIT B**, zoned SU-2 IP WITH CONDITIONAL USES, located on PAN AMERICAN FREEWAY NE, between EAGLE ROCK NE and OAKLAND NE containing approximately 6 acre(s). [REF: 02DRB-01367, 03DRB-01382] (C-18) **A 6-MONTH EXTENSION OF THE SIA WAS APPROVED.**

2. **Project # 1003573**
05DRB-01379 Major-Amended Grading
Plan Approval

RIO GRANDE ENGINEERING agent(s) for ERIMY PROPERTIES LTD request(s) the above action(s) for all or a portion of Lot(s) 28, 29 and 30, Block(s) 2, Tract(s) 3, NORTH ALBUQUERQUE ACRES, UNIT 3 (to be known as **OAKLAND NORTH**) zoned R-D residential and related uses zone, developing area, located on OAKLAND AVE NE, between VENTURA BLVD NE and BARSTOW BLVD NE containing approximately 3 acre(s). [REF:04DRB01138, 04DRB01417,05DRB00481][*Deferred from 9/28/05 & 10/5/05*] (C-20) **WITHDRAWN AT THE AGENT'S REQUEST.**

3. **Project # 1004428**
05DRB-01460 Major-Bulk Land Variance
05DRB-01461 Minor-Prelim&Final Plat
Approval

MARK GOODWIN & ASSOCIATES PA agent(s) for ALBUQUERQUE RIO BRAVO PARTNERS LLC request(s) the above action(s) for all or a portion of Tract(s) RR-3, **WESTLAND SOUTH**, zoned SF RLT, located on DENNIS CHAVEZ BLVD SW, between COORS BLVD SW and 118TH ST SW containing approximately 99 acre(s). [REF: 1003530, 04EPC01029, 04EPC01030, 04EPC01274] (P-9) **THE BULK LAND VARIANCE WAS APPROVED. THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO PLANNING FOR NOTICE OF SUBDIVISION PLAT CONDITIONS, THE 15-DAY APPEAL PERIOD AND AGIS DXF FILE.**

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

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

5. **Project # 1001788**
05DRB-01455 Major-Vacation of Public Easements
05DRB-01456 Minor-Prelim&Final Plat Approval

DAVID OR EVELYN MARTINEZ agent(s) for DR LAURA NATHANSON request(s) the above action(s) for Lot(s) 6-A & 6-B, **QUARTER HORSE ACRES SUBDIVISION**, zoned R-1, located on SPUR CT NW, between GABALDON NW and MONTOYA NW containing approximately 1 acre(s). [REF: 02DRB00384, 02DRB00875] (H-12) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR CROSS ACCESS EASEMENT WITH MAINTENANCE AND BENEFICIARIES BETWEEN LOTS 5A & 6A1 AND PLANNING FOR THE 15-DAY APPEAL PERIOD, AGIS DXF FILE AND TO RECORD THE PLAT.**

6. **Project # 1001081**
05DRB-01173 Major-Vacation of Pub Right-of-Way

TIERRA WEST agent(s) for HOME DEPOT U.S.A. INC request(s) the above action(s) for all or a portion of Lot(s) 23, **SNOW HEIGHTS ADDITION**, zoned C-2 (SC) community commercial zone, located on SNOW HEIGHTS CIRCLE NE, between MENAUL BLVD NE and SNOW HEIGHTS BLVD NE. [Deferred from 8/10/05 & 8/24/05 & 9/14/05 & 10/5/05] (H-20) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE WITH ADDITIONAL CONDITIONS: THE EXISTING 14-INCH WATER LINE BE RELOCATED OR A PUBLIC WATERLINE EASEMENT MUST BE RETAINED. TURN BAYS SHALL BE PROVIDED PER THE TIS AND ALL ADJACENT OWNERS AGREE ON ACCESS.**

7. **Project #1002535**
05DRB-01269 Major-Vacation of Public Easements
05DRB-01270 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for CHRONIS DEVELOPMENT LIMITED request(s) the above action(s) for Lot(s) 32, 33, 34, 35 and 38, West 35-feet OF Lot(s) 37; together with Lot(s) 36-A, **HUBBELL HEIGHTS ADDITION & TRACT 64, UNIT 6, TOWN OF ATRISCO GRANT**, (to be known as **HUBBELL HEIGHTS ADDITION**) zoned C-2 & O-1 & R-1, located on 65TH ST SW, between CENTRAL SW and CHURCHILL SW containing approximately 6 acre(s). [REF:1003709, Z-1211] [Deferred from 8/31/05 &

9/21/05] (K-10) THE VACATION ACTION WAS WITHDRAWN ON 9/29/05. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 10/12/05 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITION: DEDICATION ON THE EXTERIOR STREETS MATCH THE SITE PLAN AND CROSS ACCESS SHALL BE PER THE EPC CONDITIONS. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.

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 # 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*] (J-18) **DEFERRED AT THE AGENT'S REQUEST TO 10/26/05.**

9. **Project # 1003709**
05DRB-01546 Minor-SiteDev Plan
Subd/EPC
05DRB-01547 Minor-SiteDev Plan
BldPermit/EPC

GEORGE RAINHART ARCHITECT & ASSOCIATES. agent(s) for TASSO, ANNA & CHRISTOPHER CHRONIS request(s) the above action(s) for all or a portion of Tract(s) 64, **TOWN OF ATRISCO GRANT, UNIT 6**, zoned O-1, located on COORS BLVD SW, between 65TH ST SW and BATAAN DR SW containing approximately 5 acre(s). [REF: 04EPC-01545, 04EPC-01546, 04EPC-01547, 04EPC01785] [**Makita Hill, EPC Case Planner**] (K-11) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING**

WITH CONDITION: A COPY OF THE CITY COUNCIL APPROVAL AMENDING THE WESTSIDE STRATEGIC PLAN BE PROVIDED. THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING WITH CONDITION: A COPY OF THE CITY COUNCIL APPROVAL AMENDING THE WESTSIDE STRATEGIC PLAN BE PROVIDED.

- 10. Project # 1003530**
05DRB-01552 Minor-SiteDev Plan
Subd/EPC

MARK GOODWIN & ASSOCIATES PA agent(s) for ALBUQUERQUE RIO BRAVO PARTNERS LLC request(s) the above action(s) for all or a portion of Tract(s) RR-3, CEJA VISTA COMMERCIAL CENTER (also known as **ANDERSON HILLS SOUTH**) TOWN OF ATRISCO GRANT SEC9T9NR2E, zoned SU-2 FOR C-1, located on DENNIS CHAVIS BLVD SW, between 98TH ST SW and UNSER BLVD SW containing approximately 7 acre(s). [REF:04EPC01029, 04EPC01030, 04EPC01274] [Russell Brito for Elvira Lopez, EPC Case Planner] (P-9) **SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR RUSSELL BRITO'S INITIALS AND EPC LANGUAGE.**

- 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] (H-20) **DEFERRED AT THE AGENT'S REQUEST TO 10/26/05.**

12. **Project # 1003983**
05DRB-01482 Minor-SiteDev Plan
BldPermit

MULLEN HELLER ARCHITECTURE agent(s) for TIMOTHY WEAKS request(s) the above action(s) for all or a portion of Lot(s) 1, RICHFIELD PARK SUBDIVISION (to be known as **DWIGHT'S GLASS AND GLAZING**) zoned IP, located on ALAMEDA BLVD NE, between WASHINGTON ST NE and JEFFERSON ST NE containing approximately 2 acre(s). [REF: 05DRB-00344] *[Deferref from 9/28/05 & 10/5/05]* (C-17) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR NMDOT APPROVAL FOR ALAMEDA ACCESS AND CROSS LOT ACCESS WITH NORTH PARCEL FOR ENTRANCE ON WASHINGTON AND PLANNING FOR ENVIRONMENTAL HEALTH'S SIGNATURE AND 3 COPIES OF THE SITE PLAN.**

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

13. **Project # 1000195**
05DRB-01545 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST LTD agent(s) for DAWN MATSON, ASSOCIATE BUILDERS & CONTRACTORS request(s) the above action(s) for all or a portion of Tract(s) L & M, **GATEWAY INDUSTRIAL PARK**, zoned SU-1 special use zone, located on BROADWAY BLVD NE, between CLAREMONT AVE NE and MENAUL BLVD NE containing approximately 3 acre(s). [05DRB01356, 013A57, 01358 & 01359] (H-15) **PRELIMINARY AND FINAL PLAT APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO PLANNING FOR AN AA TO THE SITE PLAN FOR SUBDIVISION.**

14. **Project # 1004461**
05DRB-01519 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST LTD agent(s) for PAUL LUCERO request(s) the above action(s) for all or a portion of Tract(s) 21-A-2 & 22-A-2, M.R.G.C.D. MAP 35 (to be known as **LANDS OF PAUL LUCERO**, zoned RA-2 residential and agricultural zone, located on LOS ANAYAS RD NW, between BEACH RD NW and LOS LUCEROS RD NW containing approximately 0.6703 acres. [REF: ZA-88-75] (H-12) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR ESTATE CURBS AND WIDTH OF PAVEMENT.**

15. **Project # 1004468**
05DRB-01553 Minor-Prelim&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] (J-14) **DEFERRED AT THE AGENT'S REQUEST TO 10/19/05.**

16. **Project # 1003591**
05DRB-01548 Minor-Final Plat Approval

BOHANNAN HUSTON INC agent(s) for D.R. HORTON HOMES request(s) the above action(s) for **SUN GATE ESTATES, UNIT 2**, zoned R-2 FOR R-T & RLT, located on MESA ARENOSO DR SW, between 98TH ST SW and OPEN RANGE AVE SW containing approximately 17 acre(s). [REF: 04DRB01185] (N-9) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR PARK DEDICATION FEE AND PLANNING TO RECORD.**

17. **Project # 1002321**
05DRB-01549 Minor-Prelim&Final Plat
Approval

BOHANNAN HUSTON INC agent(s) for MASTHEAD ROAD LAND PARTNERS LLC request(s) the above action(s) for all or a portion of Lot(s) 11A & 11B, **JOURNAL CENTER, PHASE 2, UNIT 2**, zoned IP industrial park zone, located on RUTLEDGE RD NE, between MASTHEAD ST NE and WASHINGTON ST NE containing approximately 11 acre(s). [*Deferred from 10/12/05*] (D-17) **DEFERRED AT THE AGENT'S REQUEST TO 10/19/05.**

18. **Project # 1002584**
05DRB-01554 Minor-Prelim&Final Plat
Approval

WILSON & CO agent(s) for LOVELACE SANDIA DBA WEST MESA MEDICAL CENTER request(s) the above action(s) for all or a portion of Tract(s) 1A1 & 1A3 PARADISE HEIGHTS, UNIT 1, **ST JOSEPH WEST MESA HOSPITAL**, zoned SU-1 special use zone, located on GOLF COURSE RD NW between GOLF COURSE RD NW AND MCMAHON BLVD NW containing approximately 6 acre(s). [REF: 05DRB00168] [*Deferred from 10/12/05*] (A-12) **DEFERRED AT THE AGENT'S REQUEST TO 10/19/05.**

19. **Project # 1002885**
05DRB-01522 Minor-Prelim&Final Plat
Approval

JEFF MORTENSEN & ASSOCIATES agent(s) for LA SIERRA CONSTRUCTION CO & AMAFCA request(s) the above action(s) for all or a portion of Tract(s) 35A, 35B & Parcel D, **OCOTILLO SUBDIVISION**, zoned R-D, located on SAND VERBENA TRAIL NE, between EUBANK BLVD NE and HOLBROOK ST NE containing approximately 1 acre(s). [REF: 05-DRB-00631, 05DRB-00633] (C-21) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR DEDICATION OF PARCEL TO AMAFCA AND PLANNING FOR AGIS DXF APPROVAL AND PROPERTY MANAGEMENT'S SIGNATURE.**

20. **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, 06DRB-01180] [*Deferred from 10/5/05 & 10/12/05*] (N-9) **DEFERRED AT THE AGENT'S REQUEST TO 10/19/05.**

21. **Project # 1003713**
05DRB-00148 Minor- Final Plat Approval

FAMILY HOUSING DEVELOPMENT CORPORATION agent(s) for CITY OF ALBUQUERQUE METROPOLITAN REDEVELOPMENT AGENCY request(s) the above action(s) for all or a portion of Lot(s) 1-7, Block(s) 19, PEREA ADDITION, AND LOTS 3A, 4 & 5, WEST END ADDITION (to be known as **BELL TRADING POST LOFTS, TRACT A**), zoned SU-2, SU-1, located on CENTRAL AVE NW, between LAGUNA RD NW and 15TH ST NW containing approximately 1 acre(s). [REF: Z-85-9, Z-68-134] [*Final Plat Indef Deferred from 2/23/05 for SIA*] (J-13) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR THE AGIS DXF FILE.**

22. **Project # 1000965**
05DRB-01382 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) B & 2 LANDS OF RAY GRAHAM III, **VALLE PARAISO SUBDIVISION AT ANDALUCIA AT LA LUZ**, zoned SU-1 special use zone, located on COORS BLVD NW, between NAMASTE RD NW and LA BIENVENIDA PL NW containing approximately 33 acre(s). [REF: 04EPC00857] [*Deferred from 9/7/05 & 9/14/05 & 9/21/05 & 9/28/05*] (F-11) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT WITH CONDITIONS: FOR REVIEW OF 60-FOOT EASEMENTS AND CONDITIONS OF KEVIN CURRAN AND TO PLANNING TO RECORD THE PLAT.**

23. **Project # 1003859**
05DRB-01010 Minor-Final Plat Approval

PRECISION SURVEYS INC agent(s) for SILVERLEAF VENTURES LLC request(s) the above action(s) for all or a portion of Tract(s) A & 6B, LANDS OF RAY A GRAHAM, (to be known as **NORTH ANDALUCIA @ LA LUZ**) zoned SU-1, O-1, C-2 and PRD, located on COORS BLVD NW, between MONTANO RD NW and LEARNING RD NW containing approximately 64 acre(s). [REF: [REF: 04EPC00855, 02EPC01770 & 01771, 04EPC01845] [*Indef deferred on 6/22/05 for SIA*] (E-12/F-12) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR FINALIZING OF WATER LINE EASEMENT AND PLANNING FOR AGIS DXF FILE AND ADJOINING DRAINAGE EASEMENT.**

24. **Project # 1003128**
05DRB-01424 Minor-Prelim&Final Plat Approval

CONSENSUS PLANNING agent(s) for BANDALIER EQUITIES LTD CO request(s) the above action(s) for all or a portion of Lot(s) 1-5, Block(s) 11, Tract(s) 5, **NORTH ALBUQUERQUE ACRES, UNIT A**, zoned R-D residential and related uses zone, developing area, located on PASEO DEL NORTE NE, between SAN PEDRO DR NE and LOUISIANA BLVD NE containing approximately 4 acre(s). [*Deferred from 9/21/05 & 9/28/05 & 10/5/05*] (D-18) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT TO TIE STORM DRAIN EASEMENT TO PROPERTY, ULTIMATE CROSS SECTION OF SAN PEDRO TO VERIFY RIGHT-OF-WAY DEDICATION AND TO PLANNING FOR AGIS DXF FILE.**

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

25. **Project # 1001235**
05DRB-01539 Minor-Sketch Plat or Plan

SURVEYS SOUTHWEST LTD agent(s) for TURNER BRANCH & MARGARET MOSES request(s) the above action(s) for all or a portion of Lot(s) 13 & 14, Block(s) 6, Tract(s) 11, EDWARD KROGH ADDITION (to be known as **LANDS OF BRANCH**) zoned R-1 residential zone, located on RIO GRANDE BLVD NW, between KROGH CT NW and containing approximately 2 acre(s). [REF: 01EPC00639, 01EPC00640] (H-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

26. **Project # 1004465**
05DRB-01541 Minor-Sketch Plat or Plan

GARCIA/KRAEMER & ASSOCIATES agent(s) for AMY HENKEL request(s) the above action(s) for all or a portion of Lot(s) 9, **MAJOR ACRES**, zoned R-1, located on MAJOR AVE NW, between 12TH ST NW and 10TH ST NW containing approximately 1 acre(s). (G-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

27. Approval of the Development Review Board Minutes for September 28, 2005. **THE DRB MINUTES FOR SEPTEMBER 28, 2005 WERE APPROVED BY THE BOARD.**

ADJOURNED: 11:57 A.M.

**City Of Albuquerque
PLANNING DEPARTMENT
October 12, 2005
DRB Comments**

Item # 15

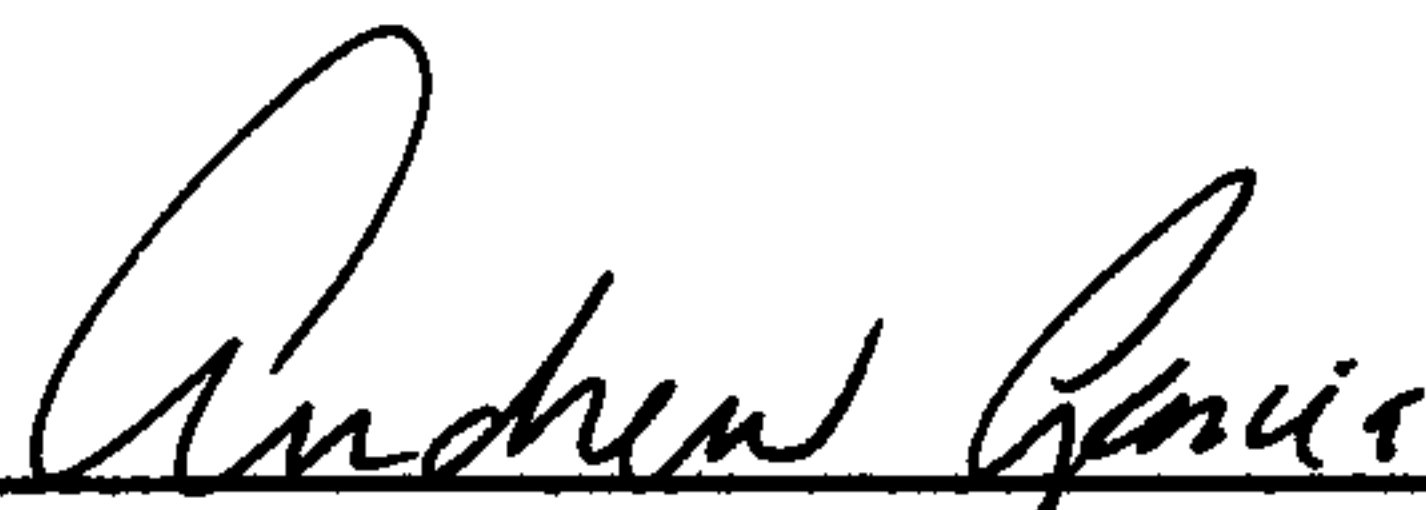
Project # 10034468

Application # 05-01553

RE: Perfecto Armijo & Brothers Addition/pp & fp

There is no objection to this request.

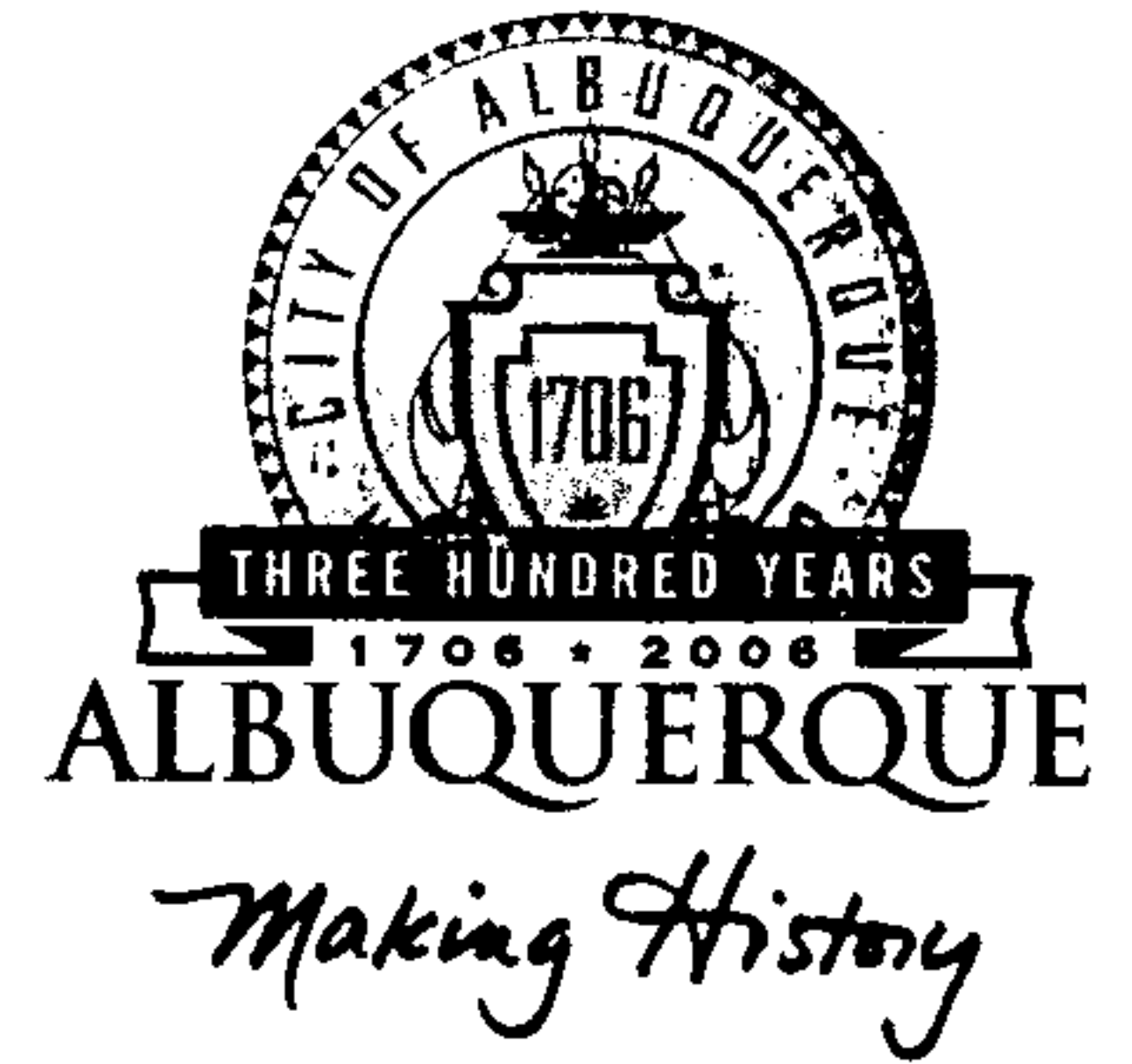
AGIS dxf is on file.



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



CITY OF ALBUQUERQUE



PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1004468

AGENDA ITEM NO: 15

SUBJECT:

Final Plat
Preliminary Plat

ACTION REQUESTED:

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

P.O. Box 1293

ENGINEERING COMMENTS:

No adverse comments.

Albuquerque

New Mexico 87103

RESOLUTION:

APPROVED ____; DENIED ____; DEFERRED 10-19-05 X; COMMENTS PROVIDED ____; WITHDRAWN

www.cabq.gov

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: October 12, 2005

#15

4468

DXF Electronic Approval Form

DRB Project Case #: 1004468

Subdivision Name: ARMIJO---PERFECTO & BROTHERS ADDITION

Surveyor: GARY E GRITSKO


Contact Person: SARAH AMATO

Contact Information: 998-0303

DXF Received: 10/6/2005

Hard Copy Received: 10/6/2005

Coordinate System: NMSP Grid (NAD 27)


Approved

10-6-2005
Date

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

AGIS Use Only

Copied fc **4468** to agiscov on **10/6/2005** Contact person notified on **10/6/2005**

PROJECT

1004468

App #

Action

Date

12DRB-70381

SK

12-19-12

804400:

5-11-5:

70

1807-5715:

DRB CASE ACTION LOG - BLUE SHEET

- Preliminary/Final Plat [FP]
- Site Plan - Subdivision [SPS]
- Site Plan - Building Permit [SBP]

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

Project #: 1009521 Application #: 12DRB-70372
 Project Name: Garden Park Tract
 Agent: Precision Surveys Inc. Phone #: _____

Your request was approved on _____ by the DRB with delegation of signature(s) to the following departments - outstanding comments to be addressed

TRANSPORTATION: _____

ABCWUA: _____

CITY ENGINEER / AMAFCA: _____

PARKS / CIP: _____

PLANNING (Last to sign): _____

PLATS:

- 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.
 - County Treasurer's signature must be obtained prior to the recording of the plat with County Clerk.
- Property Management's signature must be obtained prior to Planning Department's signature.
- AGIS DXF File approval required.
- Copy of recorded plat for Planning.

ALL SITE PLANS:

- 3 copies of the approved site plan. Include all pages.

DRB CASE ACTION LOG - BLUE SHEET

- Preliminary/Final Plat [FP]
- Site Plan - Subdivision [SPS]
- Site Plan - Building Permit [SBP]

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

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- ABCWUA: _____

- CITY ENGINEER / AMAFCA: _____

- PARKS / CIP: _____

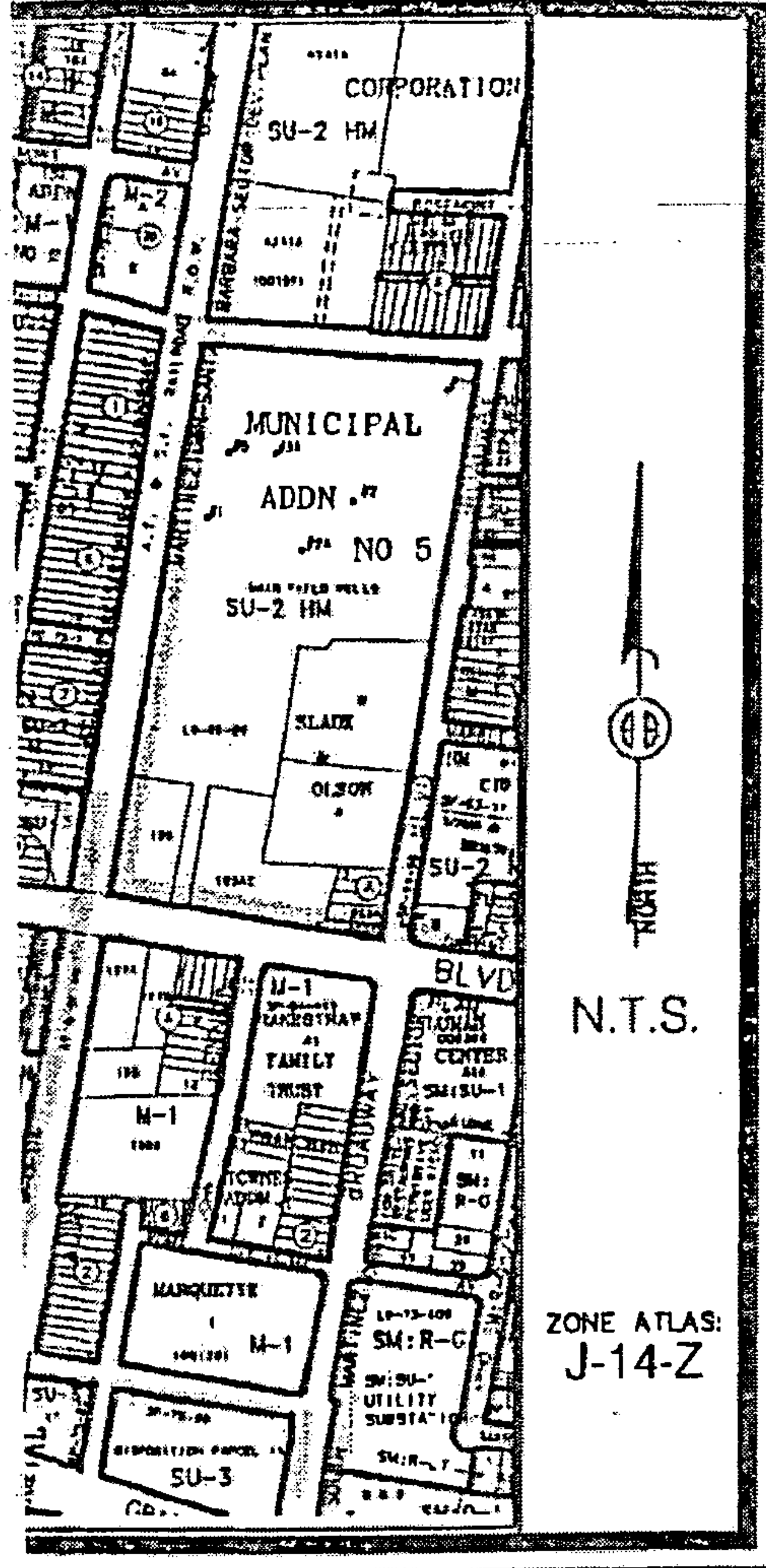
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- Property Management's signature must be obtained prior to Planning Department's signature.
- AGIS DXF File approval required.
- Copy of recorded plat for Planning.

ALL SITE PLANS:

- 3 copies of the approved site plan. Include all pages.



FIELD SURVEY.
CENTRAL ZONE,
AND 17-J14, AS

NOTARY DEED FILED

FINAL PLAT OF
LOT 77-A, BLOCK 7
PERFECTO ARMIJO & BROTHERS ADDITIC
PROJECTED SECTION 17, T. 10 N., R. 3 E., N.M.P.M
TOWN OF ALBUQUERQUE GRANT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
OCTOBER 2005
SHEET 1 OF 2

S-14

LEGAL DESCRIPTION

Lots numbered Seventy-seven (77) and Seventy-eight (78) in Block numbered Seven (7) of PERFECTO ARMIJO AND BROTHERS ADDITION, as the same are shown and designated on the plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico on July 8, 1887 in Plat Book D, Folio 116; together with the East one-half (1/2) of Lot numbered Seventy-six (76) in Block numbered Seven (7) of the PERFECTO ARMIJO AND BROTHERS ADDITION, filed in the office of the County Clerk of Bernalillo County, New Mexico on July 8, 1887 in Plat Book D, Folio 116, as said East one-half of Lot numbered Seventy-six (76) is designated in that Warranty Deed filed August 23, 1971 in Book 906, Page 744.

FREE CONSENT

THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THE PROPERTY DESCRIBED HEREON DO HEREBY CONSENT TO THE PLATTING OF SAID PROPERTY AS SHOWN HEREON AND THE SAME IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THEIR DESIRES AND SAID OWNERS WARRANT THAT THEY HOLD COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

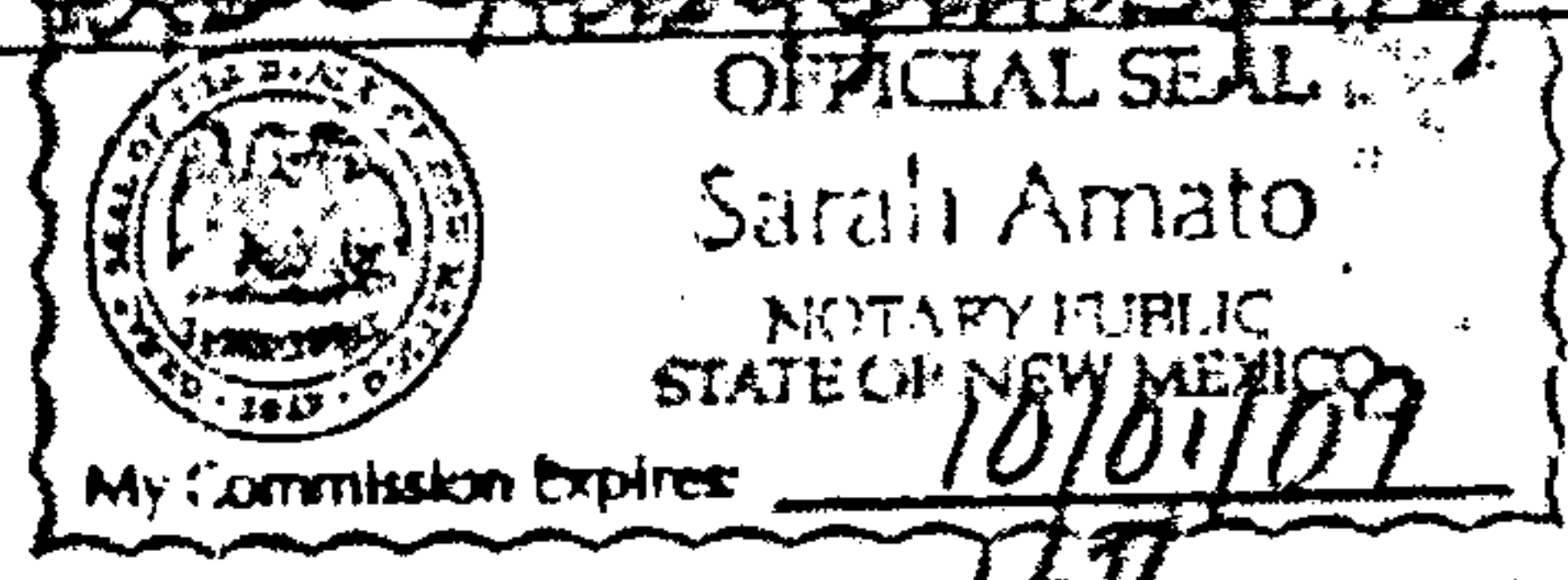
DISCLOSURE STATEMENT

THE PURPOSE OF THIS PLAT IS TO ELIMINATE THE LOT LINE BETWEEN TWO (2) EXISTING LOTS AND ONE (1) DEEDED PORTION OF A LOT CREATING ONE (1) COMBINED LOT.

CITY APPROVALS: PROJECT NO.: 1004468 APPLICATION NO. 05DRB-0155

OWNER(S) SIGNATURE: *Sean Gilligan* 720 ROMA, LLC MANAGING MEMBER DATE: 10.4.05 for
 OWNER(S) PRINT NAME: Sean Gilligan
 ADDRESS: 811 MARQUETTE, SW ALBUQUERQUE, NM TRACT: 3102
 ACKNOWLEDGMENT
 STATE OF NEW MEXICO)
) SS
 COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 4th DAY OF OCTOBER, 2005.
 BY: SEAN GILLIGAN, 720 ROMA, LLC MANAGING MEMBER
 MY COMMISSION EXPIRES: 10/01/05
Sarah Amato
 NOTARY PUBLIC



Robert Cliff Wilkins October 4, 2005
 CITY SURVEYOR DATE
[Signature] 12-7-05
 TRAFFIC ENGINEERING DATE
Christina Sandoval 12/7/05
 PARKS & RECREATION DEPARTMENT DATE
William J. Baker 12-7-05
 WATER UTILITIES DEVELOPMENT DATE
Bradley S. Bingham 12/7/05
 A.M.A.F.C.A. DATE
Bradley S. Bingham 12/7/05
 CITY ENGINEER DATE
Andrew Garcia 12/7/05
 DRB CHAIRPERSON / PLANNING DEPARTMENT DATE

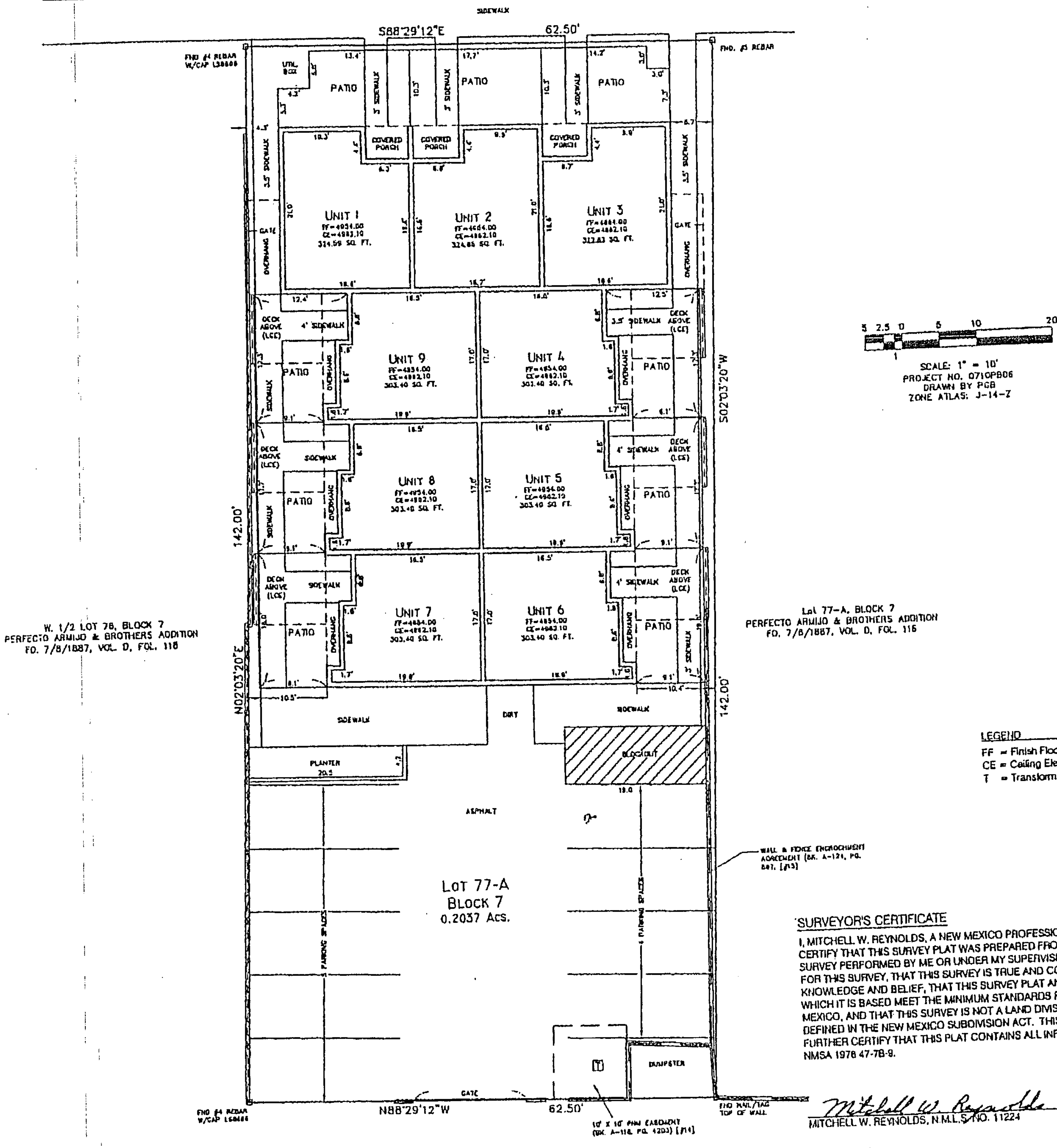
CONDOMINIUM PLAT ROMA CONDOMINIUM

LOT 77-A, BLOCK 7
PERFECTO ARMIJO & BROTHERS ADDITION
PROJECTED SECTION 17, T. 10 N., R. 3 E., N.M.P.M.
TOWN OF ALBUQUERQUE GRANT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
NOVEMBER 2007
GROUND FLOOR
SHEET 1 OF 3

ROMA AVENUE N.W.
60' RIGHT-OF-WAY

Doc# 2007158659

11/29/2007 02:52 PM, Page: 1 of 3
C:\MSD\A-111\DWG\A-111\CONDO\CONDO1710N3E\CONDO1710N3E.DWG
C:\MSD\A-111\DWG\A-111\CONDO\CONDO1710N3E\CONDO1710N3E.DWG



W. 1/2 LOT 78, BLOCK 7
PERFECTO ARMIJO & BROTHERS ADDITION
FD. 7/8/1887, VOL. D, FOL. 118

Lot 77-A, Block 7
PERFECTO ARMIJO & BROTHERS ADDITION
FD. 7/8/1887, VOL. D, FOL. 118

LEGEND
FF = Finish Floor
CE = Ceiling Elevation
T = Transformer

Lot 77-A
Block 7
0.2037 Acs.

SURVEYOR'S CERTIFICATE

I, MITCHELL W. REYNOLDS, A NEW MEXICO PROFESSIONAL SURVEYOR HEREBY CERTIFY THAT THIS SURVEY PLAT WAS PREPARED FROM AN ACTUAL GROUND SURVEY PERFORMED BY ME OR UNDER MY SUPERVISION, THAT I AM RESPONSIBLE FOR THIS SURVEY, THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THIS SURVEY PLAT AND THE FIELD SURVEY UPON WHICH IT IS BASED MEET THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO, AND THAT THIS SURVEY IS NOT A LAND DIVISION OR SUBDIVISION AS DEFINED IN THE NEW MEXICO SUBDIVISION ACT. THIS IS A CONDOMINIUM PLAT. I FURTHER CERTIFY THAT THIS PLAT CONTAINS ALL INFORMATION REQUIRED BY NMSA 1978 47-7B-9.

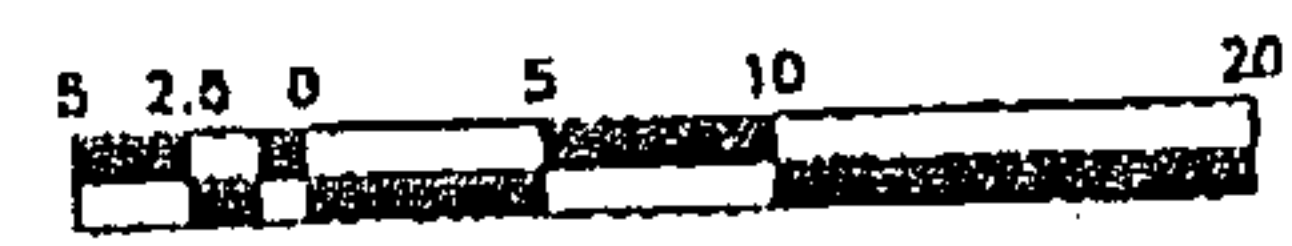
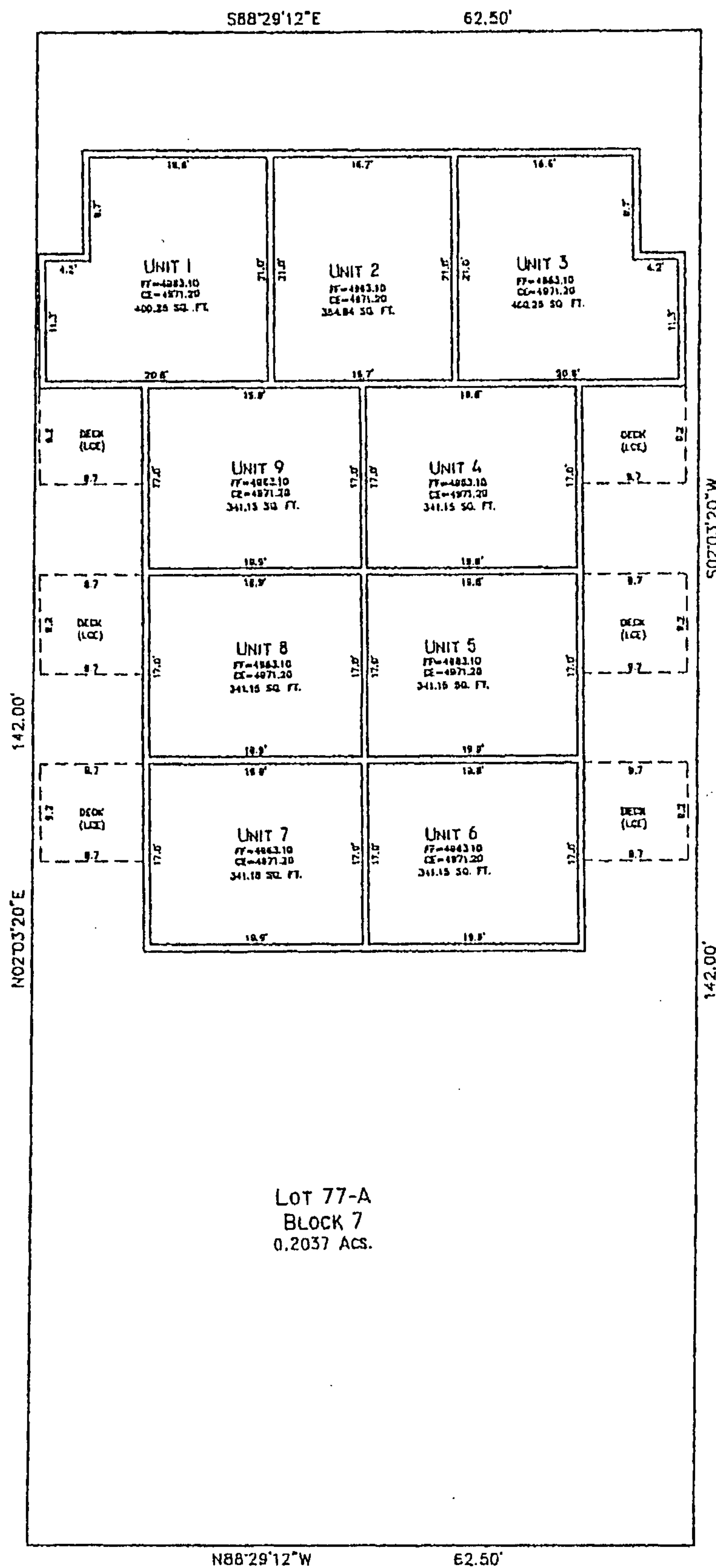
Mitchell W. Reynolds 11-27-07
MITCHELL W. REYNOLDS, N.M.L.S. NO. 11224 DATE



SURVEYS SOUTHWEST, LTD.
333 LOMAS BLVD., N.E.
ALBUQUERQUE, NEW MEXICO 87102
PHONE: (505) 998-0303
FAX: (505) 998-0306
T10N R3E SEC. 17

CONDOMINIUM PLAT
ROMA CONDOMINIUM

LOT 77-A, BLOCK 7
 PERFECTO ARMIJO & BROTHERS ADDITION
 PROJECTED SECTION 17, T. 10 N., R. 3 E., N.M.P.M.
 TOWN OF ALBUQUERQUE GRANT
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 NOVEMBER 2007
 SECOND FLOOR
 SHEET 2 OF 3



SCALE: 1" = 10'
 PROJECT NO. 0710PBD8
 DRAWN BY PGB
 ZONE ATLAS: J-14-Z



LEGAL DESCRIPTION

Lot numbered Seventy-Seven-A (77-A) in Block numbered Seven (7) of PERFECTO ARMIJO & BROTHERS ADDITION, as the same is shown and designated on the plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico on December 9, 2005 in Book 2005G, Page 391.

NOTES

1. Units are defined by interior boundaries. Each unit consists of the space within the surfaces of its walls, floors and ceilings, as more specifically described in the condominium declaration.
2. All areas outside the units are common elements. Patios and decks are limited common elements (LCE), as more specifically addressed in the condominium declaration.
3. There is a right of ingress and egress over the sidewalks to the east and west of the building, as further provided in the condominium declaration.

EXCEPTIONS PER SCHEDULE B, PART II

FIDELITY NATIONAL TITLE
 COMMITMENT NO. 07-1074995 DATED APRIL 24, 2007

- 1) Easement and rights incidental thereto granted to Public Service Company of New Mexico, recorded June 9, 2006 as Document No. 200608448 in Book A118, Page 4203, records of Bernalillo County, New Mexico, relating in part to transformer site located near the southeast corner of the condominium property. Affects and shown on survey. [14.]
- 2) Wall and Fence Encroachment Agreement between 720 Roma, LLC, a New Mexico limited liability company, and Sara R. Stewart, recorded September 15, 2006 in Book A124, Page 597 as Document No. 2006140976, records of Bernalillo County, New Mexico, relating in part to a wall on or near the eastern boundary of the condominium property that encroaches onto the condominium property and a common wall or fence on said boundary. Affects and shown on survey. [15.]
- 3) Grant of Easement between Comcast of New Mexico, Inc. and 720 Roma, LLC, filed September 28, 2006 in Book A124, Page 7686 as Document No. 2006148003, records of Bernalillo County, New Mexico, relating to easement granted over the condominium property. Not plottable. [16.]

Lot 77-A
 Block 7
 0.2037 ACS.

SURVEYS SOUTHWEST, LTD.

333 LOMAS BLVD., N.E.
 ALBUQUERQUE, NEW MEXICO
 87102

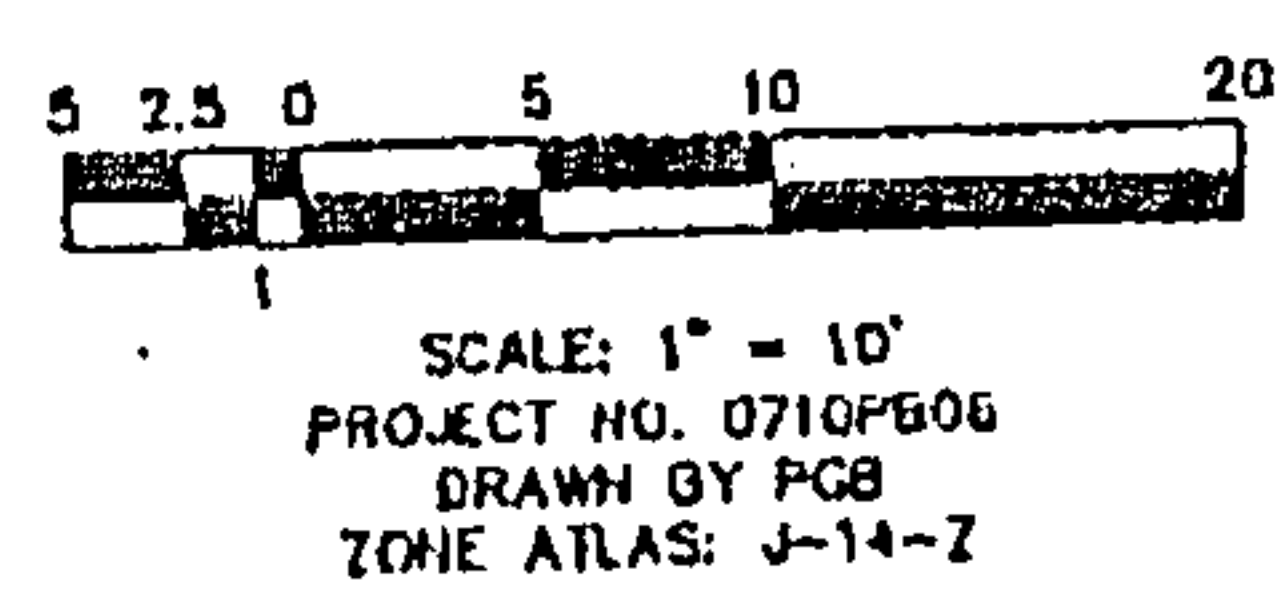
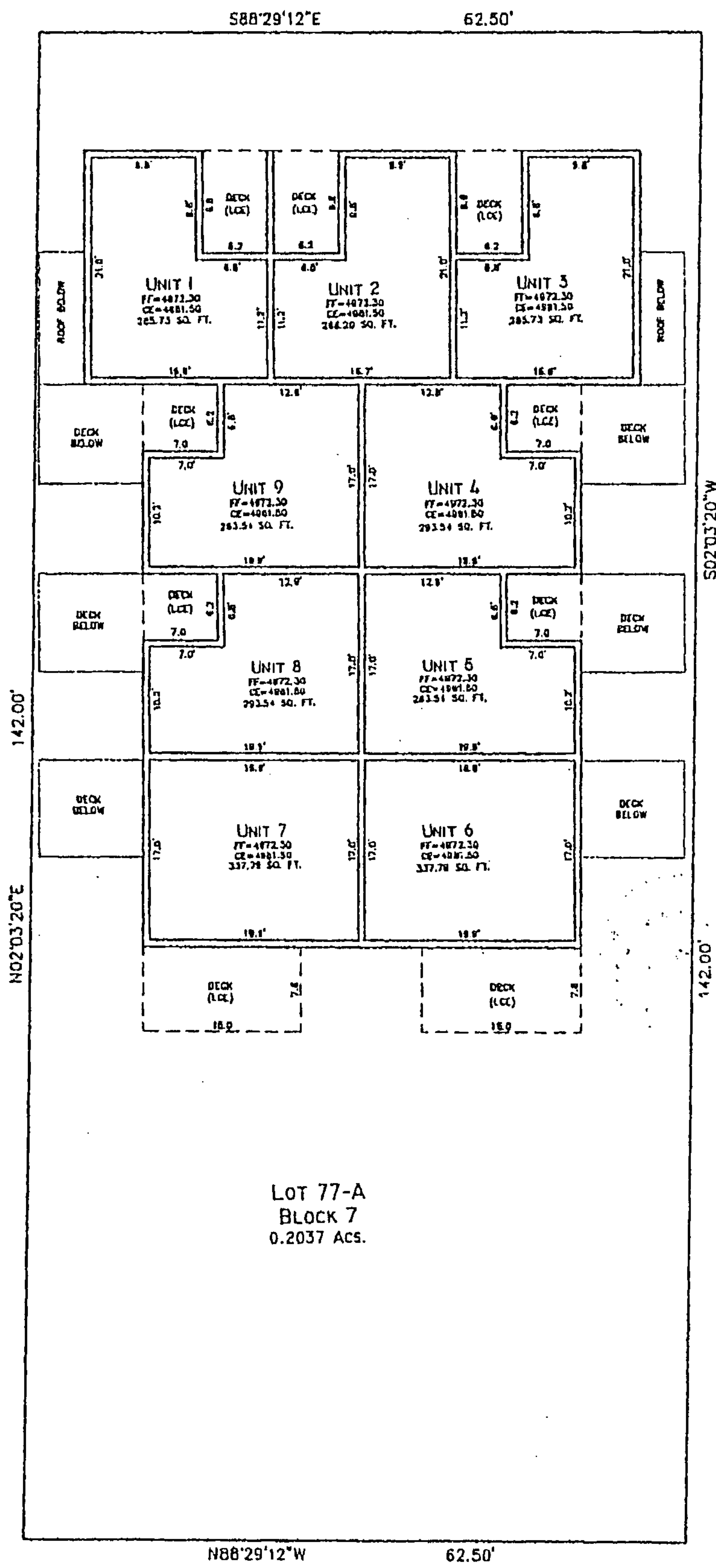
PHONE: (505) 998-0303
 FAX: (505) 998-0306

T10N R3E SEC. 17

CONDOMINIUM PLAT

ROMA CONDOMINIUM

LOT 77-A, BLOCK 7
 PERFECTO ARMUJO & BROTHERS ADDITION
 PROJECTED SECTION 17, T. 10 N., R. 3 E., N.M.P.M.
 TOWN OF ALBUQUERQUE GRANT
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 NOVEMBER 2007
 THIRD FLOOR
 SHEET 3 OF 3



THE BASIS OF ELEVATIONS FOR THIS SURVEY IS ACS BENCHMARK 4-J14, THE PUBLISHED ELEVATION OF WHICH IS 4854.015. SAID BENCHMARK IS LOCATED IN THE SOUTHEAST QUADRANT OF THE INTERSECTION OF ROMA AVE. N.W. AND 8TH STREET N.W., IN THE SOUTHWEST CORNER OF A PLANTER.

SURVEYS SOUTHWEST, LTD.

333 LOMAS BLVD., N.E.
 ALBUQUERQUE, NEW MEXICO
 87102

PHONE: (505) 998-0303
 FAX: (505) 998-0306

T10N R3E SEC. 17



Supplemental Form (SF)

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

- Annexation
- V Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
- P Adoption of Rank 2 or 3 Plan or similar
- Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
- D Street Name Change (Local & Collector)
- L A **APPEAL / PROTEST of...**
- Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

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

APPLICATION INFORMATION:

Professional/Agent (if any): WAYJOHN SURVEYING INC. PHONE: 255-2052
 ADDRESS: 330 LOUISIANA BLVD NE FAX: 255-2887
 CITY: ALBUQUERQUE STATE NM ZIP 87108 E-MAIL: INFO@WAYJOHN.COM

APPLICANT: 720 ROMA LLC PHONE: _____
 ADDRESS: 1134 MOUNTAIN ROAD NW FAX: _____
 CITY: ALBUQUERQUE STATE NM ZIP 87102 E-MAIL: _____
 Proprietary interest in site: OWNER List all owners: _____

DESCRIPTION OF REQUEST: SKETCH PLAT TO CONVERT CONDOS TO INDIVIDUAL LOTS

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

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

Lot or Tract No. 77-A Block: 7 Unit: _____
 Subdiv/Addn/TBKA: PERFECTO ARMIGO & BROTHERS ADDITION
 Existing Zoning: SU-2 HDA Proposed zoning: SAME MRGCD Map No _____
 Zone Atlas page(s): J14 UPC Code: 101405806606431215

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_, Z_, V_, S_, etc.): 1004468
05DRB-CISS3

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? NO
 No. of existing lots: 1 No. of proposed lots: 10 Total site area (acres): 0.2037 Ac.
 LOCATION OF PROPERTY BY STREETS: On or Near: ROMA AVENUE NW
 Between: 7th STREET NW and 8th STREET NW

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

SIGNATURE [Signature] DATE 12/11/12
 (Print Name) THOMAS D. JOHNSTON Applicant: Agent:

FOR OFFICIAL USE ONLY

Revised: 4/2012

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>12 DRB 70381</u>	<u>SP</u>	_____	\$ <u>0</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
Hearing date <u>Dec. 19, 2012</u>				Total \$ <u>0</u>

[Signature] 12-11-12 Project # 1004468
 Staff signature & Date

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

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

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

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

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

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

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

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

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

- 5 Acres or more: Certificate of No Effect or Approval
- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings ensure property owner's and City Surveyor's signatures are on the plat prior to submittal
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- Fee (see schedule)
- List any original and/or related file numbers on the cover application
- Infrastructure list if required (**verify with DRB Engineer**)
- DXF file and hard copy of final plat data for AGIS is required.

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

- PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.
- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
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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.

THOMAS D. JOHNSON (AGENT)
Applicant name (print)
[Signature] 12-11-12
Applicant signature / date



Form revised October 2007

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

Application case numbers
12 - DRB - 70381

[Signature] 12-11-12
Planner signature / date
Project # 1004468



Supplemental Form (SF)

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

- Annexation
- V** Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
- P** Adoption of Rank 2 or 3 Plan or similar
- Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
- D** Street Name Change (Local & Collector)
- L A** **APPEAL / PROTEST of...**
- Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

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FOR OFFICIAL USE ONLY

- INTERNAL ROUTING
- All checklists are complete
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- Site is within 1000ft of a landfill
- F.H.D.P. density bonus
- F.H.D.P. fee rebate

Application case numbers
12DRB-70381

Hearing date Dec. 19, 2012

[Signature]
 Staff signature & Date

Project # 1004468

Revised: 4/2012

Action	S.F.	Fees
<u>SP</u>	_____	\$ <u>0</u>
_____	_____	\$ _____
_____	_____	\$ _____
_____	_____	\$ _____
_____	_____	\$ _____
_____	_____	\$ _____
_____	_____	Total
_____	_____	\$ <u>0</u>

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THOMAS D. JOHNSTON (AGENT)
Applicant name (print)
[Signature] 12-11-12
Applicant signature / date



Form revised October 2007

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

Application case numbers
12 - DRB - 70381

[Signature] 12-11-12
Planner signature / date
Project # 1004468



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

Map amended through: 1/24/2011

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
J-14-Z

Selected Symbols

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

0 750 1,500 Feet



330 Louisiana Blvd., N.E. • Albuquerque, NM 87108 • Phone: (505) 255-2052 • Fax: (505) 255-2887

December 11, 2012

Planning Department
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

RE: Sketch Plat of Lot 77-A, Block 7, Perfecto Armijo & Brothers Addition

To Whom It May Concern:

I am submitting a request for sketch plat review. My client would like to create ten lots from one existing lot. The proposed lots currently contain nine condominium units and a parking area. We would like to explore the possibility of converting the condominiums into individual townhome lots.

Thank you for your time in considering this matter. If you have any questions, please give me a call at the above number.

Regards,

A handwritten signature in black ink, appearing to read 'T. Johnston', with a long horizontal flourish extending to the right.

Thomas D. Johnston, PS, PE
President, Wayjohn Surveying Inc.

Project 1004468

No. of Lots:
Nearest Major Streets

FIGURE 12

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

AGREEMENT TO CONSTRUCT
PUBLIC AND/OR PRIVATE SUBDIVISION IMPROVEMENTS

THIS AGREEMENT is made this 21st day of November, 2005, 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 720 Roma, LLC ("Subdivider"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:] LLC, whose address is 811 Marquette Ave NW 87102 and whose telephone number is 440-5314, 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:] E 1/2 Lot 76, Lot 77 & Lot 78* Perfecto Armijo & Brothers, recorded on July 8, 1887 in the records of the Bernalillo County Clerk at Book D, folio 116, pages _____ through _____ (the "Subdivision"). The Subdivider certifies that the Subdivision is owned by [state the name of the present real property owner exactly as shown on the real estate document conveying title in the Subdivision to the present owner:] 720 Roma, LLC ("Owner").

Block 7

The Subdivider has submitted and the City has approved a preliminary plat or Site Development Plan identified as Plat of Lot 77-A, Block 7 Perfecto Armijo & Brothers 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 8th day of November, 2006 ("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. 771781.

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

09/04



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Page: 1 of 6
11/22/2005 02:08P
Bk-A107 Pg-2772

CLAIRE
SENIOVE

PROJ# 1004468

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

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

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

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

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

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

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

A. Construction Surveying. Construction surveying for the construction of the public Improvements shall be performed by Survey Southwest, and construction surveying of the private Improvements shall be performed by Survey Southwest. 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 D&P Engineers # 12123, and inspection of the private Improvements shall be performed by D&P Engineers # 12123, both New Mexico Registered Professional Engineers. If the inspection is performed by an entity other than the City, the City may monitor the inspection and the Subdivider



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

C. Field Testing. Field testing of the construction of the public Improvements shall be performed by Vineyard & Associates, and field testing of the private Improvements shall be performed by Vineyard & Associates, 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.

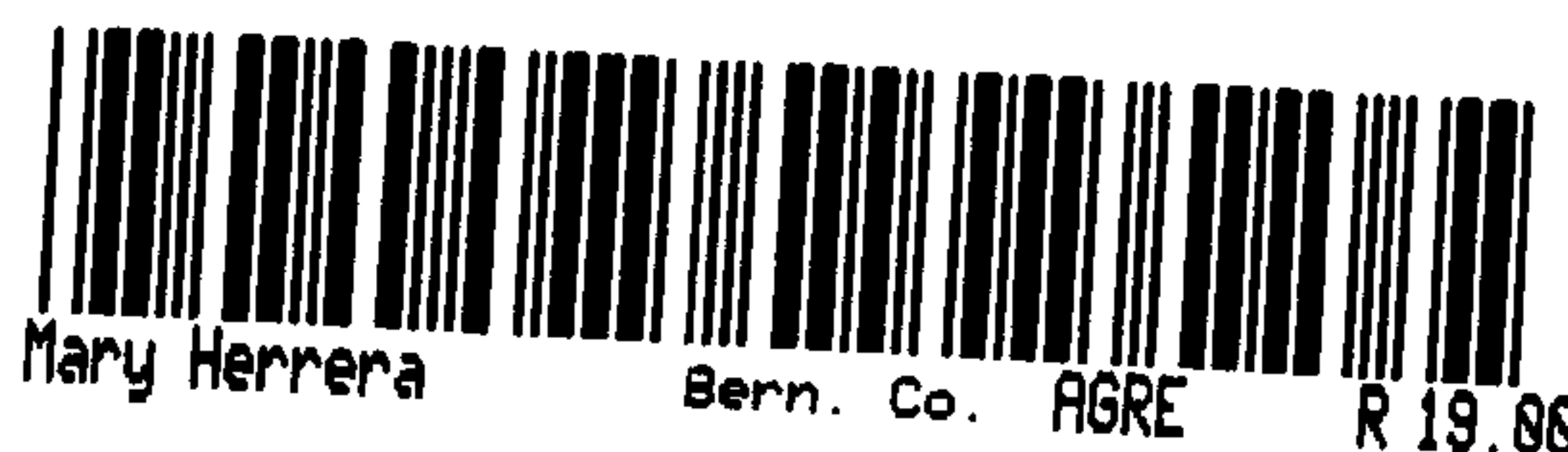
5. Financial Guaranty. If final plat approval is not requested prior to construction of the Subdivision, a financial guaranty is not required. If final plat approval is requested, the Subdivider must provide the City with a financial guaranty in an amount of not less than 125% of the estimated cost of 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
Amount: \$ 13,277.53 Name of Financial Institution or Surety Charter Bank
Date City first able to call Guaranty: Nov. 8th 2006
[Construction Completion Deadline]: November 8th 20 06
If Guaranty other than a Bond, last day City able to call Guaranty is:
January 8th 20 07
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.



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

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

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

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

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

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

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

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

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



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

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

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

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

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

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

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

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

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

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

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



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

SUBDIVIDER: 720 Roma, LLC
By [Signature]: [Signature]
Name: Sean Gilligan
Title: Managing Member
Dated: November 15, 2005

CITY OF ALBUQUERQUE
[Signature]
City Engineer
Dated: 11/21/05

[Handwritten initials]

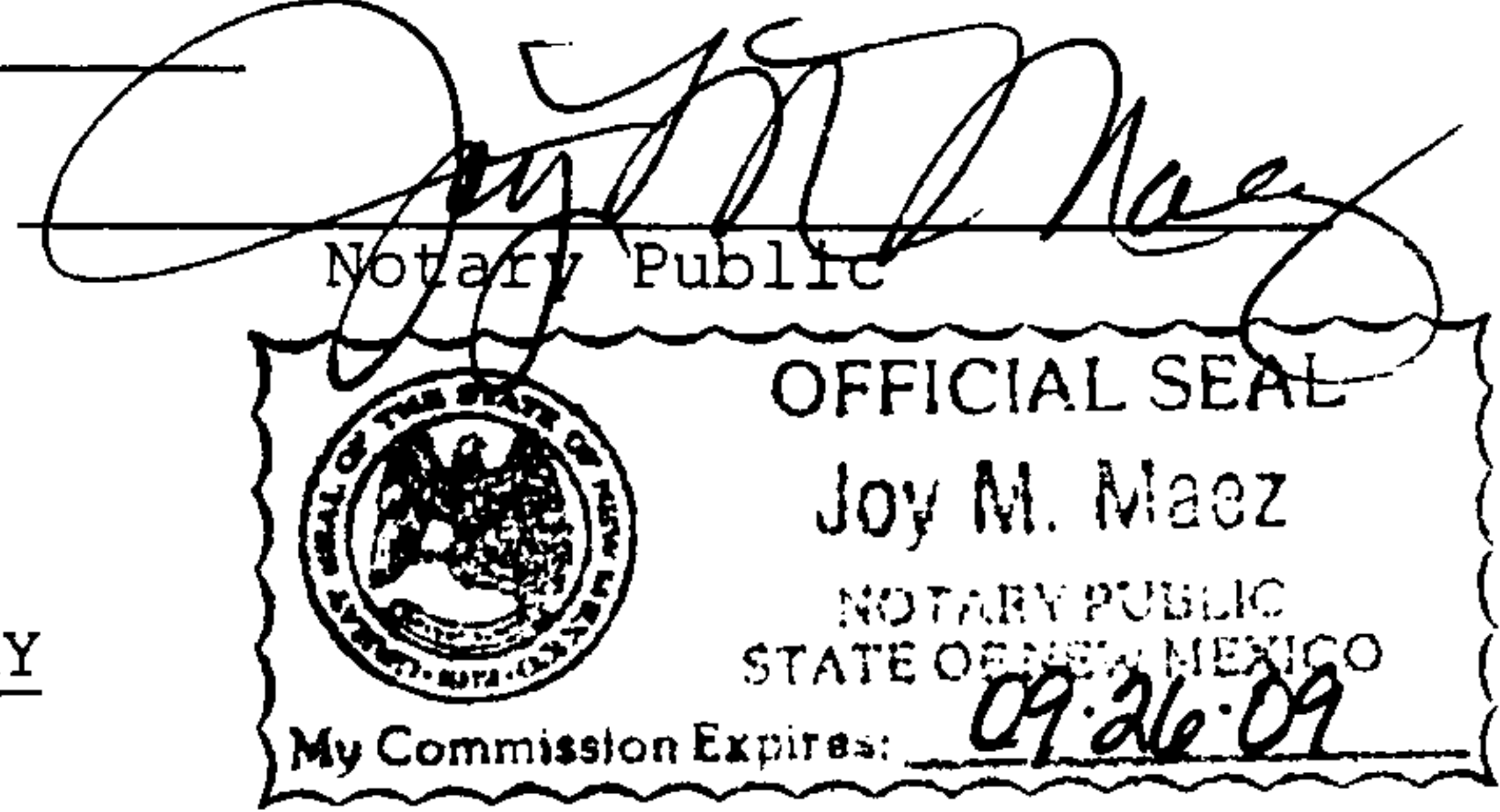
[Handwritten initials]
11-17-05

SUBDIVIDER'S NOTARY

STATE OF New Mexico)
COUNTY OF bernalillo) ss.

This instrument was acknowledged before me on 15th day of November, 2005 by [name of person:] Sean Gilligan Managing Member, title or capacity, for instance, "President" or "Owner":] 720 Roma, LLC of [Subdivider:] 720 Roma, LLC

My Commission Expires: 09-26-09



CITY'S NOTARY

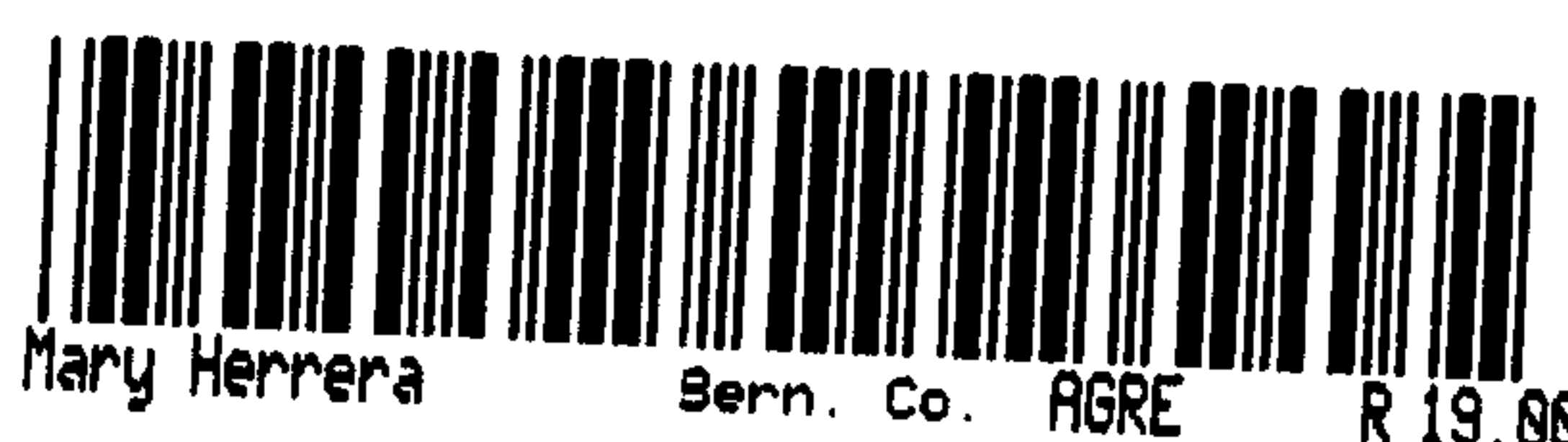
STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) ss.

This instrument was acknowledged before me on 21st day of November, 2005 by Bradley S. Bingham City Engineer of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

[Signature]
Notary Public

My Commission Expires: 11-25-2007

EXHIBIT A AND POWER OF ATTORNEY ATTACHED





November 14, 2005

LOAN RESERVE LETTER

AMOUNT: \$13,277.53

James B. Lewis
Chief Administrative Officer
City of Albuquerque
P. O. Box 1293
Albuquerque, NM 87103

Re: Loan Reserve for: **720 Roma, LLC**
City of Albuquerque Project No.: **771781**
Project Name: **720 Roma NW Condominiums**

Dear Mr. Lewis:

This is to advise the City of Albuquerque, New Mexico ("City") that, at the request of **720 Roma, LLC**, Charter Bank in Albuquerque, New Mexico, holds as a loan reserve the sum of **Thirteen Thousand Two Hundred Seventy Seven and 53/100 (\$13,277.53)** ("Loan Reserve") for the exclusive purpose of providing the financial guarantee which the City requires **720 Roma, LLC** ("Subdivider") to provide for the installation of the improvements which must be constructed at **720 Roma NW Condominiums**, City Project No. **771781** ("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 11.22.05, 20 05 in the records of the Clerk of Bernalillo County, New Mexico in Book Misc. A107, at pages 2772 to 2772, ("Agreement").

1. **Reduction of Reserve.** If the City Engineer for the City, or that person's authorized designee, determines that it is appropriate to release a specified amount of the loan reserves as a result of the Subdivider's construction of a portion of the required infrastructure, then the City Engineer, or that person's authorized designee, may execute an "Authorization to Release" which will authorize the Financial Institution to release a specified amount of the "Reduced Loan Reserve Balance" which must be maintained following the reduction. The Reduced Loan Reserve Balance shall not be reduced by more than 90% of the City's estimated cost of the Project until the Project is accepted by the City. When the Financial Institution receives the Authorization to Release, which has been signed by the City, the Financial Institution may reduce the loan reserve to the Reduced Loan Reserve Balance.
2. **Liability of Financial Institution.** Although the City may approve the Financial Institution's release of a part of the loan reserves, the approval will not constitute the City's final acceptance of part or all of the Project. However, no matter what agreement exists between the Subdivider and the City, the total liability of the Financial Institution to the City with respect to the loan reserves established pursuant to this Loan Reserve Letter shall at all times be limited to the lesser of the amount stated in this Loan Reserve Letter or the latest Reduced Loan Reserve Balance authorized in writing by the City, and the Financial Institution's

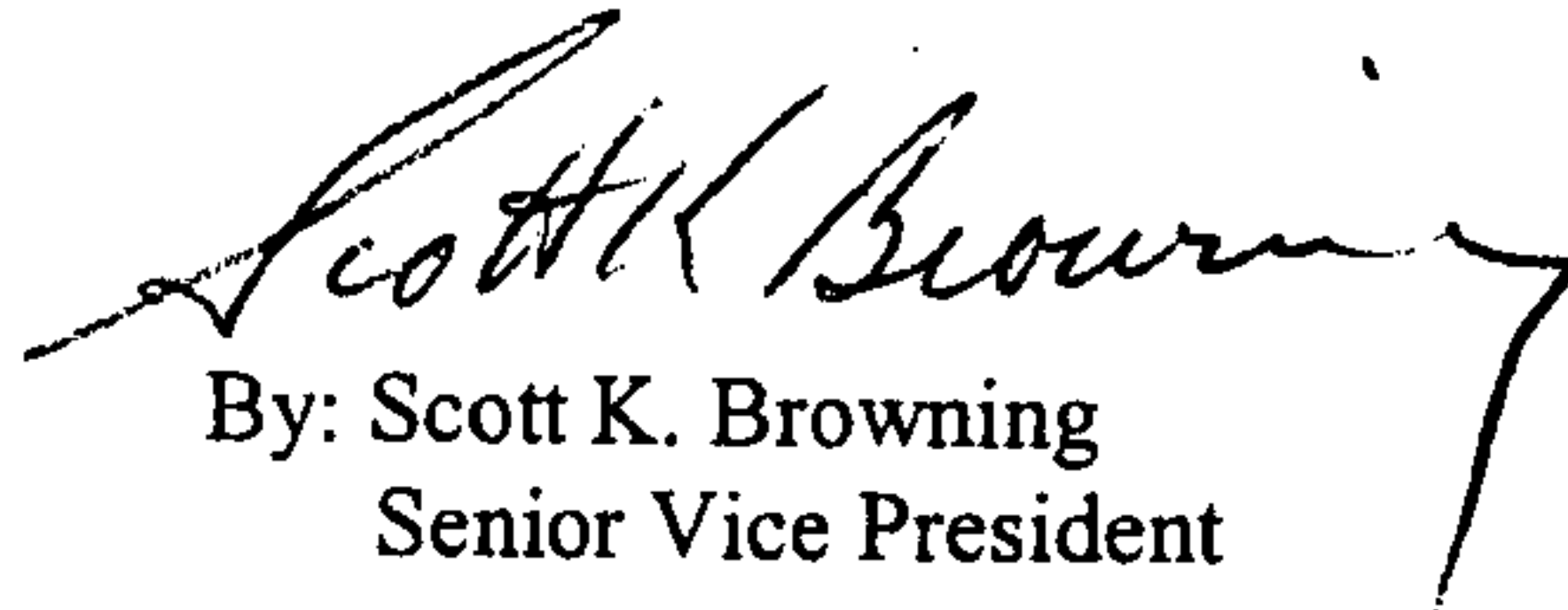
liability to the City under this Loan Reserve Letter shall cease upon termination of the loan reserve as provided in Section 4. herein.

3. Draw on Reserve. If by November 8, 2006, the improvements described in the Agreement have not been fully installed, inspected, approved and accepted by the City, then, upon presentation between November 8, 2006, and January 8, 2007, inclusive the City may demand payment from the Financial Institution up to the lesser of the amount stated in this Loan Reserve Letter or the latest Reduced Loan Reserve Balance authorized in writing by the City. The City may demand payment by delivering to the Financial Institution a certified "Demand for Payment" executed by the CAO or the CAO's authorized designee, which shall state that the Subdivider has failed to comply with the terms of the Agreement and also shall state the estimated cost of completing the improvements specified in the Agreement ("Estimated Cost of Completion"). Upon receipt of the Demand for Payment, the Financial Institution promptly shall draw from the loan reserves by cashier's check to the City of Albuquerque the amount of 125% of the estimated cost of completion, not to exceed the lesser of the total Loan Reserve amount stated in this Loan Reserve Letter or the latest Reduced Loan Reserve Balance authorized in writing by the City. The Financial Institution shall deliver the cashier's check promptly to the City.

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

- A. Sixty (60) days after the City accepts the completed improvements specified in the Agreement; or
- B. City delivery of the Demand for Payment and the Financial Institution's payment to the City by cashier's check as required in Section 3 herein; or
- C. Expiration of the date: January 8, 2007; or
- D. Written termination of this Loan Reserve Letter, signed by the City Engineer of the City.

Very truly yours,
Charter Bank


By: Scott K. Browning
Senior Vice President

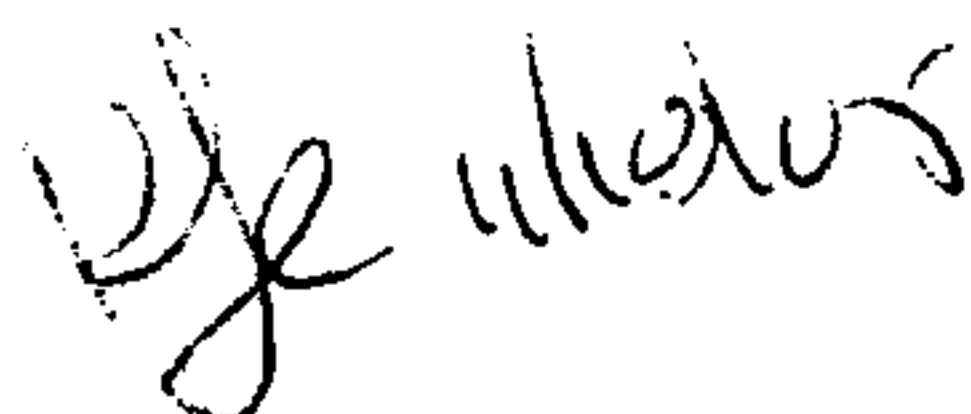
ACCEPTED:

CITY OF ALBUQUERQUE

By: Bradley L. Bingham

 City Engineer

Dated: 11/21/05



Current DRC

Project Number _____

ORIGINAL

FIGURE 12

INFRASTRUCTURE LIST

(Rev. 9-06)

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

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

LOT 77A, BLOCK 7, PERFECTO ARMUJO & BROTHERS ADDITION
LOTS 77 & 78 TOGETHER W/ E 1/2 OF LOT 76, BLK 7 PERFECTO ARMUJO & BROTHERS ADDITION

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those portions of the financial guarantees. 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 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 approval and compliance and close out by the City.

Financially Guaranteed	DRC #	Constructed Under	DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
									Inspector	P.E.	City Cnst Engineer
				STANDARD	15' ALLEY SECTION PAVEMENT	ALLEY	8th Street	PROPERTY LINE	/	/	/
									/	/	/
									/	/	/
									/	/	/
									/	/	/
									/	/	/
									/	/	/
									/	/	/
									/	/	/
									/	/	/

Date Submitted: 10/19/05
Date Site Plan Approved: 10/12/05
Date Preliminary Plat Approved: 10/12/05
Date Preliminary Plat Expires: 11/12/08
DRB Project No.: 051X03-01555
DRB Application No.: 051X03-01555

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.

Franchises Constructed		Location	From	To	Construction Certification				
Guaranteed DRG #	Under DRG #				Inspector	P.E.	City Cnd Engineer		

ORIGINAL

Approval of Creditable Items:

Impact Fee Administrator Signature _____ Date _____

Approval of Creditable Items:

City User Dept. Signature _____ Date _____

NOTES

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

1
2
3

AGENT / OWNER

DAN GRANNEY
 NAME (Print)

SUNBELTS SOUTHWEST, LTD
 FROM
 Dan Granney 10-19-05
 SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

Andrew Galka 10/19/05
 DRB CHAIR - date
 Andrew Galka Director 10/19/05
 PARKS & GENERAL RECREATION - date

John Galt 10-19-05
 TRANSPORTATION DEVELOPMENT - date

Robert Drea 10/19/05
 UTILITY DEVELOPMENT - date

Bradley J. Bingham 10/19/05
 CITY ENGINEER - date

AMAFCA - date

_____ date

_____ date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRG CHAIR	USER DEPARTMENT	AGENT OWNER

FINANCIAL GUARANTY AMOUNT

11/08/2005

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

Project Description:

Project ID #: 771781, Perfecto Armijo&Brothers,Pav.Improvs., Phase/Unit

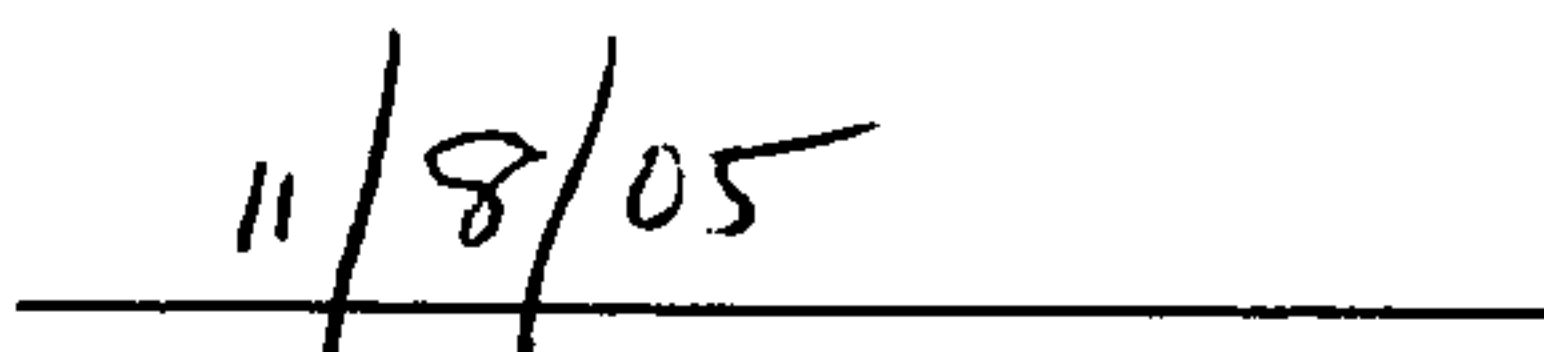
Requested By: **Sean Gilligan, 720 Roma LLC**

Approved estimate amount:		\$6,564.43
Contingency Amount:	30.00%	\$1,969.33
Subtotal:		\$8,533.76
NMGRT	6.75%	\$576.03
Subtotal:		\$9,109.79
Engineering Fee	6.60%	\$601.25
Testing Fee	10.00%	\$910.98
Subtotal:		\$10,622.02
FINANCIAL GUARANTY RATE		1.25
Retainage Amount:		\$0.00
TOTAL FINANCIAL GUARANTY REQUIRED		<u>\$13,277.53</u>

APPROVAL:

DATE:





Notes: 30% Contingency, project not yet approved

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

ORIGINAL

Claire

Date Submitted: 10/19/05

Date Site Plan Approved: _____

Date Preliminary Plat Approved: 10/12/05

Date Preliminary Plat Expires: 10/12/06

DRB Project No.: 1004408

DRB Application No.: 051203-01553

INFRASTRUCTURE LIST

(Rev. 9-05)

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

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

LOT 77A, BLOCK 7, PERFECTO ARMILLO & BROTHERS ADDITION

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

LOTS 77 & 78 TOGETHER W/ E 1/2 OF LOT 76, BLK 7, PERFECTO ARMILLO & BROTHERS ADDITION

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Cnst Engineer
		<i>STANDARD</i>	<i>16' ALLEY SECTION PAVEMENT</i>	<i>ALLEY</i>	<i>8th STREET</i>	<i>EAST PROPERTY LINE</i>	<i>/</i>	<i>/</i>	<i>/</i>
							<i>/</i>	<i>/</i>	<i>/</i>
							<i>/</i>	<i>/</i>	<i>/</i>
							<i>/</i>	<i>/</i>	<i>/</i>
							<i>/</i>	<i>/</i>	<i>/</i>
							<i>/</i>	<i>/</i>	<i>/</i>
							<i>/</i>	<i>/</i>	<i>/</i>
							<i>/</i>	<i>/</i>	<i>/</i>
							<i>/</i>	<i>/</i>	<i>/</i>
							<i>/</i>	<i>/</i>	<i>/</i>
							<i>/</i>	<i>/</i>	<i>/</i>
							<i>/</i>	<i>/</i>	<i>/</i>
							<i>/</i>	<i>/</i>	<i>/</i>

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

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

NOTES

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

- 1 _____
- 2 _____
- 3 _____

AGENT / OWNER

DAN GRANEY
NAME (print)
SURVEYS SOUTHWEST, LTD
FIRM
Dan Graney 10-19-05
SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

Andrew Gruz 10/19/05
DRB CHAIR - date

Christina Sandoral 10/19/05
PARKS & GENERAL RECREATION - date

Jeffrey 10-19-05
TRANSPORTATION DEVELOPMENT - date

Regent Dean 10/19/05
UTILITY DEVELOPMENT - date

Bradley J. Bingham 10/19/05
CITY ENGINEER - date

AMAFCA - date

- date

- date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER

#48
#15



DRB CASE ACTION LOG ~~(PENDING)~~ FINAL

REVISED 9/28/05

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

DRB Application No.: <u>05DRB-01553 005P</u>	Project # <u>1004468</u>
Project Name: <u>PERFECTO ARMIJO & BROTHERS ADDITION</u>	
Agent: <u>Surveys Southwest</u>	Phone No.: <u>998-0303</u>

Your request for ~~(SDP for SUB)~~, ~~(SDP for BP)~~, (FINAL PLATS), ~~(MASTER DEVELOP. PLAN)~~, was approved on 12-7-05 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: stat

UTILITIES: _____

CITY ENGINEER / AMAFCA: _____

PARKS / CIP: _____

PLANNING (Last to sign): _____

- Planning must record this plat. Please submit the following items:**
 - The original plat and a mylar copy for the County Clerk.
 - Tax certificate from the County Treasurer.
 - Recording fee (checks payable to the County Clerk). RECORDED DATE: _____
 - Tax printout from the County Assessor.
- 3 copies of the approved site plan. Include all pages.**
- County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.**
- Property Management's signature must be obtained prior to Planning Department's signature.**
- AGIS DXF File approval required.**
- Copy of recorded plat for Planning.**

OK

Project Number

1004468

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form		Supplemental form	
SUBDIVISION	S	ZONING & PLANNING	Z
<input checked="" type="checkbox"/> Major Subdivision action	PRELIM/FINAL	<input type="checkbox"/> Annexation	
<input checked="" type="checkbox"/> Minor Subdivision action		<input type="checkbox"/> County Submittal	
<input type="checkbox"/> Vacation		<input type="checkbox"/> EPC Submittal	
<input type="checkbox"/> Variance (Non-Zoning)		<input type="checkbox"/> Zone Map Amendment (Establish or Change Zoning)	
SITE DEVELOPMENT PLAN	P	<input type="checkbox"/> Sector Plan (Phase I, II, III)	
<input type="checkbox"/> ...for Subdivision Purposes		<input type="checkbox"/> Amendment to Sector, Area, Facility or Comprehensive Plan	
<input type="checkbox"/> ...for Building Permit		<input type="checkbox"/> Text Amendment (Zoning Code/Sub Regs)	
<input type="checkbox"/> IP Master Development Plan			
<input type="checkbox"/> Cert. of Appropriateness (LUCC)	L	APPEAL / PROTEST of...	A
		<input type="checkbox"/> 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: SEAN GILLIGAN PHONE: 248-9900
 ADDRESS: 811 MARQUETTE NW FAX: _____
 CITY: ALBU STATE NM ZIP 87102 E-MAIL: _____
 Proprietary interest in site: OWNER List all owners: _____
 AGENT (if any): SURVELS SOUTHWEST, LTD PHONE: 998-0303
 ADDRESS: 333 LOMAS BLVD NE FAX: 998-0306
 CITY: ALBU STATE NM ZIP 87102 E-MAIL: _____

DESCRIPTION OF REQUEST: ELIMINATE THE LOT LINE BETWEEN TWO EXISTING LOTS & ONE DEEDED PORTION OF A LOT CREATING ONE COMBINED LOT. (PRELIM/FINAL)

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. LOTS 77 & 78 TOGETHER W/ E 1/2 OF LOT 76 Block: 7 Unit: N/A
 Subdiv. / Adn. PERFECTO ARMIJO & BROTHERS ADDITION
 Current Zoning: SU-2 Proposed zoning: N/A
 Zone Atlas page(s): J-14-2 No. of existing lots: 3 No. of proposed lots: 1
 Total area of site (acres): 0.2037 Density if applicable: dwellings per gross acre: 1 dwellings per net acre: 1
 Within city limits? Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? NO
 UPC No. 1-014-058-068-063-31214, 1-014-058-064-063-31215 MRSCD Map No. N/A
 LOCATION OF PROPERTY BY STREETS: On/for Near: LOMAS AVE NW
 Between: 8th ST NW and MARQUETTE AVE 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.): 2A-92-175
2-1601

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

SIGNATURE Dan Granelly DATE 10-04-05
 (Print) Dan Granelly _____ Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 9/01, 3/03, 7/03, 10/03, 3/04

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>05DRB</u>	<u>P&F</u>	<u>5(3)</u>	\$ <u>215.00</u>
<input checked="" type="checkbox"/> All fees have been collected		<u>CMB</u>		\$ <u>20.00</u>
<input checked="" type="checkbox"/> All case #s are assigned				\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent				\$ _____
<input checked="" type="checkbox"/> Case history #s are listed				\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill				\$ _____
<input checked="" type="checkbox"/> F.H.D.P. density bonus				\$ _____
<input checked="" type="checkbox"/> F.H.D.P. fee rebate				\$ _____
	Hearing date <u>10-12-05</u>			Total \$ <u>235.00</u>

KL Sims 10/4/05
 Planner signature / date

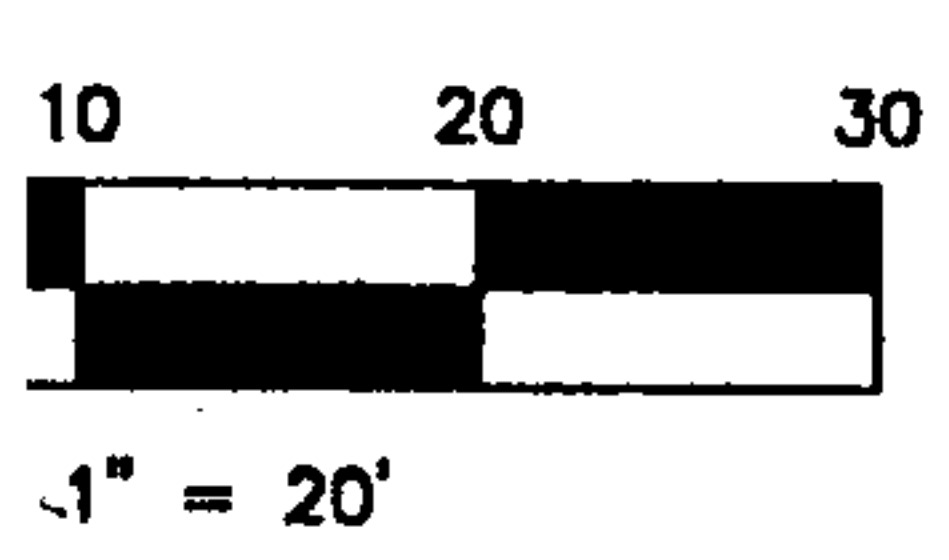
Project # 1004468

SPOT ELEVATION LEGEND

- +00.0 = ELEVATION AT GROUND
- +00.00 = ELEVATION AT TOP OF FINISHED SURFACE
- +00.00CL = ELEVATION AT CENTERLINE OF DRIVING LANE
- +00.00BC = ELEVATION AT BACK OF CURB
- +00.00FL = ELEVATION AT FLOWLINE OF CURB

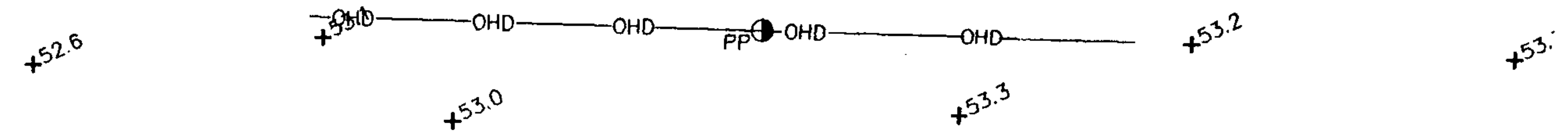
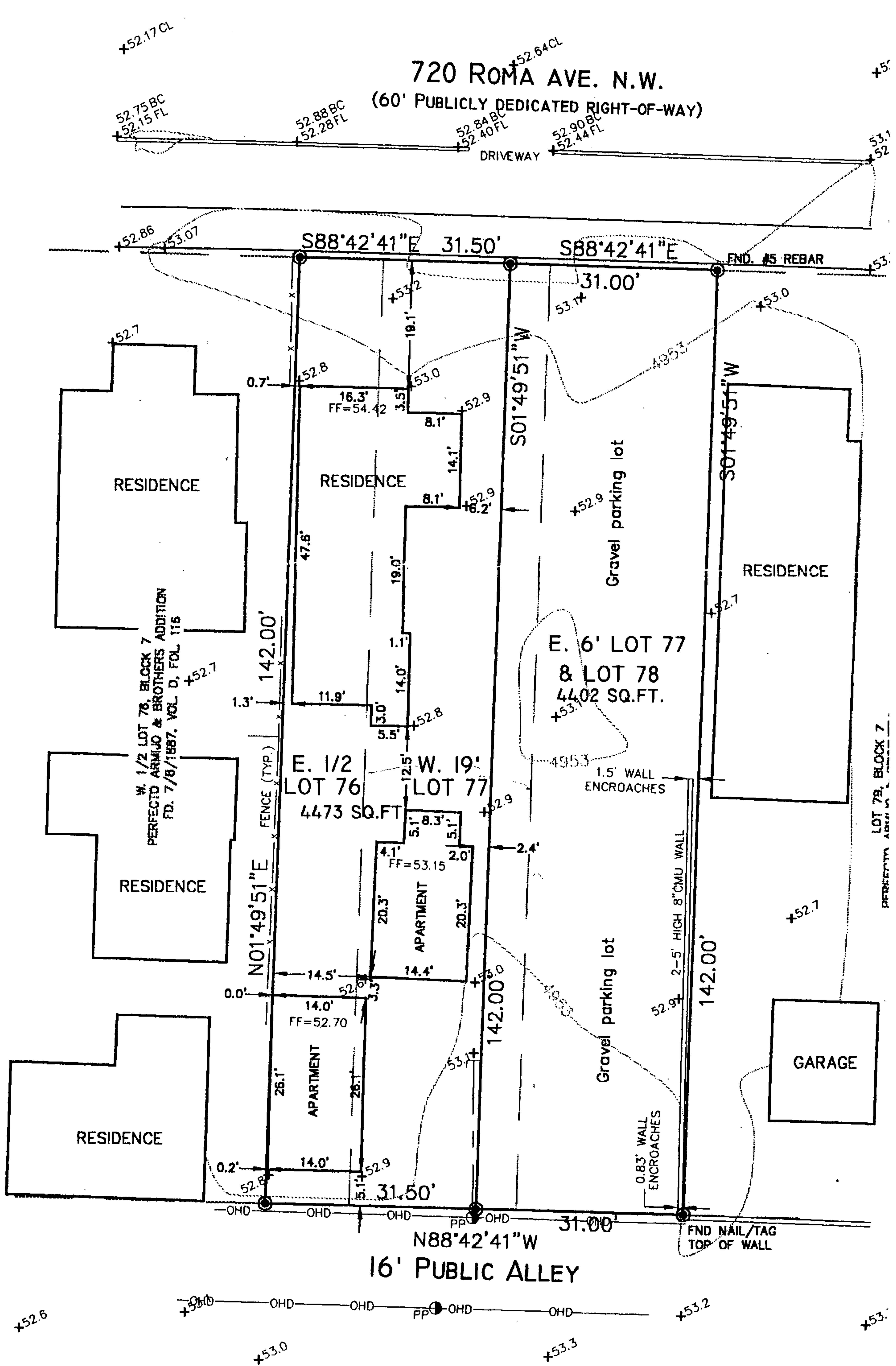
0503GG01
 SEG/PGB
 J-14-Z
 CR5

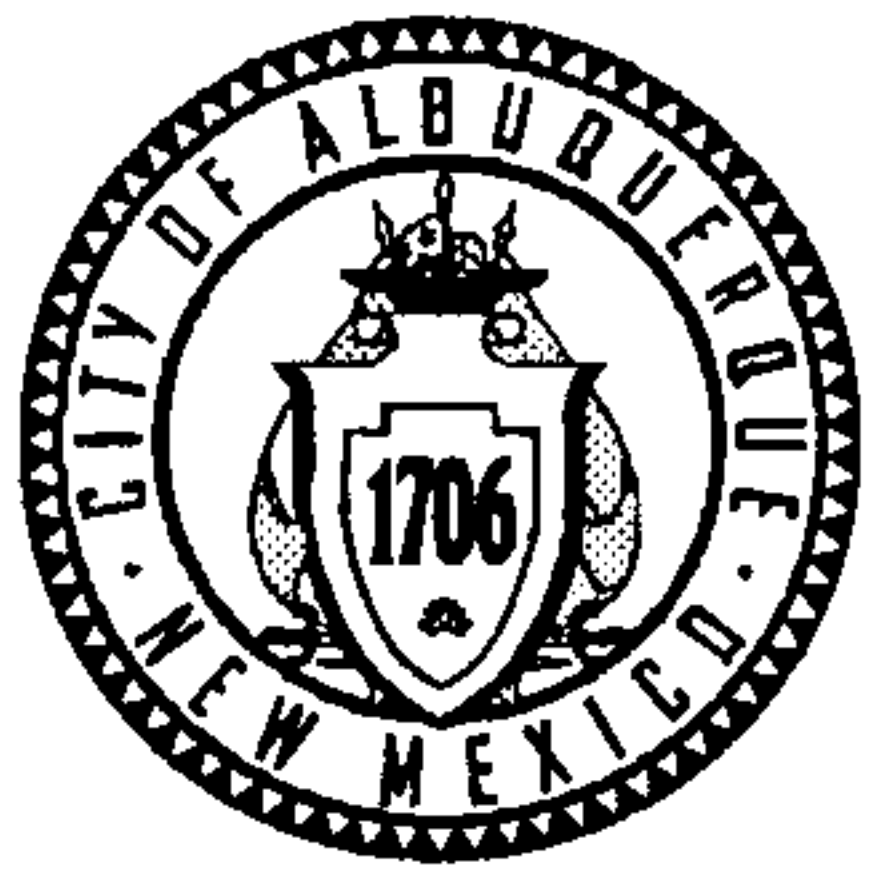
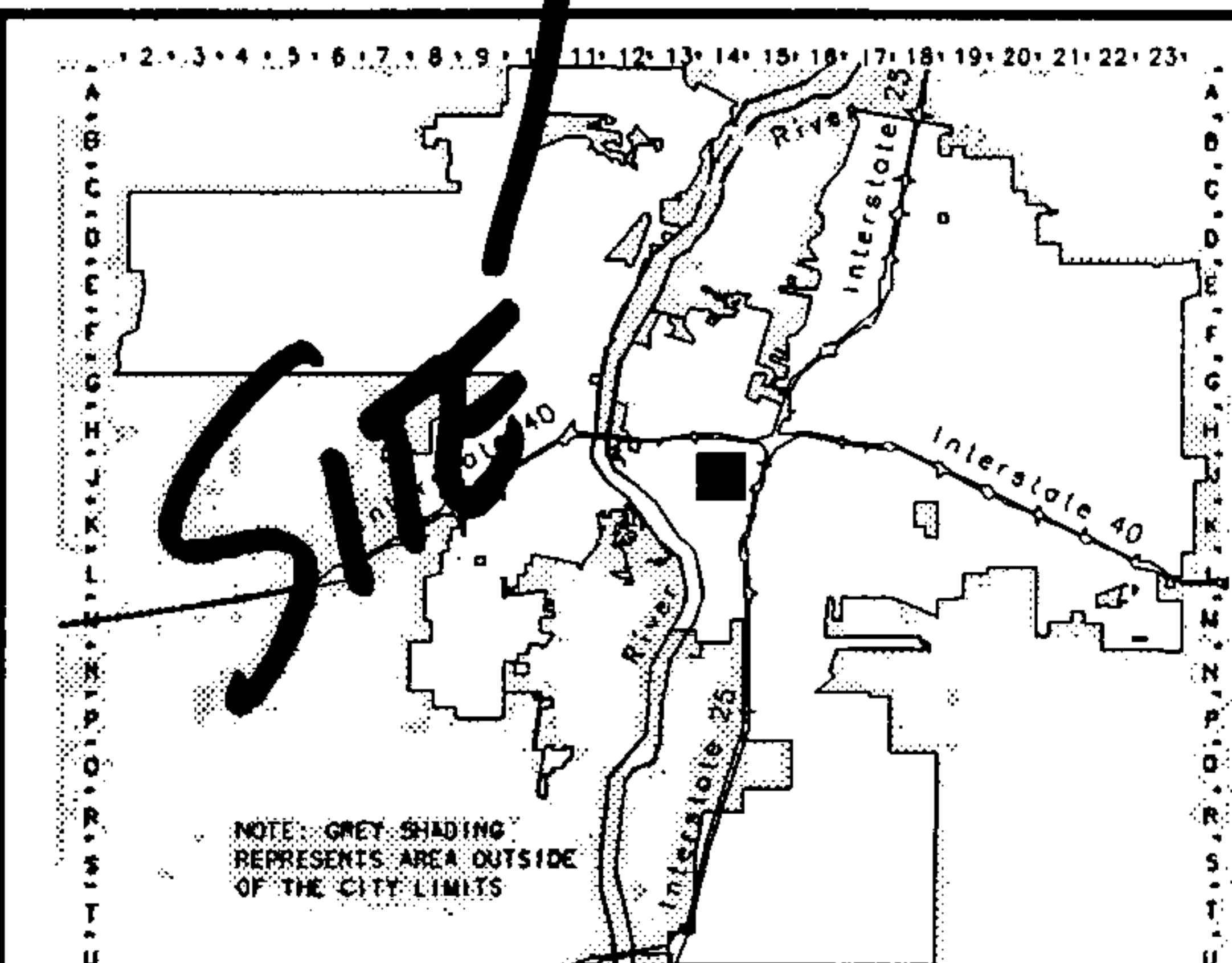
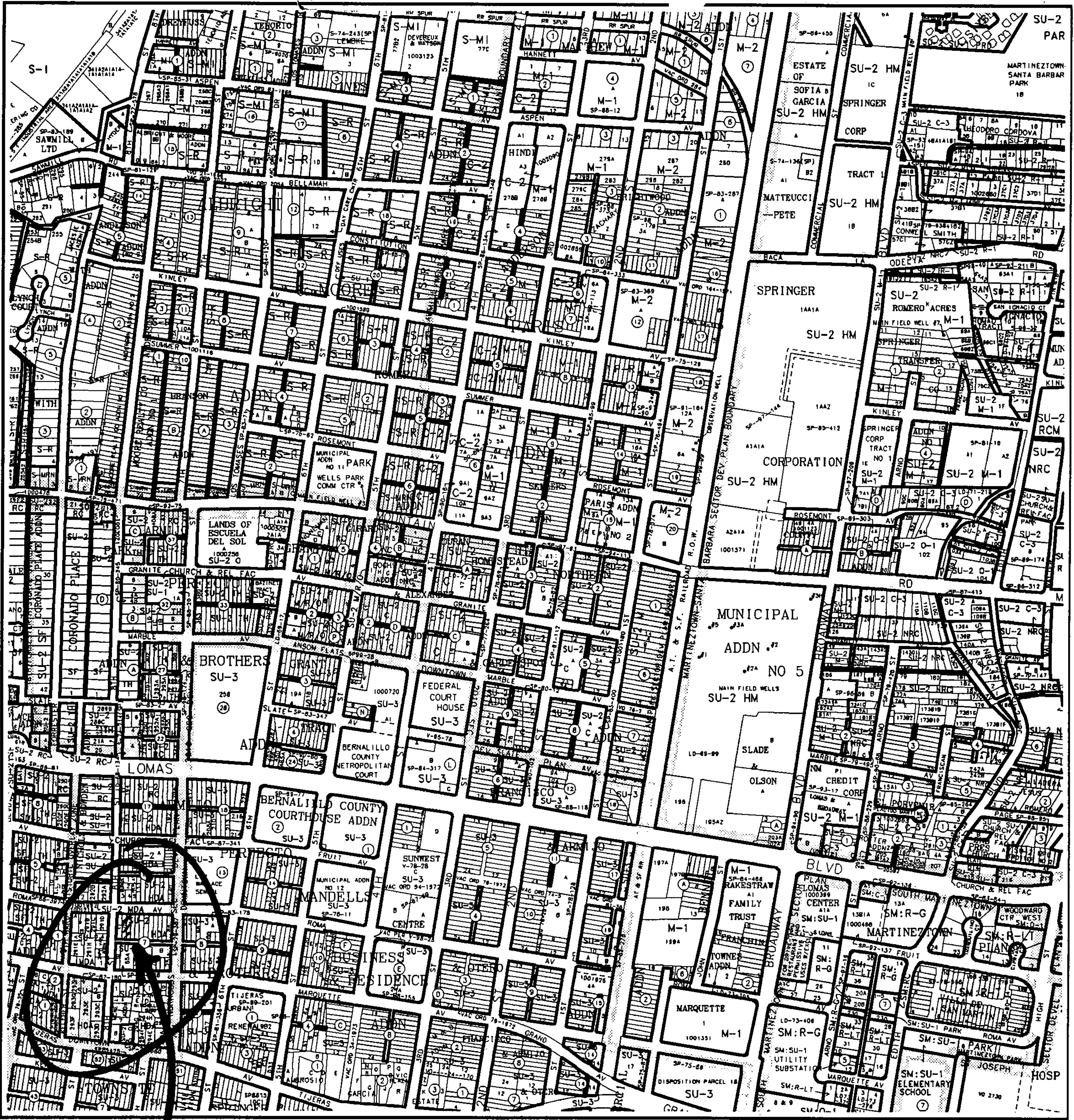
720 ROMA AVE. N.W.
 (60' PUBLICLY DEDICATED RIGHT-OF-WAY)



NOTE LEGEND

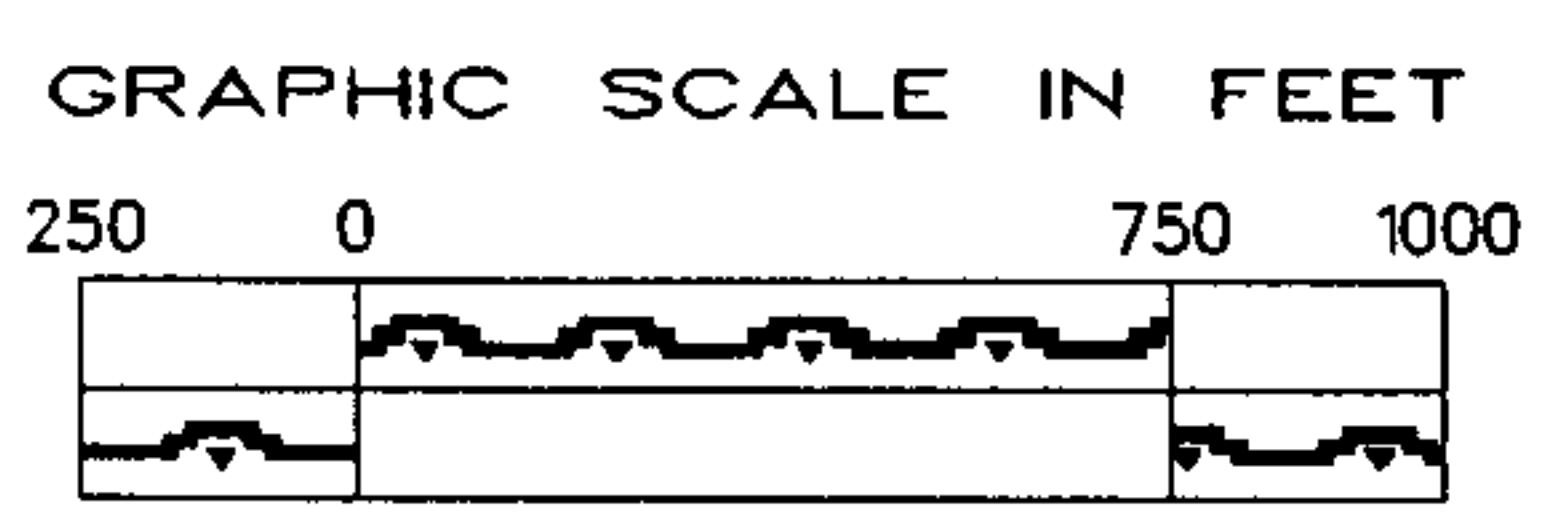
REBAR W/YELLOW STAMPED "GRITSKO" ESS OTHERWISE NOTED





Albuquerque Geographic Information System
 PLANNING DEPARTMENT

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Zone Atlas Page

J-14-Z

Map Amended through August 03, 2004

Surveys Southwest, LTD

*333 Lomas Blvd., NE * Albuquerque, New Mexico 87102 * 998-0303 * Fax 998-0306*

September 4, 2005

DEVELOPMENT REVIEW BOARD MEMBERS
PLAZA DEL SOL
600 SECOND STREET NW
ALBUQUERQUE, NM 87102

REF: LOT 77-A, BLOCK 7, PERFECTO ARMIJO & BROTHERS ADDITION

Dear Board Members:

The purpose of the above referenced replat is to eliminate the lot lines between Two (2) existing lots and One (1) deeded portion of a lot creating One (1) new lot for development of condominiums. The existing buildings will be demolished.

If you have any questions please feel free to contact me.

Sincerely,

Dan Graney
President

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

PAID RECEIPT

APPLICANT NAME SEAN GILLIGAN
AGENT SURVEYS SOUTHWEST
ADDRESS 333 LOMAS
PROJECT & APP # 1004468 / 01553
PROJECT NAME PERFECTO ADDITION

\$ 20.20 441032/3424000 Conflict Management Fee
\$ 215.00 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
\$ 235.20 TOTAL AMOUNT DUE

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

4708

SG PROPERTIES LLC
811 MARQUETTE NW
ALBUQUERQUE, NM 87102
(505) 469-4900

FIRST STATE BANK
95-145-1070

9/29/2005

PAY TO THE ORDER OF City of Albuquerque


Two Hundred Thirty-Five and 00/100 *****
City of Albuquerque
P. O. Box 1313
Albuquerque, NM 87103

MEMO Roma

235.00

DOLLARS

001708 1070014521 001508067



DUPLICATE
City Of Albuquerque
Treasury Division

10/4/2005 11:02AM LOC: ANVX
RECEIPT# 00050416 WS# 007 TRANSH# 0021
Account 441032 Fund 0110
Activity 3424000 TRSKAL
Trans Amt \$235.00
J24 Misc

DUPLICATE
City Of Albuquerque
Treasury Division

10/4/2005 11:02AM LOC: ANVX
RECEIPT# 00050417 WS# 007 TRANSH# 0021
Account 441005 Fund 0110
Activity 4983000 TRSKAL
Trans Amt \$235.00
J24 Misc
\$215.00
CA \$235.00
BOLLE \$0.00