



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

March 5, 2014

Project# 1004530

14DRB-70054 EXT OF SIA FOR TEMP DEFR SDWK CONST

CUSTOM GRADING, INC agent(s) for DWAYNE PINO AMERI-CONTRACTORS request(s) the above action(s) for all or a portion of Tract(s) G-2, **ALBUQUERQUE WEST TBK LAS MIRADAS TOWNHOMES Unit(s) 1**, zoned SU-1 FOR PDA INCLUDING C-3 USES, located on PARADISE BLVD NW BETWEEN MARNA LYNN AVE NW AND DAVENPORT ST NW containing approximately 1.7132 acre(s). (C-12)

At the March 5, 2014 Development Review Board meeting, a one year extension to the agreement for the deferral of sidewalks was approved. Please provide an exhibit to the Design Review Committee indicating the lot number/addresses where sidewalks are still deferred.

If you wish to appeal this decision, you must do so by March 20, 2014, in the manner described below.

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

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

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



Jack Cloud, DRB Chair

Cc: CUSTOM GRADING, INC
File



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

March 21, 2012

Project# 1004530

12DRB-70084 EXT OF SIA FOR TEMP DEFR SDWK CONST

CUSTOM GRADING, INC. agent(s) for DWAYE PINO, AMERI-CONTRACTORS request(s) the above action(s) for all or a portion of **LAS MIRADAS TOWNHOMES** zoned SU-1 FOR PDA INCL C-3, located on PARADISE BETWEEN MARNA LYNN AND DAVEPORT containing approximately 1.7132 acre(s). (C-12)

At the March 21, 2012 Development Review Board meeting, a 2 year extension to the agreement for the deferral of sidewalks was approved. Please provide an exhibit to the Design Review Committee indicating the lot number/addresses where sidewalks are still deferred.

If you wish to appeal this decision, you must do so by April 5, 2012, in the manner described below.

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

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

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


Jack Cloud, DRB Chair

Cc:
Marilyn Maldonado
file

HEARING DATE: 3-21-12 (ESIA)



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

March 17, 2010

Project# 1004530

10DRB-70079 EXT OF SIA FOR TEMP DEFR SDWK CONST

CUSTOM GRADING INC agent(s) for AMERI-CONTRACTORS request(s) the above action(s) for all or a portion of Tract(s) G-2, **ALBUQUERQUE WEST (to be known as MARNA LYNN AVENUE TOWNHOMES Unit(s) 1**, zoned SU-1 FOR PDA INCL C-3, located on PARADISE BLVD NW BETWEEN MARNA LYNN AVE NW AND DAVENPORT ST NW containing approximately 1.7132 acre(s). (C-12)

At the March 17, 2010 Development Review Board meeting, a two year extension to the four-year agreement for the deferral of sidewalks was approved.

If you wish to appeal this decision, you must do so by April 1, 2010 in the manner described below.

Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision.

The date the determination in question is issued is not included in the 15-day period for filing an appeal.

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

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


Jack Cloud, AICP, DRB Chair

Cc: Custom Grading Inc. – P.O. Box 94088 – Albuquerque, NM 87199

Cc: Dwayne Pino, Ameri-Contractors – P.O. Box 58883 – Albuquerque, NM 87187

Marilyn Maldonado

File

HEARINGS DATE 3-17-10 (FP)

#9



Completed 6/1/06
[Signature]

DRB CASE ACTION LOG (FINAL PLAT)

REVISED 9/28/05

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

DRB Application No.: 06DRB-00607 (FP)
Project Name: LAS MIRADAS TOWNHOMES
Agent: Surveys Southwest Ltd

Project # 1004530
Phone No.: 998-0303

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 5-10-06 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: Maintenance; Beneficiaries statement on Plat for
Common access easement
 sidewalk easements on Maina Lynn [Signature]

UTILITIES:

CITY ENGINEER / AMAFCA:

PARKS / CIP:

PLANNING (Last to sign): AGIS dx f
 Record Plat
 NM Utilities sign of [Signature]

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

Project Number 1004530

#9



DRB CASE ACTION LOG (FINAL PLAT)

REVISED 9/28/05

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

DRB Application No.: **06DRB-00607 (FP)**

Project # **1004530**

Project Name: **LAS MIRADAS TOWNHOMES**

Agent: **Surveys Southwest Ltd**

Phone No.: **998-0303**

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 5-10-06 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: Maintenance Beneficiaries statement on Plat for
Common access easement
sidewalk easement on Main Hwy

UTILITIES:

CITY ENGINEER / AMAFCA:

PARKS / CIP:

PLANNING (Last to sign): AGIS dxg
Record plat
N.M. Utilities sign and copy Utilities
signatures

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

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

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

Project Number

1004530

FILE

Subject: Project No. 1004530
From: dmzamora@cabq.gov
Date: Fri, 26 May 2006 11:39:56 -0600
To: "Sara Amato" <samato@swsurvey.com>

1004530

The .dxf file for Project No. 1004530 has been approved.

Sorry for the delay.

*Jeffrey
Pelle*

David Zamora
GIS Coordinator
Planning Dept. - AGIS
dmzamora@cabq.gov
924-3929

4530

DXF Electronic Approval Form

DRB Project Case #: 1004530

Subdivision Name: LAS MIRADAS TOWNHOUSES

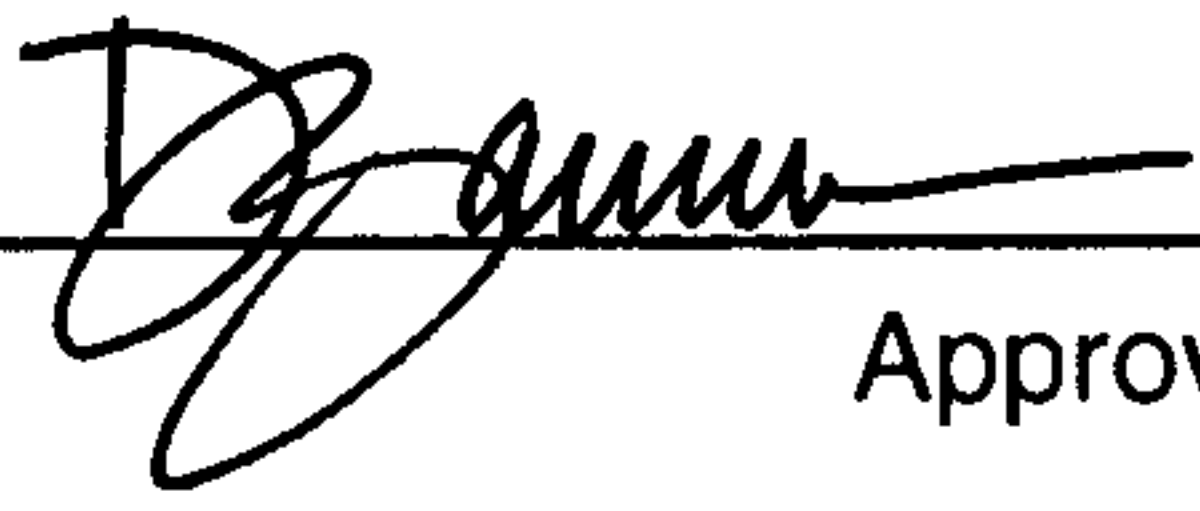
Surveyor: GARY E GRITSKO

Contact Person: SARAH AMATO

Contact Information: 998-0303

DXF Received: 5/25/2006 Hard Copy Received: 5/25/2006

Coordinate System: Ground rotated to NMSP Grid


Approved

05.26.2006
Date

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

AGIS Use Only
Copied fc 4530 to agiscov on 5/26/2006 Contact person notified on 5/26/2006

2. **Project # 1000515**
06DRB-00540 Major-Two Year SIA

WESTLAND DEVELOPMENT CO INC request(s) the above action(s) for all or a portion of Tract(s) B, **THE CROSSING**, zoned SU-2, RL-T, located on TIERRA PINTADA ST NW between 98TH STREET NW and LADERA DR NW and containing approximately 50 acre(s). [REF: 04DRB00444] (H-9) **A TWO-YEAR EXTENSION OF THE SIA WAS APPROVED.**

3. **Project # 1002857**
06DRB-00532 Major-Two Year SIA

MARK GOODWIN & ASSOCIATES agent(s) for ANDERSON HILLS LLC request(s) the above action(s) for all or a portion of Tract(s) A-B **HIGHLANDS AT ANDERSON HILLS, UNIT 1**, zoned RLT, located on DENNIS CHAVEZ SW, between 98TH ST SW and 118TH ST SW containing approximately 62 acre(s). [REF: 04DRB-00233, 04DRB-00232, 03DRB-01200, 03DRB-01202, 03DRB-01203, 03DRB-01204, 03DRB-01205] (N-9/P-9) **A ONE-YEAR EXTENSION OF THE SIA WAS APPROVED.**

4. **Project # 1003859**
06DRB-00533 Major-Vacation of Pub Right-of-Way
06DRB-00534 Major-Vacation of Public Easements

PRECISION SURVEYS INC agent(s) for SILVERLEAF VENTURES LLC request(s) the above action(s) for all or a portion of Tract(s) 4 & 6, **NORTH ANDALUCIA AT LA LUZ**, zoned SU-1, O-1, C-2, PRD, located on COORS BLVD NW, between MONTANO RD NW and LEARNING RD NW containing approximately 64 acre(s). [REF: 05DRB-00869, 05DRB-01010, 05DRB-00994] [*Deferred from 5/10/06*] (E-12/ F-12) **DEFERRED AT THE AGENT'S REQUEST TO 5/24/06.**

5. **Project # 1002632**
06DRB-00541 Major-Preliminary Plat Approval
06DRB-00542 Minor-Temp Defer SDWK
- TIERRA WEST LLC agent(s) for CAPITAL ALLIANCE INVESTMENTS request(s) the above action(s) for all or a portion of Lot(s) 3-9, 12, 23 & 24 Block(s) 5, Tract(s) A & 5 **SUNDANCE ESTATES, PHASE 1-B, UNIT 1**, zoned R-LT residential zone, located on LYON BLVD NW, between PARADISE BLVD NW and PROPOSED UNSER ALIGNMENT containing approximately 11 acre(s). [REF: 03EPC-00690, 03DRB-01306, 04DRB-00760, 04DRB-00761] *[Deferred from 5/10/06]* (B-11) **DEFERRED AT THE AGENT'S REQUEST TO 5/31/06.**
6. **Project # 1003238**
06DRB-00543 Major-Vacation of Public Easements
06DRB-00432 Minor-Prelim&Final Plat Approval
06DRB-00545 Minor-Vacation of Private Easements
- SURV-TEK INC agent(s) for VANTAGE BUILDERS request(s) the above action(s) for all or a portion of Lot(s) 58-P1, Parcel E, **FLORAL MEADOWS**, zoned R-LT, located on SARITA AVE NW, between MONTROYA NW and MACIEL NW containing approximately 1 acre(s). *[Deferred from 5/10/06]* (H-12) **DEFERRED AT THE AGENT'S REQUEST TO 5/17/06.**
7. **Project # 1003779**
06DRB-00547 Major-Preliminary Plat Approval
06DRB-00548 Major-Vacation of Pub Right-of-Way
06DRB-00549 Minor-Sidewalk Waiver
06DRB-00550 Minor-Temp Defer SDWK
- LARRY READ & ASSOCIATES agent(s) for ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 17 & 18, Block(s) 2, Tract(s) 2, **KUMAIL SUBDIVISION, NORTH ALBUQUERQUE ACRES, UNIT 3**, zoned R-D residential and related uses zone, developing area, located on OAKLAND AVE NE, between WYOMING BLVD NE and LOUISIANA BLVD NE containing approximately 2 acre(s). [REF: 04DRB-01754, 04DRB-01765, 04DRB-01756, 04DRB-01757] (C-19) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 5/10/06 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 1/4/05 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITION OF FINAL PLAT: NEED A RADIUS DEDICATION ON LOT 7P1. THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR**

STREET WAS APPROVED AS SHOWN ON EXHIBIT C
IN THE PLANNING FILE.

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

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

THERE ARE NO SITE PLANS THIS WEEK...

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

8. **Project # 1004868**
06DRB-00605 Minor-Prelim&Final Plat
Approval

JACK'S HIGH COUNTRY INC agent(s) for ALAN &
DOROTHEA SPAFFORD request(s) the above action(s)
for all or a portion of Lot(s) 7-A, Block(s) 5, **ENCHANTED
MESA SUBDIVISION**, zoned C-1, located on MENAUL
NE, between ZENA LONA NE and HIAWATHA NE
containing approximately 1 acre(s). (H-22) **THE
PRELIMINARY AND FINAL PLAT WAS APPROVED
WITH FINAL SIGN OFF DELEGATED TO PLANNING TO
RECORD.**

9. **Project # 1004530**
06DRB-00607 Major-Final Plat Approval

SURVEYS SOUTHWEST agent(s) for AMERI-
CONTRACTORS, DWAYNE PINO request(s) the above
action(s) for all or a portion of Tract(s) G-2,
ALBUQUERQUE WEST, UNIT 1 (to be known as **LAS
MIRADAS TOWNHOMES**) zoned SU-1 FOR PDA, located
on PARADISE BLVD NW, between MARNA LYNN AVE
NW and DAVENPORT ST NW containing approximately 2
acre(s). [REF: 05DRB-01769, 05DRB-01774, 05DRB-
01773, 05DRB-01772, 05DRB-01770, 05DRB-01771] (C-
12) **THE FINAL PLAT WAS APPROVED WITH FINAL
SIGN OFF DELEGATED TO TRANSPORTATION
DEVELOPMENT FOR MAINTENANCE AND
BENEFICIARIES STATEMENT ON THE PLAT FOR
COMMON ACCESS EASEMENT AND A SIDEWALK
EASEMENT ON MARNA LYNN AND TO PLANNING
FOR NEW MEXICO UTILITIES INC SIGNATURE, DRY
UTILITIES SIGNATURES, AGIS DXF FILE AND TO
RECORD THE PLAT.**

10. **Project # 1004039**
06DRB-00606 Minor-Final Plat Approval

ISAACSON & ARFMAN PA agent(s) for RUTLEDGE INVESTMENT COMPANY request(s) the above action(s) for all or a portion of Tract(s) 8A, HIGH DESERT (to be known as **THE LEGENDS AT HIGH DESERT**) zoned SU-2 HD/C-1, located on ACADEMY BLVD NE, between CORTADERIA ST NE and HIGH DESERT PARK NE containing approximately 8 acre(s). [REF: 05ZHE-00449, 05ZHE-00480, 05DRB-01074, 05DRB-01532, 05DRB-01533, 05DRB-01536] (E-23) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD THE PLAT.**

11. **Project # 1003624**
05DRB-01001 Minor-Final Plat Approval

MICHAEL RENFRO request(s) the above action(s) for all or a portion of Tract(s) 22A, 22B, 38A, 38B, MRGCD MAP 34, (to be known as **SAN ISIDRO GARDENS**), zoned RA-2 residential and agricultural zone, located on SAN ISIDRO ST NW, between CANDELARIA RD NW and GRIEGOS RD NW containing approximately 2 acre(s). [*Deferred from 6/22/05*] [*Indef Deferred from 7/13/05 for SIA*] [REF: 04ZHE-01281] (G-13) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE AND TO RECORD THE PLAT.**

12. **Project # 1004788**
06DRB-00408 Minor-Prelim&Final Plat Approval

BOHANNAN HUSTON agent(s) for UNIVERSITY OF NEW MEXICO request(s) the above action(s) for all or a portion of Tract(s) 1E1-A-1 and 1E2-A-1, 1E2-A-2, **UNIVERSITY OF NEW MEXICO, SCIENCE & TECHNOLOGY PARK**, zoned SU-1 PDA, PERMISSIVE USE OF O-1/C-2, IP, located on UNIVERSITY BLVD SE, between AVENIDA CESAR CHAVEZ SE and INTERSTATE 40 SE containing approximately 13 acre(s). [*Deferred from 4/5/06*][*Indef deferred from 4/12/06*] (L-15) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD THE PLAT.**

13. **Project # 1003285**
06DRB-00426 Minor-Prelim&Final Plat
Approval

ALDRICH LAND SURVEYING agent(s) for WESTLAND DEVELOPMENT CO request(s) the above action(s) for all or a portion of Lot(s) 1, 2 & 4, Tract(s) S, Block(s) 13, **SUNDORO SOUTH, UNIT 6**, zoned SU-2/R-LT, located on SILICA AVE NW, between 94TH ST NW and TUMULUS NW containing approximately 2 acre(s). [REF: 05DRB-01296, 05DRB-00106, 05DRB-00107] [Listed as Project #1004797 in error] *[Deferred from 4/12/06]* (J-9) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD THE PLAT.**

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

14. **Project # 1004727**
06DRB-00600 Minor-Sketch Plat or Plan

ELADIO & ETNA CHAVEZ request(s) the above action(s) for all or a portion of Lot(s) 2, **LANDS OF BACA & CHAVEZ**, zoned RA-2 residential and agricultural zone, located on GRIEGOS ST NW, between RIO GRANDE BLVD NW and the GRIEGOS DRAIN containing approximately 1 acre(s). (F-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

15. **Project # 1004867**
06DRB-00604 Minor-Sketch Plat or Plan

JR REALTY INC agent(s) for NORTH VALLEY SEVENTH DAY ADVENTIST request(s) the above action(s) for all or a portion of Tract(s) A & A-2-3, **ALBUQUERQUE WEST, UNIT 2**, zoned SU, C-1, located on PASEO DEL NORTE NW, between EAGLE RANCH RD NW and PARADISE RD NW containing approximately 4 acre(s). (C-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

16. **Project # 1004866**
06DRB-00592 Minor-Sketch Plat or Plan

PATSY F WELCH request(s) the above action(s) for all or a portion of Tract(s) 3, MRGCD MAP C, **ROBERSON CONSTRUCTION CO., INC.**, zoned SU-2, C-1, located on 12TH ST NW between CANDELARIA NW and GRIEGOS NW containing approximately 1 acre(s). (G-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

ADJOURNED: 10:45 A.M.

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1004530

AGENDA ITEM NO: 9

SUBJECT:

Final Plat

ACTION REQUESTED:

REV/CMT:() APP:() SIGN-OFF:(x) 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: May 10, 2006

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
May 10, 2006
DRB Comments**

ITEM # 9

PROJECT # 1004530

APPLICATION # 06-00607

RE: Tract G-2, Albq. West, Unit 1, Las Miradas Townhomes/final

Are there any changes from the approved preliminary plat?

No objection to final plat approval.

AGIS dxf approval is not in the file. Planning will take delegation to record this major plat and for dxf approval.



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



#9

PLANNING TRACKING LOG

Date	Project Name & #	Action Request	Action Taken
11/9/05	1004530 Albany West Unit 1	Sketch Plat	Comments Given
12/21/05	Same	Vac Pub Easement SW TOS Vac Priv Easement SBP PP	Approved 12/21/05
5/10/06	1004530 Meadow FP Townhomes	FP	Approved 5/10/06



Comp #3 - 1/6/06

DRB CASE ACTION LOG

REVISED 9/28/05

SBP

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.: 05,01773 (SBP)

Project # 1004530

Project Name: Old West

Phone No.: 243-3499 Thomas.

Agent: Adrian Betton

Project Number

1004530

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 12/21/05 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: _____

- _____
- _____
- _____

UTILITIES: _____

- _____
- _____

CITY ENGINEER / AMAFCA: _____

- _____
- _____

PARKS / CIP: _____

- _____
- _____

PLANNING (Last to sign): 15 day appeal period

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.**



DRB CASE ACTION LOG

REVISED 9/28/05

SBP

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.: 05,01773 (SBP)

Project # 1004530

Project Name: Alh. West

Phone No.: 243-3499

Agent: Isaac Batten

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 12/21/05 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

Project Number 1004530

TRANSPORTATION: _____

UTILITIES: _____

CITY ENGINEER / AMAFCA: _____

PARKS / CIP: _____

PLANNING (Last to sign): 15 day appeal period

- 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.**



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

December 21, 2005

1. Project # 1004530

05DRB-01769 Major-Vacation of Public Easements
05DRB-01774 Major-Preliminary Plat Approval
05DRB-01773 Major-SiteDev Plan BldPermit
05DRB-01772 Minor-Vacation of Private Easements
05DRB-01770 Minor-Sidewalk Waiver
05DRB-01771 Minor-Temp Defer SDWK

ISAAC BENTON & ASSOCIATES agent(s) for AMERI- CONTRACTORS request(s) the above action(s) for all or a portion of Tract(s) G-2, **ALBUQUERQUE WEST, UNIT 1**, zoned SU-1 FOR PDA TO INCLUDE C-3, located on MARNA LYNN AVE NW, between DAVENPORT ST NW and CACTUS TRAIL DR NW containing approximately 2 acre(s). [REF: DRB-94-65, DRB-94-624, DRB-94-616, Z-94-134] (C-12)

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

FINDINGS:

1. The public welfare is in no way served by retaining the rights-of-way and/or easements.
2. There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.

CONDITIONS:

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

With the signing of the infrastructure list dated 12/21/05 and approval of the grading plan engineer stamp dated 11/17/05 the preliminary plat was approved.

The site plan for building permit was approved with final sign off delegated to Planning for 15-day appeal period and 3 copies of the site plan.

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



OFFICIAL NOTICE OF DECISION

PAGE 2

If you wish to appeal this decision, you must do so by January 5, 2006, in the manner described below.


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

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

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

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

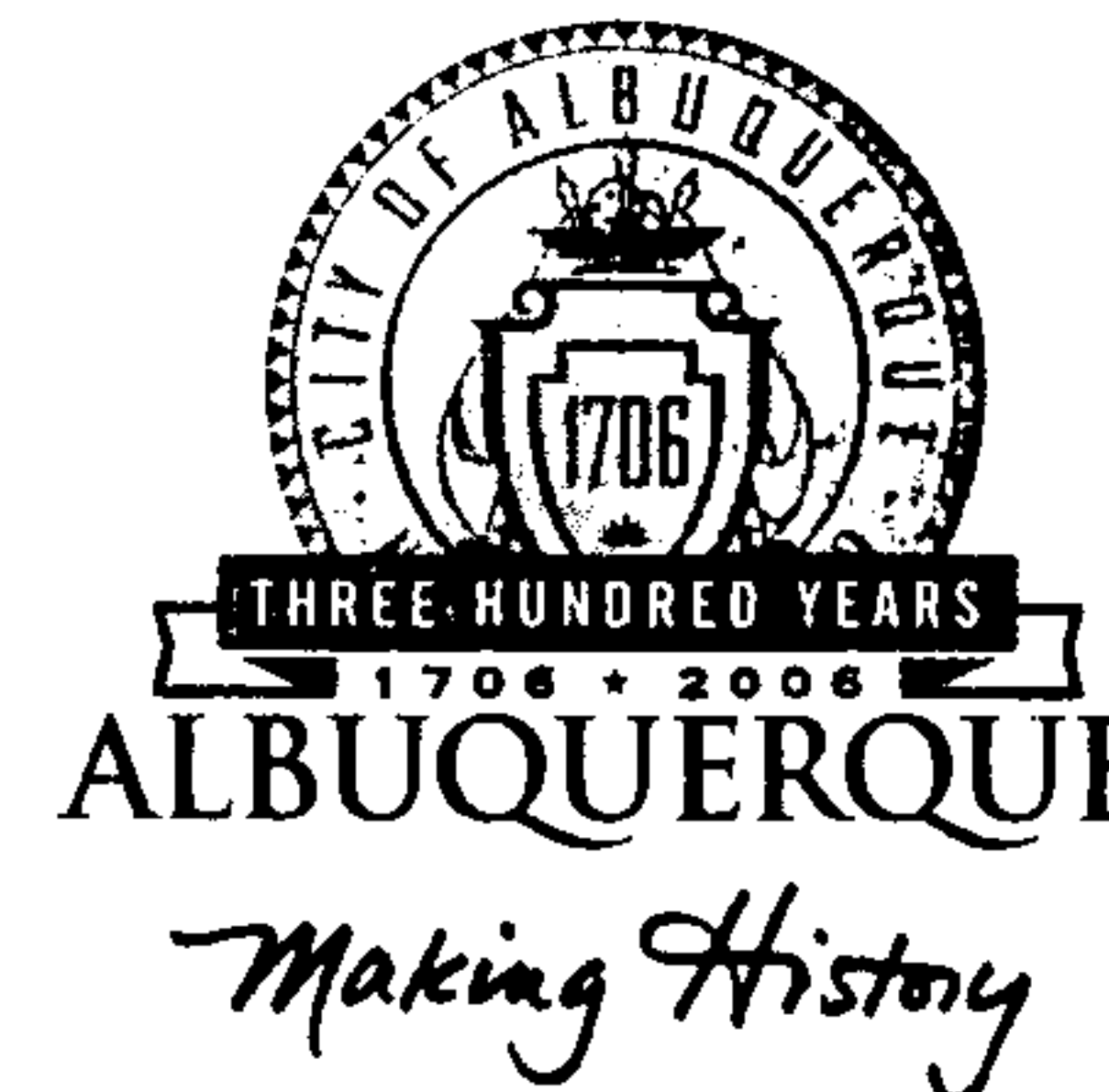
Please note that a Preliminary Plat approval date is the date of the DRB action plus the 15-day appeal period. The Preliminary Plat approval is effective one year from that date. The DRB must take action on the Preliminary Plat Extension prior to the expiration of the approval or the Preliminary Plat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



Sheran Matson, AICP, DRB Chair

Cc: Ameri-Contractors, P.O. Box 56883, 87187
Isaac Benton & Associates, 624 Tijeras Ave NW, 87102
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1004530

AGENDA ITEM NO: 1

SUBJECT:

Site Plan for BP
Sidewalk Variance
Vacation
Sidewalk Deferral
Preliminary Plat

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

The Hydrology Section has no objection to the vacation request.
An approved drainage report dated 11-17-05 is on file for Preliminary Plat approval.

RESOLUTION:

APPROVED X ^{signed F.L.}; DENIED ____; DEFERRED ____; COMMENTS PROVIDED ____; WITHDRAWN

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: December 21, 2005

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1004530 AGENDA#: 1 DATE: 12/31/05

1. Name: Dan Yarny Address: _____ Zip: _____

2. Name: Amel Amrady Address: _____ Zip: _____

3. Name: _____ Address: _____ Zip: _____

4. Name: _____ Address: _____ Zip: _____

5. Name: _____ Address: _____ Zip: _____

6. Name: _____ Address: _____ Zip: _____

7. Name: _____ Address: _____ Zip: _____

8. Name: _____ Address: _____ Zip: _____

9. Name: _____ Address: _____ Zip: _____

10. Name: _____ Address: _____ Zip: _____

11. Name: _____ Address: _____ Zip: _____

12. Name: _____ Address: _____ Zip: _____

13. Name: _____ Address: _____ Zip: _____

14. Name: _____ Address: _____ Zip: _____



CITY OF ALBUQUERQUE
 PLANNING DEPARTMENT
 DEVELOPMENT REVIEW BOARD

December 21, 2005

Project # 1004530

- 05DRB-01769 Major-Vacation of Public Easements
- 05DRB-01774 Major-Preliminary Plat Approval
- 05DRB-01773 Major-SiteDev Plan BldPermit
- 05DRB-01772 Minor-Vacation of Private Easements
- 05DRB-01770 Minor-Sidewalk Waiver
- 05DRB-01771 Minor-Temp Defer SDWK

ISAAC BENTON & ASSOCIATES agent(s) for AMERI- CONTRACTORS request(s) the above action(s) for all or a portion of Tract(s) G-2, **ALBUQUERQUE WEST, UNIT 1**, zoned SU-1 FOR PDA TO INCLUDE C-3, located on MARNA LYNN AVE NW, between DAVENPORT ST NW and CACTUS TRAIL DR NW containing approximately 2 acre(s). [REF: DRB-94-65, DRB-94-624, DRB-94-616, Z-94-134] (C-12)

AMAFCA No adverse comments.

COG No adverse comments.

Transit No objection to the requests.

Zoning Enforcement No adverse comments.

Neighborhood Coordination

Letters sent to Paradise Hills Civic Assoc. (R) and Piedras Marcadas NA (R).

APS

The proposal to develop 13 townhouses known as Las Miradas Townhouses in **Albuquerque West, Unit 1**, will impact Petroglyph Elementary, Monroe Middle School, and Cibola High School. Currently, all three schools are operating above their capacity.

School	2005-06 40 Day Count	Capacity	Space Available
PETROGLYPH ELEM	794	780	-14
MONROE MS	1,394	780	-614
CIBOLA HS	2,977	2,440	-537

While Las Miradas Townhouses is only proposing 13 townhouse lots, there are several larger scale developments which will impact the Cibola Cluster. For example, the Bosquecito Subdivision proposes 42 lots, Western Shadows Unit 2 was recently approved for 86 lots, and North Andalucia at La Luz recently submitted a plan for 405 condos and apartment units.

To address some of the growth that is occurring on the Westside, APS is currently in the process of developing alternatives to relieve overcrowding at Monroe Middle School.

In order to provide relief for Cibola High School, a new northwest high school is planned to open with a 9th grade academy in 2007. The rest of the high school will open in 2008.

In regards to sidewalks, sidewalks near schools should not be waived as this would discourage walking to school. Subdivisions that are located within one mile of an elementary school, 1 ½ miles of a middle school, and 2 miles of a high school should be required to provide sidewalks or walking paths for students to access nearby schools.

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

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

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

Police Department

A review of the following DRB case(s) indicates the following problems or crimes may occur or that the following concerns may need to be evaluated or addressed on this site or in this area. These comments do not indicate that a thorough CPTED valuation has been done, or that other criminal activities may not occur. Traffic volume/Explain: Increase in traffic due to residents. Traffic control devices/Explain: needed to handle at peak rush hours, Burglaries/Explain: residential - new target, Speeding violations/Explain: in and out of neighborhood, Maintenance of landscaping/Explain: need for internal association, Robbery/Explain: increase of available target, assault. Explain: Domestic Violence/ Juvenile problem, Adequate Security/Explain: need for area rated during day light hours, Alarm response i.e. false alarms, etc./Explain: numerous home alarms installed, Transients/Explain: increase of targets for non-handling, Need for neighborhood association/Explain: required to maintain area Other: Integration of new area with neighborhood watch programs in area.

Fire Department

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

PNM Electric & Gas	Approved, upon OK by Earl Hoskins at PNM New Service Delivery Phone 241-3305.
Comcast	No comments received.
QWEST	No comments received.
Environmental Health	No comments received.
M.R.G.C.D.	No comments received.
Open Space Division	No adverse comments.
City Engineer	An approved drainage report is required for Preliminary Plat approval. No objection to the vacation requests.

Transportation Development

No objection to the vacation of the temporary public roadway easement. Defer to Utilities and Hydrology regarding the other vacation requests. No objection to sidewalk deferral or waiver. Ensure sight distance onto Marna Lynn can be met with the landscape plan. The site plan needs to refer to the P1 designation for the western lots. Infrastructure list should call out El Ojito Court as the location of the improvements. The ADA ramps and sidewalks along Marna Lynn need to be within public right-of-way. What is the distance from face of curb to the property line on Marna Lynn? Who is going to maintain and benefit from the common access easement on the eastside?

Parks & Recreation

Defer to affected agencies regarding the vacation requests. No objection to the site plan or plat. No objection to the sidewalk requests.

Utilities Development

Infrastructure list will require New Mexico Utilities signature. Preparation of a Utility Plan will be required and will require N M Utilities approval. Change note 11 on the front sheet of the prel. Plat to delete City Of Albuquerque water service area and substitute New Mexico Utilities.

Planning Department

This property lies within the Albuquerque West Subdivision annexed into the City with an annexation agreement. Exhibit A delineates which applications for development go to DRB and which must receive EPC approval first. Because the proposed use for Tract G-2 in this application is residential, the SPBP and subdivision actions go directly to DRB per this annexation agreement.

The preliminary plat has incomplete current zoning designation listed under "Subdivision Data/Notes". The correct zoning is "SU1 for PDA incl. C3 uses". To correct this zoning will be a condition of final plat.

The Sidewalk Exhibit has the temporary deferral of sidewalk application highlighted. However, the portion where the sidewalk waiver is requested is not marked. Please re-submit 5 colored copies of this Exhibit showing the deferral portion in one color and the waiver portion in another. Give to Claire, the DRB Assistant for distribution at least one week before the scheduled hearing date for this project.

The plat and the site plan appear to match which is important.

Agent was contacted on 12/6/05 & asked to pick up the perimeter wall submittal & design requirements and to re-submit the proposed designs. Also, the 2 segments of the walls closest to the entrance to El Ojito on each side of the street should be a maximum 3' garden wall as they are within 20 feet of the front yard property line

Site Plan for Building Permit (SPBP). Site Plan Sheet: Please add the words "for Building Permit" to the title.

No objection to the vacation requests. Planning defers to the affected agencies.

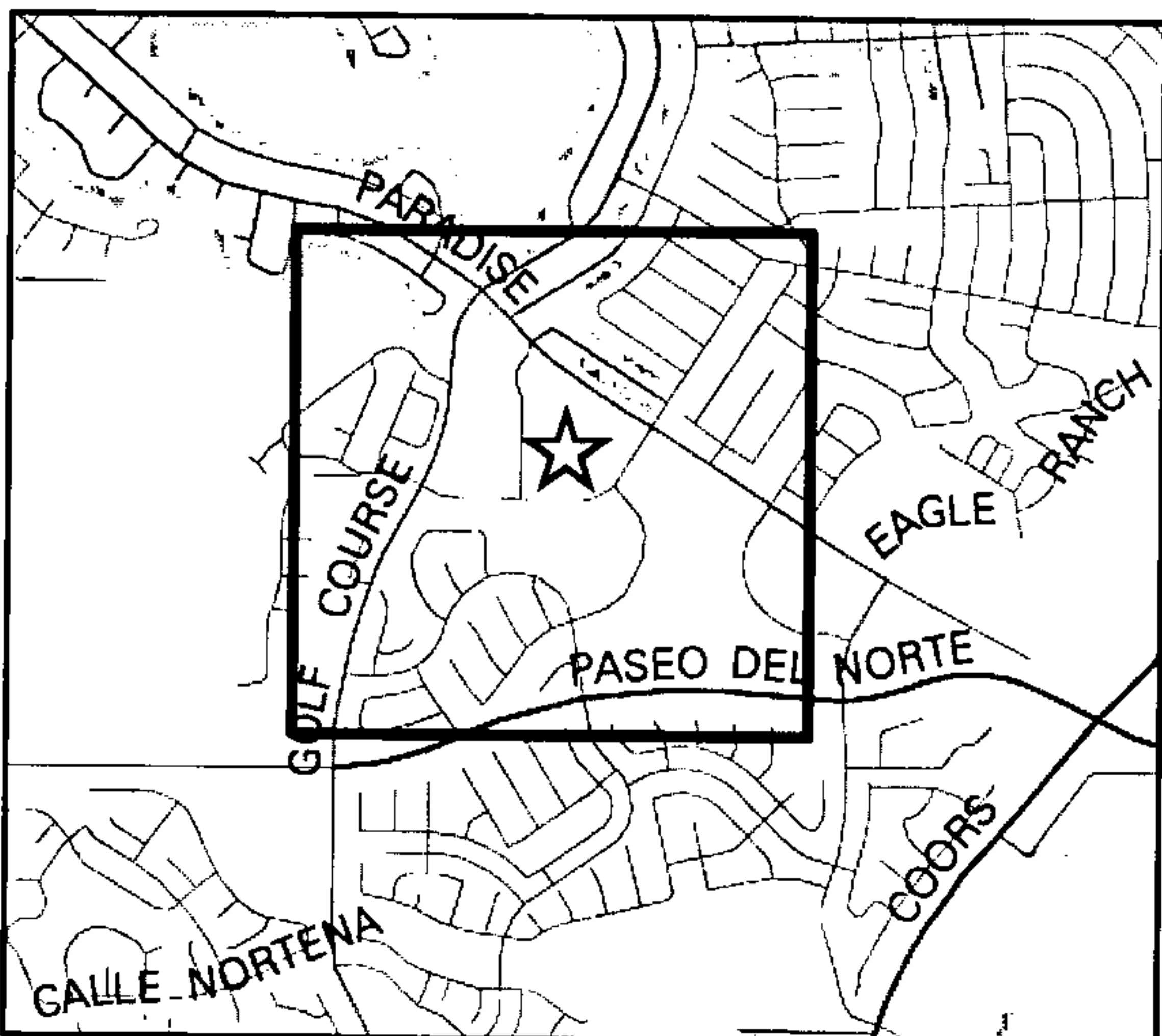
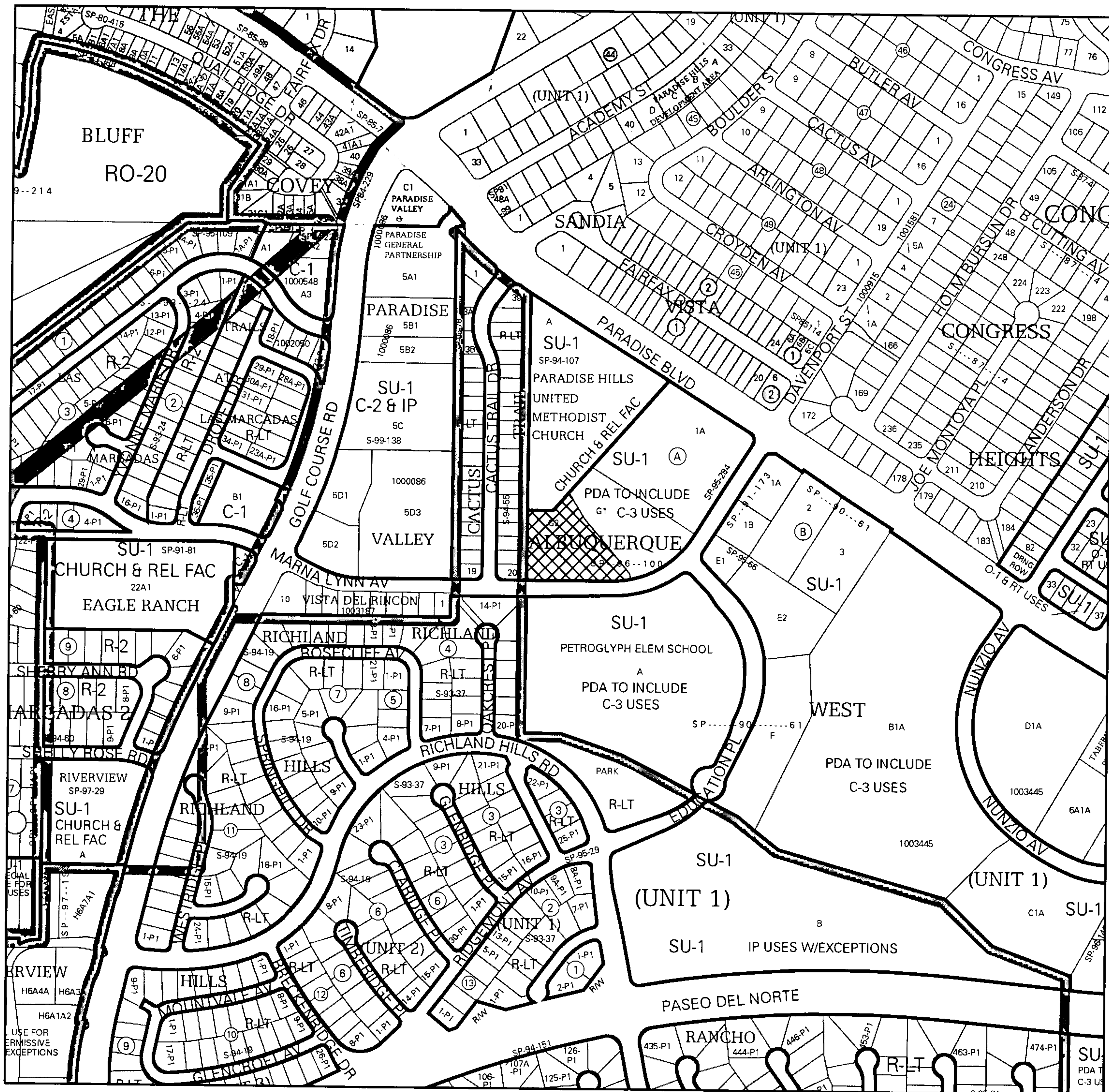
Impact Fee Administrator

Construction of a new townhouse within the proposed subdivision will require payment of Impact Fees. Based on the Unit A designed townhouse, it is estimated that impact fees will total approximately \$4,983 if a building permit is obtained prior to December 29, 2006, and the full impact fee of \$7,438 would be payable thereafter. Based on the Unit B designed townhouse, it is estimated that impact fees will total approximately \$4,873 if a building permit is obtained prior to December 29, 2006, and the full impact fee of \$7,273 would be payable thereafter. Based on the Unit C designed townhouse, it is estimated that impact fees will total approximately \$4,845 if a building permit is obtained prior to December 29, 2006, and the full impact fee of \$7,231 would be payable thereafter.

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

cc: Ameri-Contractors, P.O. Box 56883, 87187

Isaac Benton & Associates, 624 Tijeras Ave NW, 87102



ZONING MAP

Note: Grey shading indicates County.



1 inch equals 500 feet

Project Number:
1004530

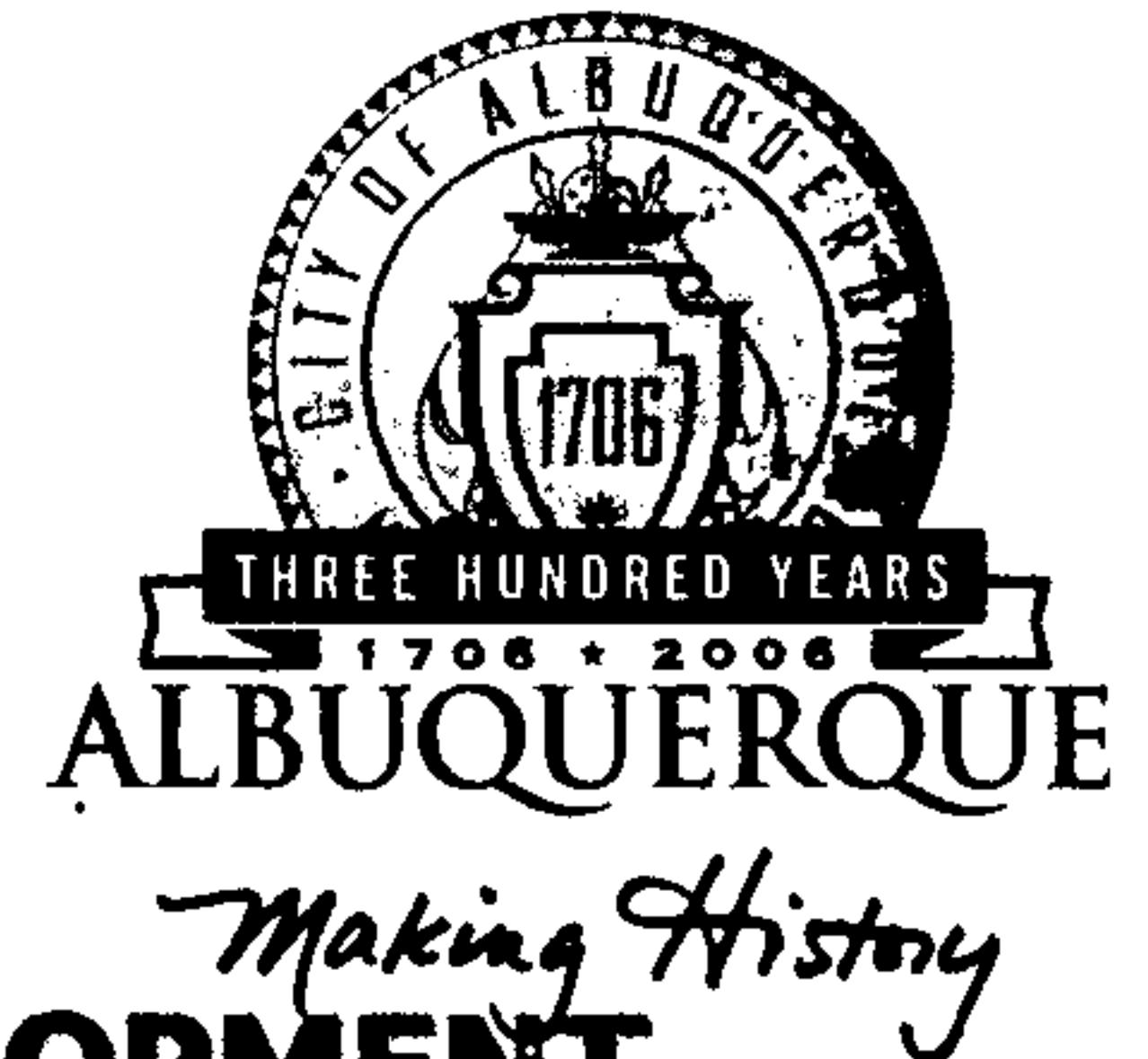
Hearing Date:
12/21/05

Zone Map Page:
C-12

Additional Case Numbers:
DRB-94-65 DRB94-624
DRB-94-616 Z-94-134

CITY OF ALBUQUERQUE

FYI



NOTIFICATION OF HEARING for the DEVELOPMENT REVIEW BOARD

December 1, 2005

TO: Larry Weaver and Tom Anderson, Paradise Hills Civic Assoc.
Gerri Warner and Zora Gordley, Piedras Marcadas NA

This letter will serve as your notification from the City of Albuquerque, under provisions of 0-92 pertaining to a request for: Requests the following for approximately two (2) acre(s): Major Vacation of Public Easements, Major Preliminary Plat Approval; Major Site Development Plan for Building Permit; Minor Vacation of Private Easements; Minor Sidewalk Waiver and Minor Temporary Deferral of Sidewalks for a proposed thirteen (13) two-story town homes.

Proposed by: Isaac Benton and Associates at 243-3499

Agent for: Ameri-Contractors

For property located: On or near Marna Lynn Avenue NW between Davenport Street NW and Cactus Trail Drive NW.

The case number(s) assigned is: 05DRB- 01769, 01774, 01773, 01772, 01770, 01771, Project # 1004530.

City Planning accepted application for this request on November 22, 2005.

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

Please be advised that this application is scheduled for a hearing before the Development Review Board (DRB) at 9 a.m. on Wednesday, December 21, 2005 in the Planning Hearing Room, Lower Level, Plaza Del Sol Building, 600 Second St. NW.

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

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

Sincerely,

Stephani J. Winklepleck

Stephani I. Winklepleck

Neighborhood Program Coordinator

OFFICE OF NEIGHBORHOOD COORDINATION

PLANNING DEPARTMENT

**cc: Claire Senova, DRB
Administrative Assistant**

Albuquerque - Making History 1706-2006

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov



**PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE**

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW**, on **Wednesday, December 21, 2005**, beginning at **9:00 a.m.** for the purpose of considering the following:

Project # ~~1004530~~

05DRB-01769 Major-Vacation of Public Easements
05DRB-01774 Major-Preliminary Plat Approval
05DRB-01773 Major-SiteDev Plan BldPermit
05DRB-01772 Minor-Vacation of Private Easements
05DRB-01770 Minor-Sidewalk Waiver
05DRB-01771 Minor-Temp Defer SDWK

ISAAC BENTON & ASSOCIATES agent(s) for AMERI-CONTRACTORS request(s) the above action(s) for all or a portion of Tract(s) G-2, **ALBUQUERQUE WEST, UNIT 1**, zoned SU-1 FOR PDA TO INCLUDE C-3, located on MARNA LYNN AVE NW, between DAVENPORT ST NW and CACTUS TRAIL DR NW containing approximately 2 acre(s). [REF: DRB-94-65, DRB-94-624, DRB-94-616, Z-94-134] (C-12)

Project # 1004556

05DRB-01781 Major-SiteDev Plan BldPermit

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) 11-B, **JOURNAL CENTER, PHASE 2, UNIT 2**, zoned IP, located on RUTLEDGE RD NE, between WASHINGTON ST NE and MASTHEAD ST NE containing approximately 10 acre(s). (D-17)

Project # 1004557

05DRB-01783 Major-Drainage Plan to Determine the Cost Allocation for Storm Drainage Improvements

MARK GOODWIN & ASSOCIATES agent(s) for STV INVESTMENTS request(s) the above action(s) for all or a portion of Lot(s) 1-6 and 27-32, Block(s) 2, 27 & 28, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned SU-2/IP & R-D, located on LOUISIANA BLVD NE, between ALAMEDA NE and MODESTO AVE NE. [REF: 04DRB00067] (C-18)

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

Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, DECEMBER 5, 2005.

**CITY OF PLANNING
PLANNING DEPARTMENT
PROPERTY OWNERSHIP LIST**

Meeting Date: DECEMBER 21, 2005
Zone Atlas Page: C-12-Z
Notification Radius: 100 Ft.

Project# 1004530
App#05DRB-01769
App#05DRB-01770
App#05DRB-01771
App#05DRB-01772
App#05DBR-01773
App#05DRB-01774

Cross Reference and Location: 4221 MARNA LYNN AVE NW / BETWEEN
DAVENPORT ST NW AND CACTUS TRAIL DR NW

Applicant: AMERI-CONTRACTORS
Address: PO BOX 56883
ALBUQUERQUE, NM 87187

Agent: ISAAC BENTON & ASSOCIATES
624 TIJERAS AVE NW
ALBUQUERQUE, NM 87102

Special Instructions:

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

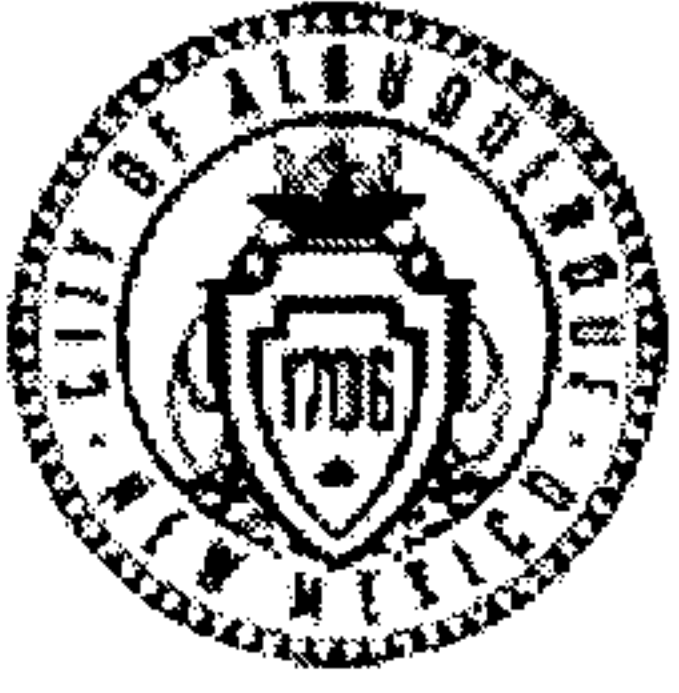
Date Mailed: DECEMBER 2, 2005
Signature: YVONNE SAAVEDRA

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
PROPERTY OWNERSHIP / LEGAL LIST**

Project# 100 4530
Application# _____

PAGE 1 OF 2

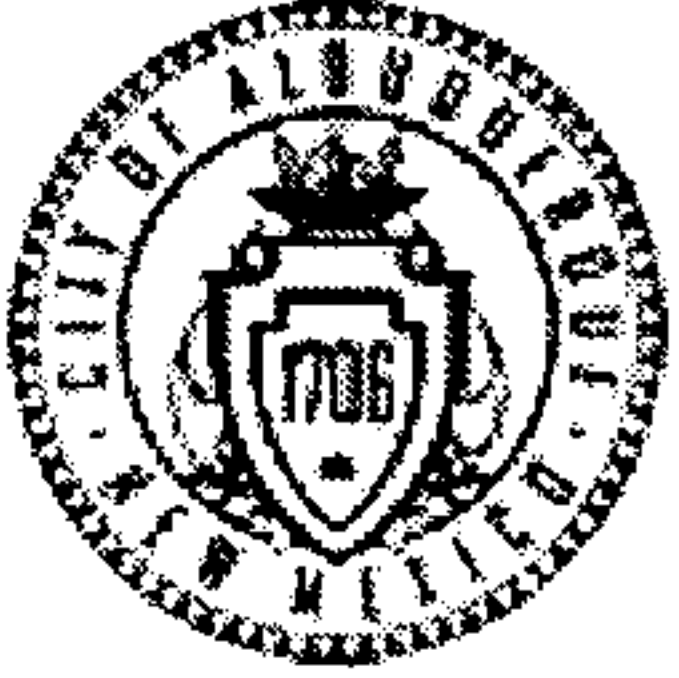
Zone Atlas Page #	Zone Atlas #	Grid Location	Parcel Sequence	Name & Address
C-12	1012064	304-417	121-24	✓
		327-427	22	✓
		342-452	23	✓ COA
		307-471	21	✓
		328-373	101-10	✓
		364-412	106-05	✓
		369-427	10	✓
		379-444	32	✓
		389-426	09	✓ Dup
		384-394	06	✓ Dup ²
		284-406	121-01	✓
		284-412	02	✓
		284-416	03	✓
		284-421	04	✓
		284-426	05	✓
		284-431	06	✓
		284-436	07	✓
		284-441	08	✓
		284-447	09	✓
		284-453	10	✓
		284-458	11	✓
		292-395	101-43	✓
		291-386	44	✓
		284-401	42	✓



Yvonne C.
Saavedra/APD/CABQ
11/28/2005 10:34 AM

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

----- Forwarded by Yvonne C. Saavedra/APD/CABQ on 11/28/2005 10:34 AM -----



mainframe@coa1mp3.ca
bq.gov
11/28/2005 10:32 AM

To
cc
Subject

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	OWNER	NAME:	WERSHAW	JOAN
	OWNER	ADDR:	07325	4TH
ALBUQUERQUE NM				ST
				NW
				87107
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		G1	&	G2
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	OWNER	NAME:	CANINE	COUNTRY
	OWNER	ADDR:	07327	4TH
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				NW
				87107
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		LT	1-A	BLK
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	OWNER	ADDR:	PO	BOX
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	OWNER	ADDR:	04700	PARADISE
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				DR
				NW
				87114
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	OWNER	NAME:	BOARD	OF
	OWNER	ADDR:	PO	BOX
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				87125
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UNI LAND USE:		LAT	FOR	TRS
		E-1	&	E-2
		ALBUQUERQUE	WEST	
	PROPERTY	ADDR:	00000	DAVENPORT
	OWNER	NAME:	TRUJILLO	ROGER
	OWNER	ADDR:	04640	CROYDEN
ALBUQUERQUE NM				AV
				NW
				87114

0101206436942710610 WEST LAND USE: LEGAL: LOT 1B B LK B REPLAT OF LT 1 BLK B ALBUQUERQUE
 PROPERTY ADDR: 00000 PARADISE
 OWNER NAME: CABEZON INC
 OWNER ADDR: PO BOX 1414
 CEDAR CREST NM 87008

0101206437944410632 WEST LAND USE: LEGAL: LOT 1A B LK B REPLAT OF LT 1 BLK B ALBUQUERQUE
 PROPERTY ADDR: 00000 PARADISE
 OWNER NAME: ABBOTT DEAN P & TRICIA L
 OWNER ADDR: 06601 SALT CEDAR TR NW
 ALBUQUERQUE NM 87120

0101206438942610609 LAND USE: LEGAL: 2 B ALBU QUERQUE WEST SUB'D CONT 1.4689 AC
 PROPERTY ADDR: 00000 PARADISE
 OWNER NAME: GRAND ALLIANCE I JOINT VENTURE
 OWNER ADDR: PO BOX 14708

ALBUQUERQUE NM 87191
 0101206438439410606 UNI LAND USE: LEGAL: TR E -2 P LAT FOR TRS E-1 & E-2 ALBUQUERQUE WEST
 PROPERTY ADDR: 00000 EDUCATION
 OWNER NAME: R J SCHAEFER REAL ESTATE &
 OWNER ADDR: PO BOX 14708

ALBUQUERQUE NM 87191
 0101206428440612101 0.1 LAND USE: LEGAL: LT 2 0 CO RRECTED PLAT OF CACTUS TRAIL SUBD CONT
 PROPERTY ADDR: 00000 CACTUS TRAIL
 OWNER NAME: ROSS ALAN B & JULIE A
 OWNER ADDR: 09000 CACTUS TR NW

ALBUQUERQUE NM 87114
 0101206428441212102 0.1 LAND USE: LEGAL: LT 2 1 CO RRECTED PLAT OF CACTUS TRAIL SUBD CONT
 PROPERTY ADDR: 00000 CACTUS TRAIL
 OWNER NAME: CAMPBELL SCOTT & RAMONA
 OWNER ADDR: 09004 CACTUS TRAIL RD NW

ALBUQUERQUE NM 87114
 0101206428441612103 0.1 LAND USE: LEGAL: LT 2 2 CO RRECTED PLAT OF CACTUS TRAIL SUBD CONT
 PROPERTY ADDR: 00000 CACTUS TRAIL
 OWNER NAME: SINISCAL PAUL & MARY-ANN
 OWNER ADDR: 09008 CACTUS TRAIL RD NW

ALBUQUERQUE NM 87114
 0101206428442112104 0.1 LAND USE: LEGAL: LT 2 3 CO RRECTED PLAT OF CACTUS TRAIL SUBD CONT
 PROPERTY ADDR: 00000 CACTUS TRAIL
 OWNER NAME: HUDSON BRENT M
 OWNER ADDR: 09016 CACTUS TRAIL DR NW

ALBUQUERQUE NM 87114
 0101206428442612105 0.1 LAND USE: LEGAL: LT 2 4 CO RRECTED PLAT OF CACTUS TRAIL SUBD CONT
 PROPERTY ADDR: 00000 CACTUS TRAIL
 OWNER NAME: HUYNH TINA T & DUSTIN L FEDERS
 OWNER ADDR: 09100 CACTUS TRAIL DR NW

ALBUQUERQUE NM 87114

0101206428443112106 LEGAL: LT 2 5 CO RRECTED PLAT OF CACTUS TRAIL SUBD CONT
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PROPERTY ADDR: 00000 CACTUS TRAIL
OWNER NAME: SARAZIN TERRY L
OWNER ADDR: 09104 CACTUS TRAIL RD NW
ALBUQUERQUE NM 87114

0101206428443612107 LEGAL: LT 2 6 CO RRECTED PLAT OF CACTUS TRAIL SUBD CONT
0.1 LAND USE:
PROPERTY ADDR: 00000 CACTUS TRAIL
OWNER NAME: SUNDHOLM BARBARA J
OWNER ADDR: 09108 CACTUS TRAIL RD NW
ALBUQUERQUE NM 87114

0101206428444112108 LEGAL: LT 2 7 CO RRECTED PLAT OF CACTUS TRAIL SUBD CONT
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PROPERTY ADDR: 00000 CACTUS TRAIL
OWNER NAME: LUCERO LEO E
OWNER ADDR: 09116 CACTUS TR NW
ALBUQUERQUE NM 87114

0101206428444712109 LEGAL: LT 2 8 CO RRECTED PLAT OF CACTUS TRAIL SUBD CONT
0.1 LAND USE:
PROPERTY ADDR: 00000 CACTUS TRAIL
OWNER NAME: MAGNUSON JOHN MICHAEL & APRIL
OWNER ADDR: 09200 CACTUS TRAIL DR NW
ALBUQUERQUE NM 87114

0101206428445312110 LEGAL: LT 2 9 CO RRECTED PLAT OF CACTUS TRAIL SUBD CONT
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PROPERTY ADDR: 00000 CACTUS TRAIL
OWNER NAME: LUCERO PHILLIP & RENEE
OWNER ADDR: 09204 CACTUS TRAIL NW
ALBUQUERQUE NM 87114

0101206428445812111 LEGAL: LT 3 0 CO RRECTED PLAT OF CACTUS TRAIL SUBD CONT
0.1 LAND USE:
PROPERTY ADDR: 00000 CACTUS TRAIL
OWNER NAME: ANDES WILLIAM C & MARTHA M
OWNER ADDR: 09208 CACTUS TR NW
ALBUQUERQUE NM 87114

0101206429239510143 LEGAL: LT 1 5-P1 BLK 4 VACATION AND REPLAT OF RIVERVIEW
PA LAND USE:
PROPERTY ADDR: 00000 OAKCREST
OWNER NAME: GONZALES EUGENE G & GINA D
OWNER ADDR: 08724 OAKCREST PL NW
ALBUQUERQUE NM 87114

0101206429138610144 LEGAL: LT 1 6-P1 BLK 4 VACATION AND REPLAT OF RIVERVIEW
PA LAND USE:
PROPERTY ADDR: 00000 OAKCREST
OWNER NAME: GUERRIERO J CHRISTOPHER & KELL
OWNER ADDR: 08720 OAKCREST PL NW
ALBUQUERQUE NM 87114

0101206428440110142 LEGAL: LT 1 4-P1 BLK 4 VACATION AND REPLAT OF RIVERVIEW
PA LAND USE:
PROPERTY ADDR: 00000 OAKCREST
OWNER NAME: COLOVOS GUS J & KATHY S
OWNER ADDR: 08727 OAKCREST PL NW
ALBUQUERQUE NM 87114

PAGE 4

0101206427640010140 RIVER LAND USE: LEGAL: R/W PEDE STRIAN ACCESS VACATION AND REPLAT OF

PROPERTY ADDR: 00000 N/A
OWNER NAME: CITY OF ALBUQUERQUE
OWNER ADDR: PO BOX 1293

ALBUQUERQUE NM 87103

0101206429137910145 PA LAND USE: LEGAL: LT 1 7-P1 BLK 4 VACATION AND REPLAT OF RIVERVIEW

PROPERTY ADDR: 00000 OAKCREST
OWNER NAME: MATTERN DAVID E & LESLIE M
OWNER ADDR: 08716 OAKCREST PL NW

ALBUQUERQUE NM 87114

0101206429137310146 PA LAND USE: LEGAL: LT 1 8-P1 BLK 4 VACATION AND REPLAT OF RIVERVIEW

PROPERTY ADDR: 00000 OAKCREST
OWNER NAME: MONTOYA CHARLES R & ELENA M
OWNER ADDR: 08708 OAKCREST PL NW

ALBUQUERQUE NM 87114

QUIT

101206434245212123 LEGAL: LOT 1-A BLK A OF LOT 1-A BLK A ALBUQUERQUE WES 1 54 AC M/L
OR 166.1
PROPERTY ADDR: 4600 PARADISE BLVD NW

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

101206432837310110 LEGAL: TRACT A PLAT OF ALBUQUERQUE WEST UNIT 1 CONT
PROPERTY ADDR: 5100 MARNA LYNN DR NW

OWNERS NAME: BOARD OF EDUCATION OF THE CITY
OWNERS ADDR: PO BOX 25704
 ALBUQUERQUE, NM 87125

101206436942710610 LEGAL: LOT 1B BLK B REPLAT OF LOT 1 BLK K B ALBUQUERQUE 8 70 SQ FT
PROPERTY ADDR: 0 PARADISE BLVD NW

OWNERS NAME: CABEZON INC
OWNERS ADDR: PO BOX 1414
 CEDAR CREST, NM 87008

101206438439410606 LEGAL: TRACT E-2 PLAT FOR TRS E-1 & E-2 ALBUQUERQUE WE 1.7141 AC
M/L OR 74
PROPERTY ADDR: EDUCATION PL NW

OWNERS NAME: R J SCHAEFER REAL ESTATE
OWNERS ADDR: PO BOX 14708
 ALBUQUERQUE, NM 87191

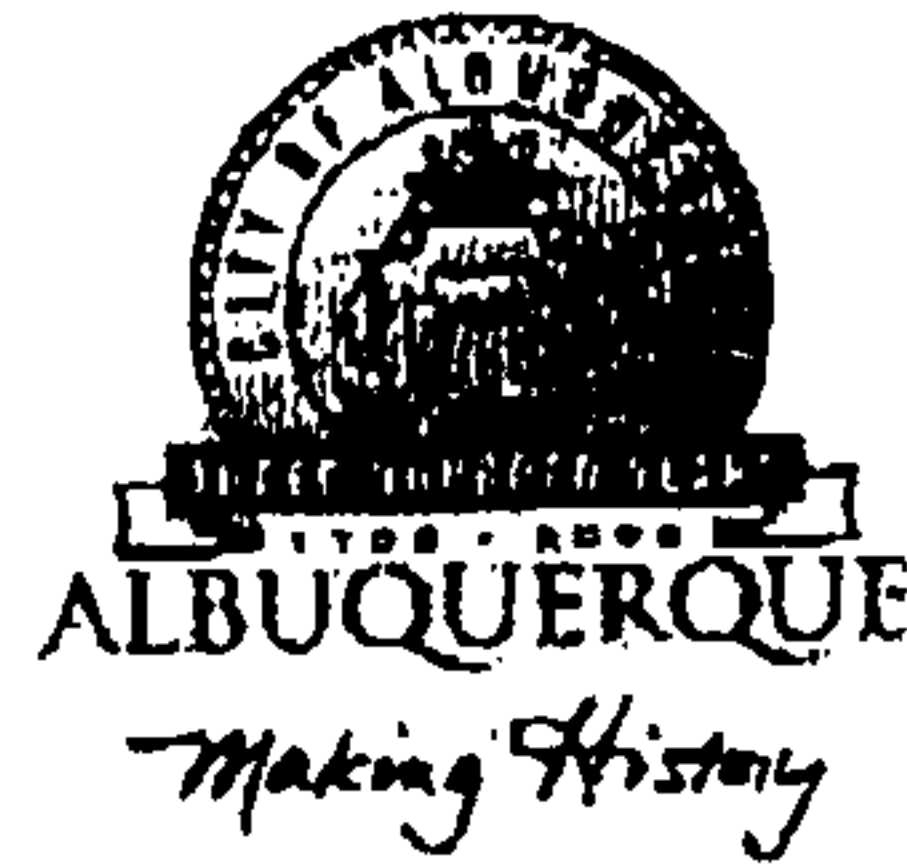
101206427640010140 LEGAL: R/W PEDESTRIAN ACCESS VACATION AND REPLAT OF E LS H-3, H-4
AND H
PROPERTY ADDR: N/A

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

101206438642610609

LEGAL: *2 B ALBUQUERQUE WEST SUB'D CONT 1.4689 AC
PROPERTY ADDR: PARADISE BLVD NW

OWNERS NAME: GRAND ALLIANCE I JOINT VENTURE
OWNERS ADDR: PO BOX 14708
ALBUQUERQUE, NM 87191



City of Albuquerque
P.O. Box 1293, Albuquerque, NM 87103

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

November 11, 2005

Bob Hall
Isaac Benton and Associates Architects
624 Tijeras Avenue NW/87102
Phone: 243-3499/Fax: 243-3583

Dear Bob:

Thank you for your inquiry of November 11, 2005 requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **TRACT G-2, ALBUQUERQUE WEST, UNIT 1 LOCATED ON MARNA LYNN AVENUE NW BETWEEN DAVENPORT STREET NW AND CACTUS TRAIL DRIVE NW** zone map **C-12**

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

PARADISE HILLS CIVIC ASSOC. (PHC) "R"

*Larry Weaver, 6001 Unitas Ct. NW/87114 898-8640 (h) 846-1511 (w)
Tom Anderson, 10013 Plunkett Dr. NW/87114 897-2593 (h)

PIEDRAS MARCADAS N.A. (PMC) "R"

*Gerri Warner, 8715 Tia Christina NW/87114 898-3110 (h) 846-6189 (w)
Zora Gordley, 8615 Tia Christina NW/87114 897-6950 (h)

Please note that according to O-92 you are required to notify each of these contact persons by **certified mail, return receipt requested, before** the Planning Department will accept your application filing. **IMPORTANT!** Failure of adequate notification may result in your **Application Hearing being deferred for 30 days.** If you have any questions about the information provided, please contact me at (505) 924-3902 or via an e-mail message at swinklepleck@cabq.gov or by fax at (505) 924-3913.

Sincerely,

Stephani Winklepleck

Stephani I. Winklepleck
Neighborhood Program Coordinator
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

Project # 1004530

AMERI-CONTRACTORS
PO BOX 56883
ALBUQUERQUE, NM 87187

Project # 1004530

ISAAC BENTON & ASSOCIATES
624 TIJERAS AVE NW
ALBUQUERQUE, NM 87102

Project # 1004530

LARRY WEAVER
Paradise Hills Civic Assoc.
6001 UNITAS CT NW
ALBUQUERQUE, NM 87114

Project # 1004530

TOM ANERSON
Paradise Hills Civic Assoc.
10013 PLUNKETT DR NW
ALBUQUERQUE, NM 87114

Project # 1004530

GERRI WARNER
Piedras Marcadas N.A.
8715 TIA CHRISTINA NW
ALBUQUERQUE, NM 87114

Project # 1004530

ZORA GORDLEY
Piedras Marcadas N.A..
8615 TIA CHRISTINA NW
ALBUQUERQUE, NM 87114

101206430441712124

WERSHAW JOAN TRUSTEE WESHAW M
7325 4TH ST NW
ALBUQUERQUE NM 87107

101206432742712122

CANINE COUNTRY CLUB INC
7327 4TH ST NW
ALBUQUERQUE NM 87107

101206430747112121

PARADISE HILLS U METHODIST CH
4700 PARADISE HILLS DR NW
ALBUQUERQUE NM 87114

101206432837310110

BOARD OF EDUCATION OF THE CIT
PO BOX 25704
ALBUQUERQUE, NM 87125

101206436441210605

TRUJILLO ROGER
4640 CROYDEN AV NW
ALBUQUERQUE NM 87114

101206436942710610

CABEZON INC
PO BOX 1414
CEDAR CREST, NM 87008

101206437944410632

ABBOTT DEAN P & TRICIA L
6601 SALT CEDAR TR NW
ALBUQUERQUE NM 87120

101206438942610609

GRAND ALLIANCE I JOINT VENTUR
PO BOX 14708
ALBUQUERQUE, NM 87191

101206438439410606

R J SCHAEFER REAL ESTATE &
PO BOX 14708
ALBUQUERQUE, NM 87191

101206428440612101

ROSS ALAN B & JULIE A
9000 CACTUS TR NW
ALBUQUERQUE NM 87114

101206428441212102

CAMPBELL SCOTT & RAMONA
9004 CACTUS TRAIL RD NW
ALBUQUERQUE NM 87114

101206428441612103

SINISCAL PAUL & MARY-ANN
9008 CACTUS TRAIL RD NW
ALBUQUERQUE NM 87114

101206428442112104

HUDSON BRENT M
9016 CACTUS TRAIL DR NW
ALBUQUERQUE NM 87114

101206428442612105

HUYNH TINA T & DUSTIN L FEDER
9100 CACTUS TRAIL DR NW
ALBUQUERQUE NM 87114

101206428443112106

SARAZIN TERRY L
9104 CACTUS TRAIL RD NW
ALBUQUERQUE NM 87114

101206428443612107

SUNDHOLM BARBARA J
9108 CACTUS TRAIL RD NW
ALBUQUERQUE NM 87114

101206428444112108

LUCERO LEO E
9116 CACTUS TR NW
ALBUQUERQUE NM 87114

101206428444712109

MAGNUSON JOHN MICHAEL & APRI
9200 CACTUS TRAIL DR NW
ALBUQUERQUE NM 87114

101206428445312110

LUCERO PHILLIP & RENEE
9204 CACTUS TRAIL NW
ALBUQUERQUE NM 87114

101206428445812111

ANDES WILLIAM C & MARTHA M
9208 CACTUS TR NW
ALBUQUERQUE NM 87114

101206429239510143

GONZALES EUGENE G & GINA D
8724 OAKCREST PL NW
ALBUQUERQUE NM 87114

101206429138610144

GUERRIERO J CHRISTOPHER & KEL
8720 OAKCREST PL NW
ALBUQUERQUE NM 87114

101206428440110142

COLOVOS GUS J & KATHY S
8727 OAKCREST PL NW
ALBUQUERQUE NM 87114

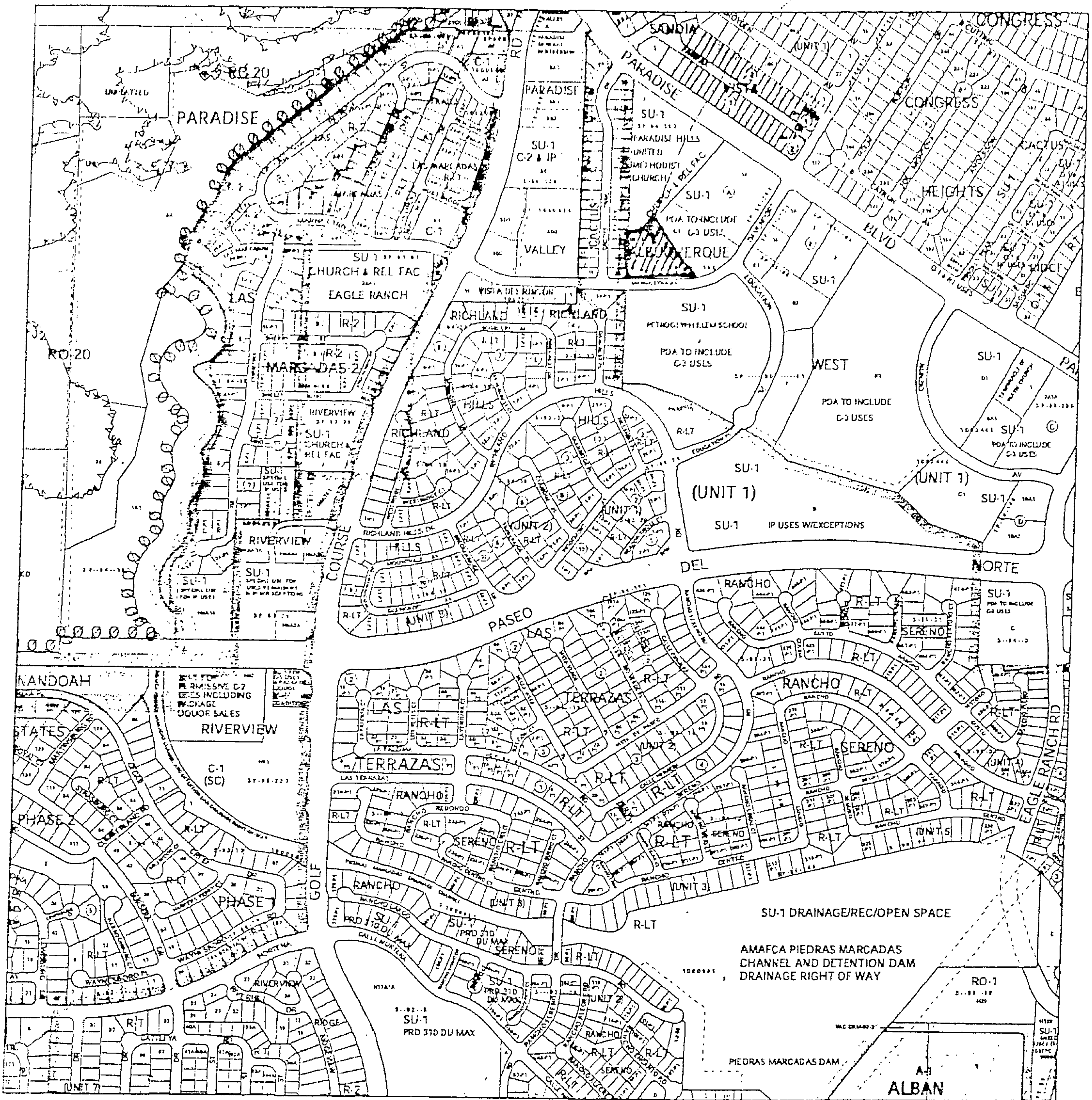
101206429137910145

MATTERN DAVID E & LESLIE M
8716 OAKCREST PL NW
ALBUQUERQUE NM 87114

101206429137310146

MONTOYA CHARLES R & ELENA M
8708 OAKCREST PL NW
ALBUQUERQUE NM 87114

SITE



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

AGIS
Albuquerque Geographic Information System

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
C-12-Z

Selected Symbols

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

Map amended through: Apr 22, 2005

0 750 1,500 Feet



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

March 17, 2010

Project# 1004530

10DRB-70079 EXT OF SIA FOR TEMP DEFR SDWK CONST

CUSTOM GRADING INC agent(s) for AMERI-CONTRACTORS request(s) the above action(s) for all or a portion of Tract(s) G-2, **ALBUQUERQUE WEST (to be known as MARNA LYNN AVENUE TOWNHOMES Unit(s) 1**, zoned SU-1 FOR PDA INCL C-3, located on PARADISE BLVD NW BETWEEN MARNA LYNN AVE NW AND DAVENPORT ST NW containing approximately 1.7132 acre(s). (C-12)

At the March 17, 2010 Development Review Board meeting, a two year extension to the four-year agreement for the deferral of sidewalks was approved.

If you wish to appeal this decision, you must do so by April 1, 2010 in the manner described below.

Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision.

The date the determination in question is issued is not included in the 15-day period for filing an appeal.

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

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


Jack Cloud, AICP, DRB Chair

Cc: Custom Grading Inc. – P.O. Box 94088 – Albuquerque, NM 87199

Cc: Dwayne Pino, Ameri-Contractors – P.O. Box 58883 – Albuquerque, NM 87187

Marilyn Maldonado

File



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

March 21, 2012

Project# 1004530

12DRB-70084 EXT OF SIA FOR TEMP DEFR SDWK CONST

CUSTOM GRADING, INC. agent(s) for DWAYE PINO, AMERI-CONTRACTORS request(s) the above action(s) for all or a portion of **LAS MIRADAS TOWNHOMES** zoned SU-1 FOR PDA INCL C-3, located on PARADISE BETWEEN MARNA LYNN AND DAVEPORT containing approximately 1.7132 acre(s). (C-12)

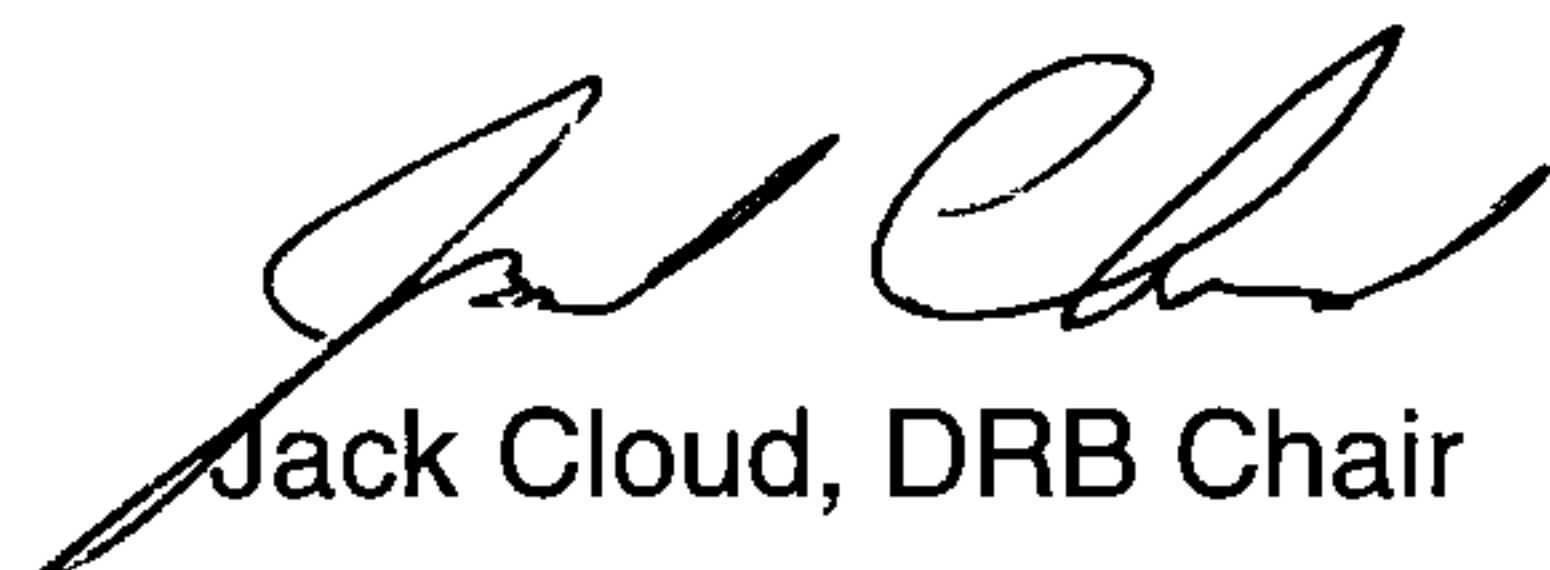
At the March 21, 2012 Development Review Board meeting, a 2 year extension to the agreement for the deferral of sidewalks was approved. Please provide an exhibit to the Design Review Committee indicating the lot number/addresses where sidewalks are still deferred.

If you wish to appeal this decision, you must do so by April 5, 2012, in the manner described below.

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

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

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



Jack Cloud, DRB Chair

Cc:
Marilyn Maldonado
file

City of Albuquerque Planning Department

DEVELOPMENT AND BUILDING SERVICES

STANDARD APPLICATION, Paper Plans Required

DEVELOPMENT REVIEW BOARD

03/05/2012 Issued By: BLDAVM 138352

Category Code 910
2012 070 084

Application Number: 12DRB-70084, Ext Of Sia For Temp Defr Sdwk Const

Address:

Location Description: PARADISE BETWEEN MARNA LYNN AND DAVEPORT

Project Number: 1004530

Applicant

DWAYE PINO, AMERI-CONTRACTORS

PO BOX 58883
ALBUQUERQUE NM 87187

Agent / Contact

CUSTOM GRADING, INC.
TRULA M HOWE
P.O. BOX 94088
ALBUQUERQUE NM 87199
505 897-4225

Application Fees

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

City Of Albuquerque
Treasury Division

3/5/2012 2:13PM LOC: ANNX
WS# 007 TRANS# 0048
RECEIPT# 00155032-00155032
PERMIT# 2012070084 TRSLJ5
Trans Amt \$70.00
Conflict Manag. Fee \$20.00
DRB Actions \$50.00
LK \$70.00
CHANGE \$0.00

Thank You



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
- Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plan boundaries)
- Sector Plan (Phase I, II, III)
- Amendment to Sector, Area, Facility or Comprehensive Plan
- Text Amendment (Zoning Code/Sub Regs)
- Street Name Change (Local & Collector)

L A APPEAL / PROTEST of...

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

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

APPLICATION INFORMATION:

Professional/Agent (if any): Custom Grading, Inc. PHONE: 897-4225
 ADDRESS: P O Box 94088 FAX: 792-2399
 CITY: Albuquerque STATE NM ZIP 87199 E-MAIL: tru@cgirm.com

APPLICANT: Dwayne Pino, Ameri-Contractors PHONE: 238-0920
 ADDRESS: P.O. Box 98883 FAX: 890-7278
 CITY: Albuquerque STATE NM ZIP 87187 E-MAIL: _____
 Proprietary interest in site: Owner List all owners: _____

DESCRIPTION OF REQUEST: Extension of the SIA for temporary deferral of sidewalk construction

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. Tract G-2 Block: N/A Unit: 1
 Subdiv/Addn/TBKA: Albuquerque West blk Las Miradas Townhomes
 Existing Zoning: SU-1 for POA incl C-3 uses Proposed zoning: N/A MRGCD Map No N/A
 Zone Atlas page(s): C-12-Z UPC Code: 1-012-064-304-417-12124

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): Proj. # 1004530
05 DRB-01769, 01774, 01773, 01772, 01770, 01771

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? No
 No. of existing lots: 1 No. of proposed lots: 13 Total site area (acres): 1.7132
 LOCATION OF PROPERTY BY STREETS: On or Near: Paradise Blvd NW
 Between: Marna Lynn Ave NW and Davenport Street NW

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

SIGNATURE [Signature] DATE 3/1/12
 (Print Name) Trula M Howe Applicant: Agent:

FOR OFFICIAL USE ONLY

Revised: 6/2011

<input checked="" type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>12 ORB - 70084</u>	<u>ESIA</u>	_____	<u>\$ 50.00</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	<u>CMF</u>	_____	<u>\$ 20.00</u>
<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	_____	_____	_____	\$ _____
				Total
				<u>\$ 70.00</u>

Hearing date March 21, 2012
3-5-12

Project # 1004530

[Signature]
 Staff signature & Date

FORM V: SUBDIVISION VARIANCES & VACATIONS

- BULK LAND VARIANCE (DRB04)** (PUBLIC HEARING CASE) **24 copies**
- Application for Minor Plat on FORM S-3, including those submittal requirements.
 - Letter briefly describing and explaining: the request, compliance with the Development Process Manual, and all improvements to be waived.
 - Notice on the proposed Plat that there are conditions to subsequent subdivision (refer to DPM)
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
- DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.**

- VACATION OF PUBLIC EASEMENT (DRB27)**
- VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)**
- The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24 copies.**
(Not required for City owned public right-of-way.)
 - Drawing showing the easement or right-of-way to be vacated, etc. (not to exceed 8.5" by 11") **24 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
- Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

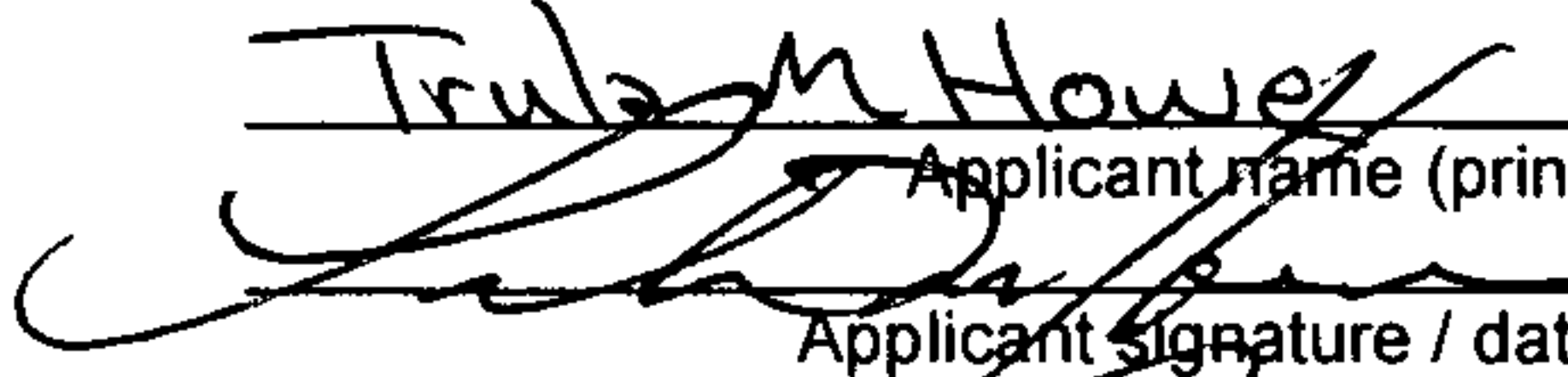
- SIDEWALK VARIANCE (DRB20)**
- SIDEWALK WAIVER (DRB21)** **6 copies**
- Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14")
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the variance or waiver
 - List any original and/or related file numbers on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.**

- SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS (DRB25)**
- Scale drawing showing the location of the proposed variance or waiver (not to exceed 8.5" by 14") **24 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the variance
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
- DRB meetings are approximately 30 DAYS after the filing deadline. Your attendance is required.**

- TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB19)**
- EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB07)** **6 copies**
- Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14")
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the deferral or extension
 - List any original and/or related file numbers on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.**

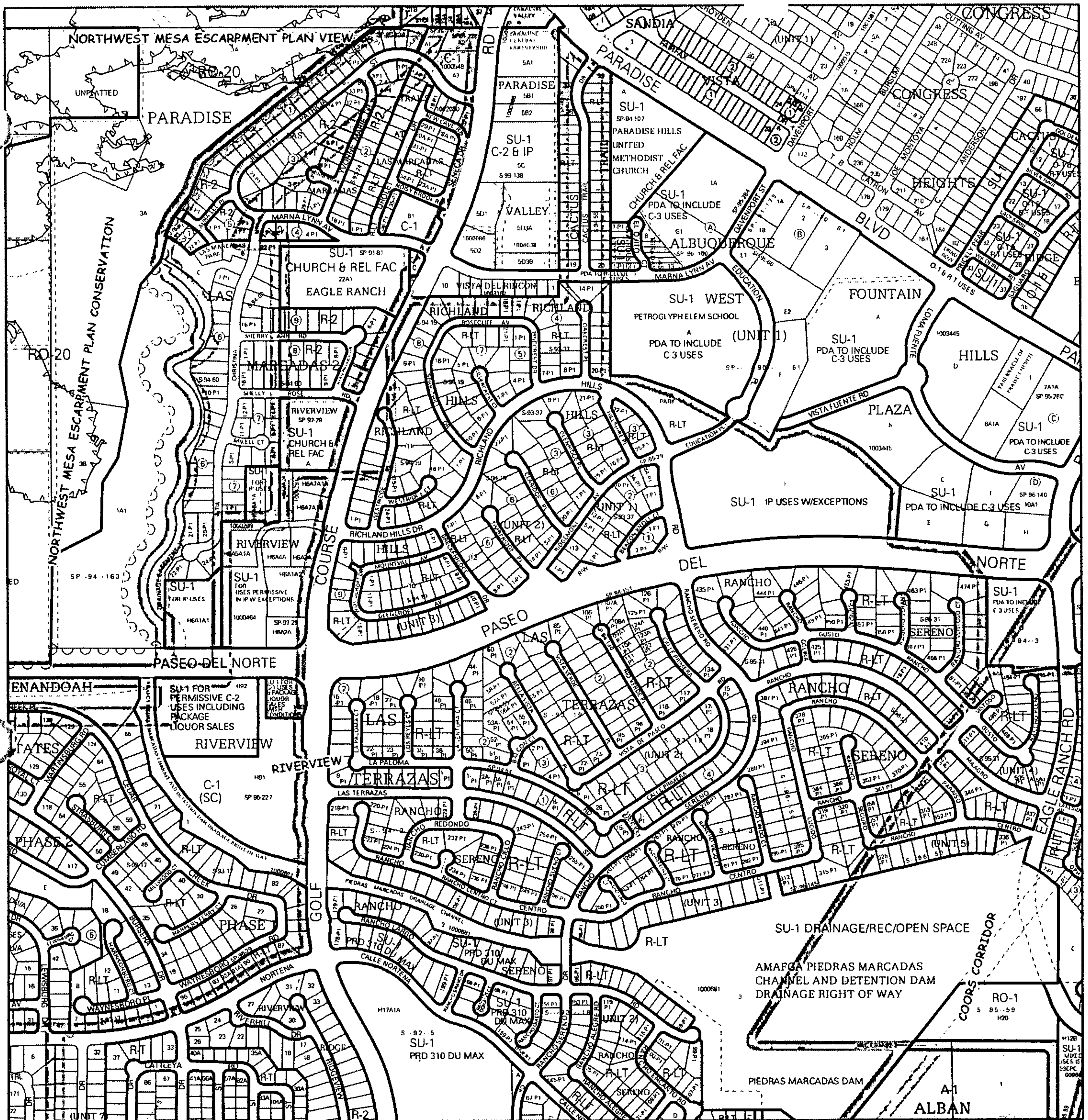
- VACATION OF PRIVATE EASEMENT (DRB26)**
- VACATION OF RECORDED PLAT (DRB29)** **6 copies**
- The complete document which created the private easement/recorded plat (not to exceed 8.5" by 14")
 - Scale drawing showing the easement to be vacated (8.5" by 11")
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter/documents briefly describing, explaining, and justifying the vacation
 - Letter of authorization from the grantors and the beneficiaries (private easement only)
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
- Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

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

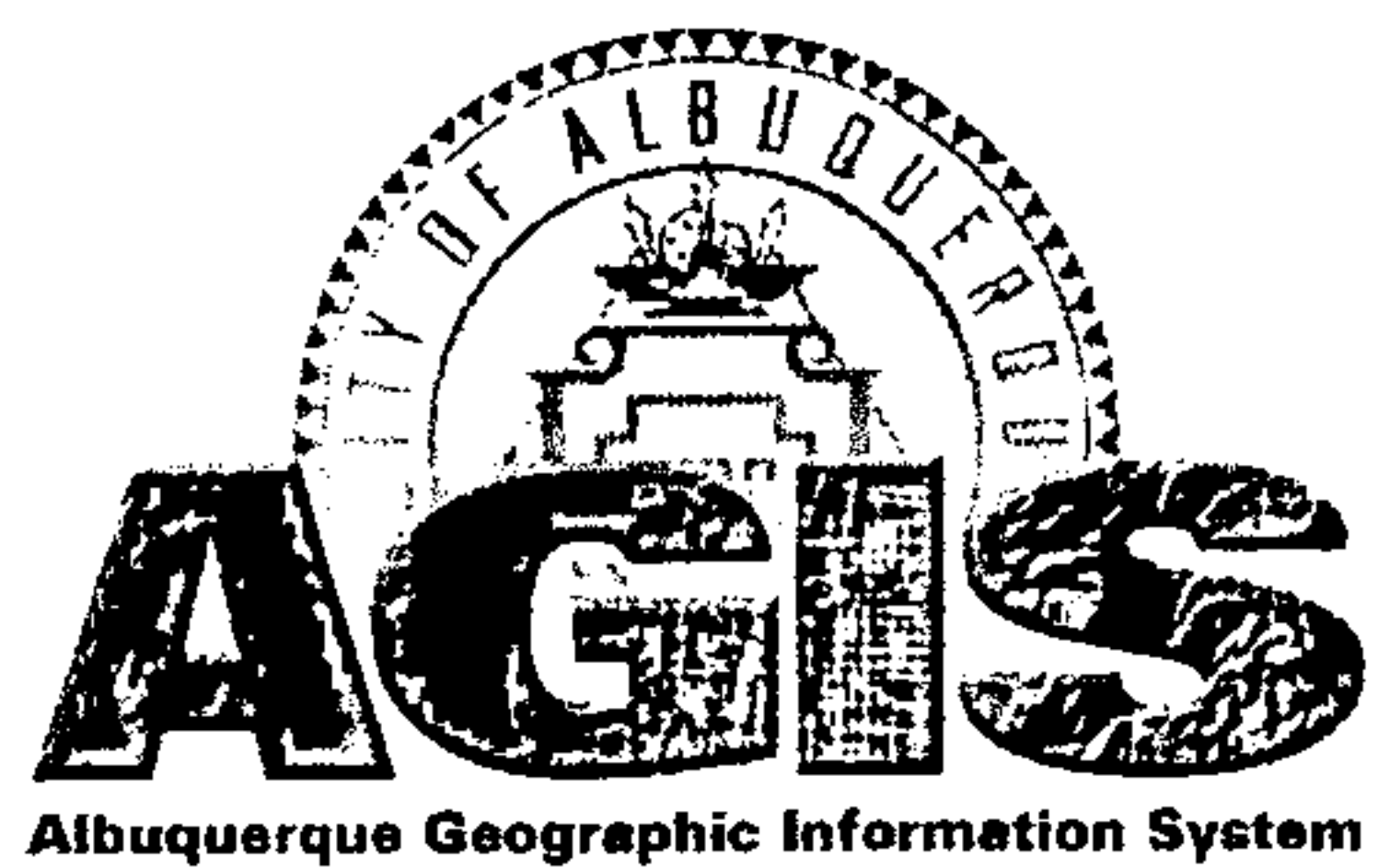

 Applicant name (print) Truley M. Howes
 Applicant signature / date [Signature]
 Form revised 4/07
 Planner signature / date [Signature] **3-5-12**
 Project # 1004530



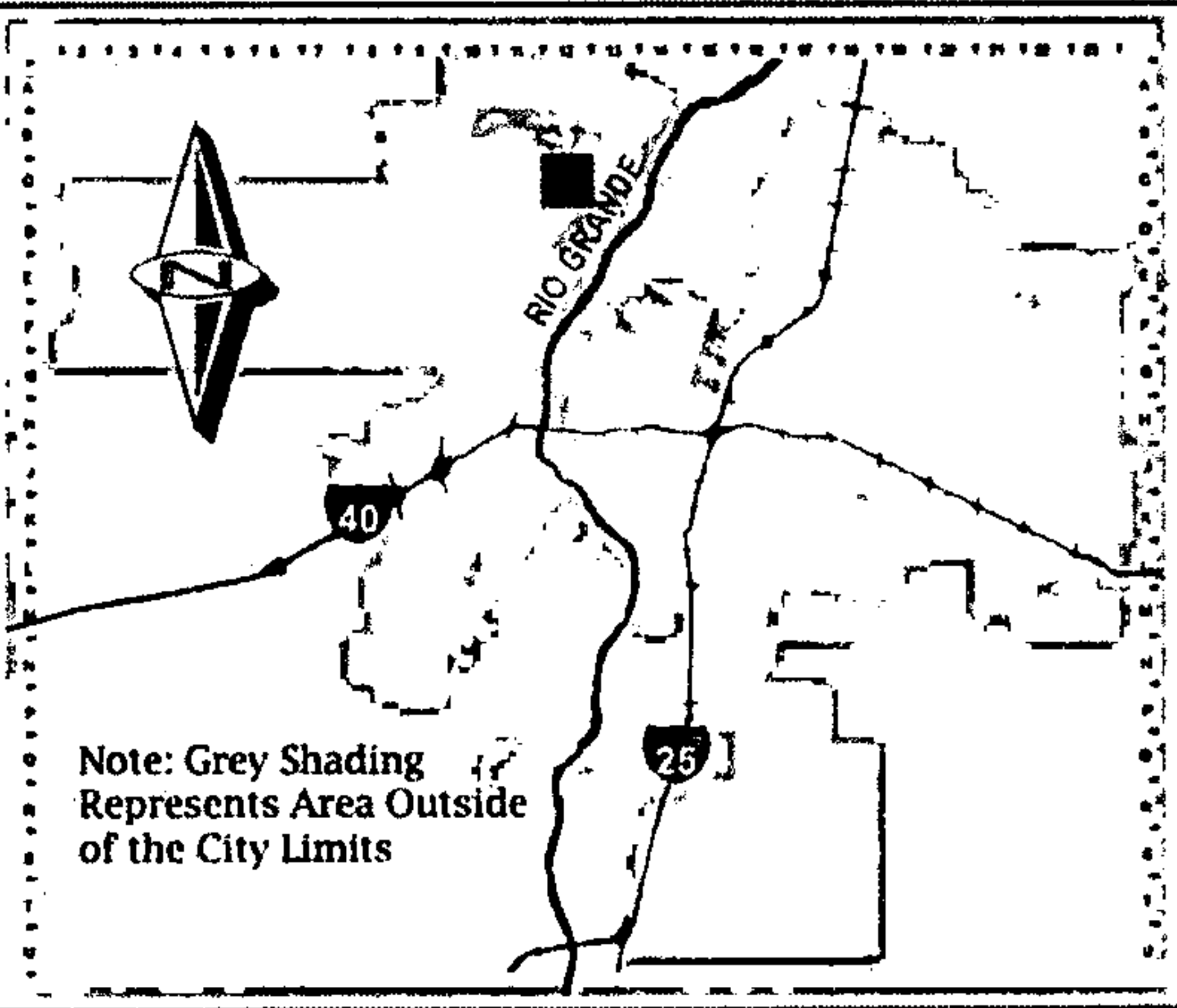
- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
12 - DRB - 70084



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:

C-12-Z

Selected Symbols

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





Custom Grading, Inc.

PO Box 94088
Albuquerque, NM 87199

Office: 505-897-4225 Fax: 505-792-2399

March 5, 2012

City of Albuquerque
Planning Department

Re: Request for Extension of SIA for Temporary Deferral of Sidewalk Construction
City Project No: 776281, Marna Lynn Townhomes

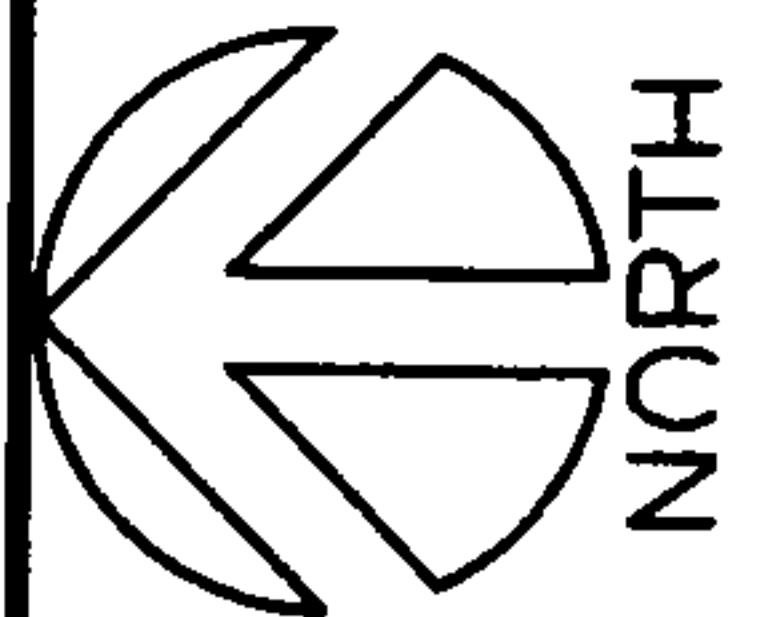
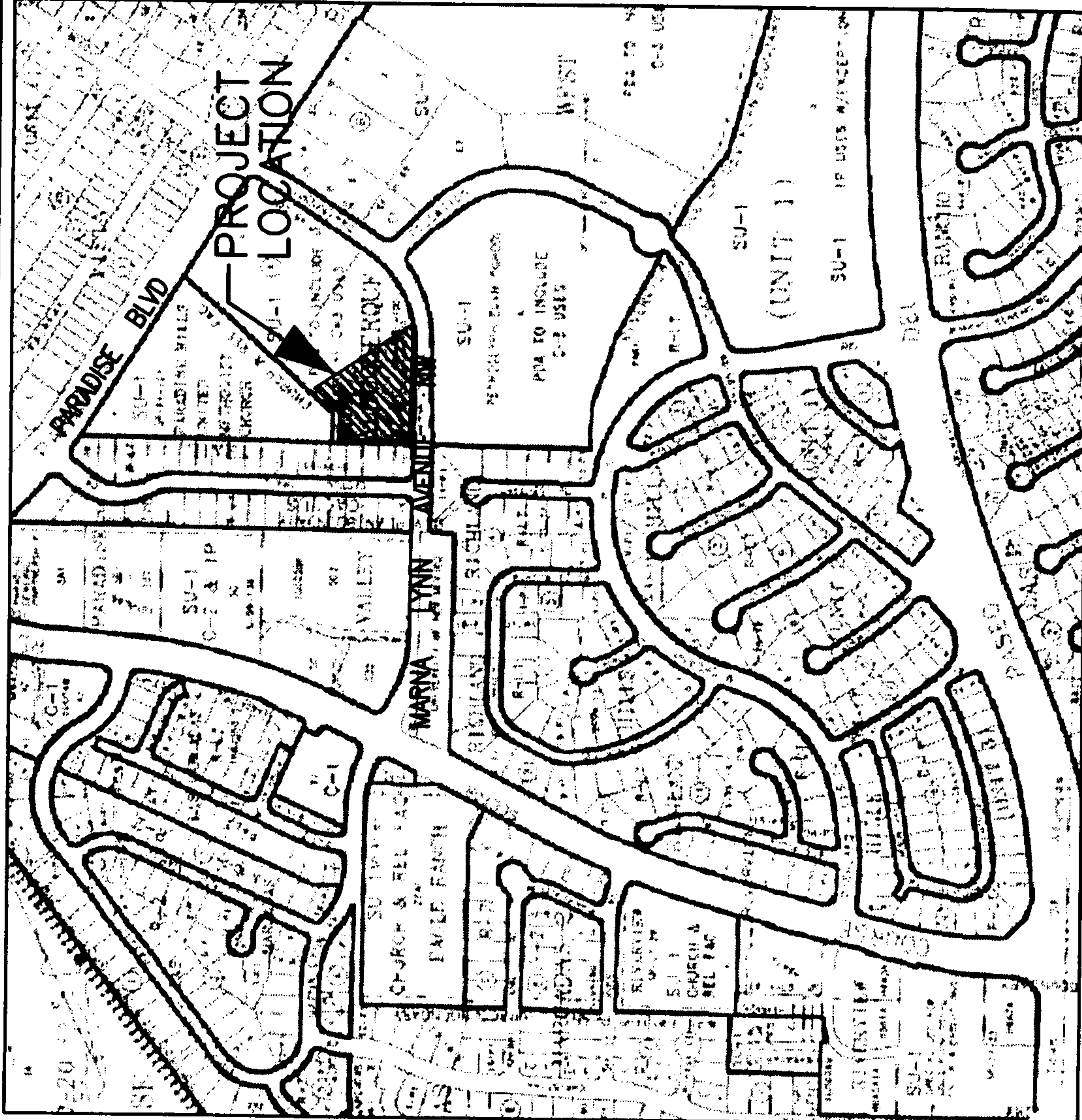
To Whom It May Concern:

This letter is to request an extension of the SIA for the Temporary Deferral of Sidewalk Construction. There have been no changes since the last extension, as we have not yet begun construction of the subdivision. However, we have obtained a building permit to begin construction of the first house this year. Please consider our request. Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read 'Trula Howe', written in a cursive style.

Trula Howe
Administrative Assistant



VICINITY MAP (C-12)

GENERAL NOTES

Current DR#
Project Number: 1004530

FIGURE 12

Date Submitted: 12/21/05
Date Site Plan Approved: _____
Date Preliminary Plat Approved: 12/21/05
Date Preliminary Plat Expires: 12/21/06
DRB Project No.: 1004530
DRB Application No.: 05-0177A

ORIGINAL

INFRASTRUCTURE LIST

(Rev. 9-20-05)

EXHIBIT "A"

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


MARNA LYNN AVENUE TOWNHOMES

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Tract G-2, Albuquerque West, Unit 1

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
		2'-6"	Standard Curbs & Gutter		Marna Lynn	Cul-de-Sac	/	/	/
		26' F.tof.	Permanent Residential Paving		Marna Lynn	Cul-de-Sac	/	/	/
		4' Wide	Concrete Sidewalks * 		Marna Lynn	Cul-de-Sac	/	/	/
		8"	Sanitary Sewer w/ 13 Service Lines		Marna Lynn	Cul-de-Sac	/	/	/
		6"	Water Line w/ 13-3/4" Water Services		Marna Lynn	Cul-de-Sac	/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/

ORIGINAL

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

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

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 Engineer's Certification of the Grading Plan Required Prior to Release of SIA and Financial Guarantee.
- 2 * SIDEWALK DEFERRED
- 3

AGENT / OWNER
Gilbert Aldaz
 NAME (print)
Applied Engr. Inc.
 FIRM
[Signature] 11-14-05
 SIGNATURE date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

[Signature] 12/21/05 DRB CHAIR - date
Christina Sandora 12/21/05 PARKS & RECREATION - date
[Signature] 12-21-05 TRANSPORTATION DEVELOPMENT - date
William J. Balch 12/21/05 UTILITY DEVELOPMENT - date
Bradley H. Bingham 12/21/05 CITY ENGINEER - date
[Signature] 12-5-05 AMAFCA - date
NM Utilities - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRG CHAIR	USER DEPARTMENT	AGENT / OWNER
1	01/18/06	[Signature]	[Signature]	[Signature] 01-18-06

Trula Howe

From: Cloud, Jack W. <jcloud@cabq.gov>
Sent: Monday, March 05, 2012 11:43 AM
To: Trula Howe
Cc: Segura, Vanessa A.; Medina (Ortiz), Annette V.
Subject: RE: Request to Extend Sidewalk Deferral Project No. 1004530

The street section drawing is in the file – it shows Lots 1-4, 9-10 & 13 as still needing sidewalks – if that is still the case you should mention that in your letter, and we can make copies of the old drawing when you apply -

From: Trula Howe [mailto:tru@cginm.com]
Sent: Monday, March 05, 2012 10:57 AM
To: Cloud, Jack W.
Subject: RE: Request to Extend Sidewalk Deferral

We haven't done anything yet, although we plan to start on the first house this year. I cannot find the street section drawing from the 2010 application, do you still have it?

From: Cloud, Jack W. [mailto:jcloud@cabq.gov]
Sent: Monday, March 05, 2012 10:52 AM
To: Trula Howe
Subject: RE: Request to Extend Sidewalk Deferral

- 1) you have checked the wrong item (Zone Map Amendment) on the front application – you need to remove that check mark and check instead: Minor subdivision action
- 2) you have checked two items on Form V – you need to remove the check mark for TEMPORARY DEFERRAL (DRB19) because that was for the original deferral; you are only requesting an extension
- 3) there was a street section drawing submitted with the extension application in 2010 – you need to submit an updated drawing to show which lots still need the deferral of sidewalk construction

From: Trula Howe [mailto:tru@cginm.com]
Sent: Monday, March 05, 2012 10:31 AM
To: Cloud, Jack W.
Subject: FW: Request to Extend Sidewalk Deferral

I have the \$70, and the completed application ready to bring in. As far as the drawing, I submitted this zone atlas page with the sketch on it last time, and it was fine.

From: Trula Howe
Sent: Thursday, March 01, 2012 3:52 PM
To: vsegura@cabq.gov; amedina@cabq.gov
Subject: FW: Request to Extend Sidewalk Deferral

Please see attached application, and let me know if it is complete. If so, please let me know what is the application fee, and I will bring everything in tomorrow. Thank you!

Current DRC
Project Number: 1004530

FIGURE 12

Date Submitted: 12/21/05

INFRASTRUCTURE LIST

(Rev. 9-20-05)

EXHIBIT "A"

Date Site Plan Approved: _____

Date Preliminary Plat Approved: 12/21/05

Date Preliminary Plat Expires: 12/21/06

DRB Project No.: 1004530

DRB Application No.: 05-01774

ORIGINAL

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


MARNA LYNN AVENUE TOWNHOMES

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Tract G-2, Albuquerque West, Unit 1

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
		2'-6"	Standard Curbs & Gutter		Marna Lynn	Cul-de-Sac	/	/	/
		26' F.to F.	Permanent Residential Paving		Marna Lynn	Cul-de-Sac	/	/	/
		4' Wide	Concrete Sidewalks * 		Marna Lynn	Cul-de-Sac	/	/	/
		8"	Sanitary Sewer w/ 13 Service Lines		Marna Lynn	Cul-de-Sac	/	/	/
		6"	Water Line w/ 13-3/4" Water Services		Marna Lynn	Cul-de-Sac	/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/

ORIGINAL

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

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

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 Engineer's Certification of the Grading Plan Required Prior to Release of SIA and Financial Guarantee.
- 2 * SIDEWALK DEFERRED
- 3

AGENT / OWNER DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

Gilbert Aldaz
 NAME (print)
Applied Engr. Inc.
 FIRM
[Signature] 11-14-05
 SIGNATURE date
[Signature] 12/21/05

[Signature] 12/21/05 DRB CHAIR - date
Christina Santoral 12/21/05 PARKS & RECREATION - date
[Signature] 12-21-05 TRANSPORTATION DEVELOPMENT - date
William J. Balch 12/21/05 UTILITY DEVELOPMENT - date
Bradley L. Bingham 12/21/05 CITY ENGINEER - date
[Signature] 12-5-05 AMAFCA - date
NM Utilities 12-5-05 - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER
1	01/18/06	[Signature]	[Signature]	Gilbert Aldaz 01-18-06

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

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

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

APPLICATION INFORMATION:

Professional/Agent (if any): Custom Grading, Inc. PHONE: 897-4225
 ADDRESS: P.O. Box 94088 FAX: 792-2399
 CITY: Albuquerque STATE NM ZIP 87199 E-MAIL: trn@cginm.com
 APPLICANT: Dwayne Pino, Ameri-Contractors PHONE: 238-0920
 ADDRESS: P.O. Box 58883 FAX: 890-7278
 CITY: Albuquerque STATE NM ZIP 87187 E-MAIL: _____
 Proprietary interest in site: Owner List all owners: _____

DESCRIPTION OF REQUEST: Extension of the SIA for temporary deferral of sidewalk construction.

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. Tract G-2 Block: N/A Unit: 1
 Subdiv/Addn/TBKA: Albuquerque West fbk Las Miradas Townhomes
 Existing Zoning: SU-1 for PDA incl. C-uses Proposed zoning: N/A MRGCD Map No N/A
 Zone Atlas page(s): C-12-Z UPC Code: 1-012-064-304-417-12/24

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): Proj # 1004530
05 DRB-01769, 01774, 01773, 01772, 01770, 01771

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? No
 No. of existing lots: 13 No. of proposed lots: 13 Total area of site (acres): 1.7132

LOCATION OF PROPERTY BY STREETS: On or Near: Paradise Blvd NW
 Between: Maina Lynn Ave NW and Savenport Street NW

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

SIGNATURE [Signature] DATE _____
 (Print) Trula M Howe Applicant: Agent:

FOR OFFICIAL USE ONLY

Form revised 4/07

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

Application case numbers

10 DRB 70079

Action

ESIA
CMF

S.F.

✓

Fees

\$ 50.00

\$ 20.00

\$ _____

\$ _____

\$ _____

Total

\$ 70.00

Hearing date 03/17/10

Sandy Handley 03/08/10
 Planner signature / date

Project # 1004530

FORM V: SUBDIVISION VARIANCES & VACATIONS

- BULK LAND VARIANCE (DRB04)** (PUBLIC HEARING CASE)
 ___ Application for Minor Plat on FORM S-3, including those submittal requirements. **24 copies**
 ___ Letter briefly describing and explaining: the request, compliance with the Development Process Manual, and all improvements to be waived.
 ___ Notice on the proposed Plat that there are conditions to subsequent subdivision (refer to DPM)
 ___ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 ___ Sign Posting Agreement
 ___ Fee (see schedule)
 ___ List any original and/or related file numbers on the cover application
DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

- VACATION OF PUBLIC EASEMENT (DRB27)**
 VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)
 ___ The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24 copies.**
 (Not required for City owned public right-of-way.)
 ___ Drawing showing the easement or right-of-way to be vacated, etc. (not to exceed 8.5" by 11") **24 copies**
 ___ Zone Atlas map with the entire property(ies) clearly outlined
 ___ Letter briefly describing, explaining, and justifying the request
 ___ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 ___ Sign Posting Agreement
 ___ Fee (see schedule)
 ___ List any original and/or related file numbers on the cover application
 Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

- SIDEWALK VARIANCE (DRB20)**
 SIDEWALK WAIVER (DRB21)
 ___ Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") **6 copies**
 ___ Zone Atlas map with the entire property(ies) clearly outlined
 ___ Letter briefly describing, explaining, and justifying the variance or waiver
 ___ List any original and/or related file numbers on the cover application
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

- SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS (DRB25)**
 ___ Scale drawing showing the location of the proposed variance or waiver (not to exceed 8.5" by 14") **24 copies**
 ___ Zone Atlas map with the entire property(ies) clearly outlined
 ___ Letter briefly describing, explaining, and justifying the variance
 ___ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 ___ Sign Posting Agreement
 ___ Fee (see schedule)
 ___ List any original and/or related file numbers on the cover application
DRB meetings are approximately 30 DAYS after the filing deadline. Your attendance is required.

- TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB19)**
 EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB07)
 ___ Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") **6 copies**
 ___ Zone Atlas map with the entire property(ies) clearly outlined
 ___ Letter briefly describing, explaining, and justifying the deferral or extension
 ___ List any original and/or related file numbers on the cover application
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

- VACATION OF PRIVATE EASEMENT (DRB26)**
 VACATION OF RECORDED PLAT (DRB29)
 ___ The complete document which created the private easement/recorded plat (not to exceed 8.5" by 14") **6 copies**
 ___ Scale drawing showing the easement to be vacated (8.5" by 11") **6 copies**
 ___ Zone Atlas map with the entire property(ies) clearly outlined
 ___ Letter/documents briefly describing, explaining, and justifying the vacation **6 copies**
 ___ Letter of authorization from the grantors and the beneficiaries (private easement only)
 ___ Fee (see schedule)
 ___ List any original and/or related file numbers on the cover application
 Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

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

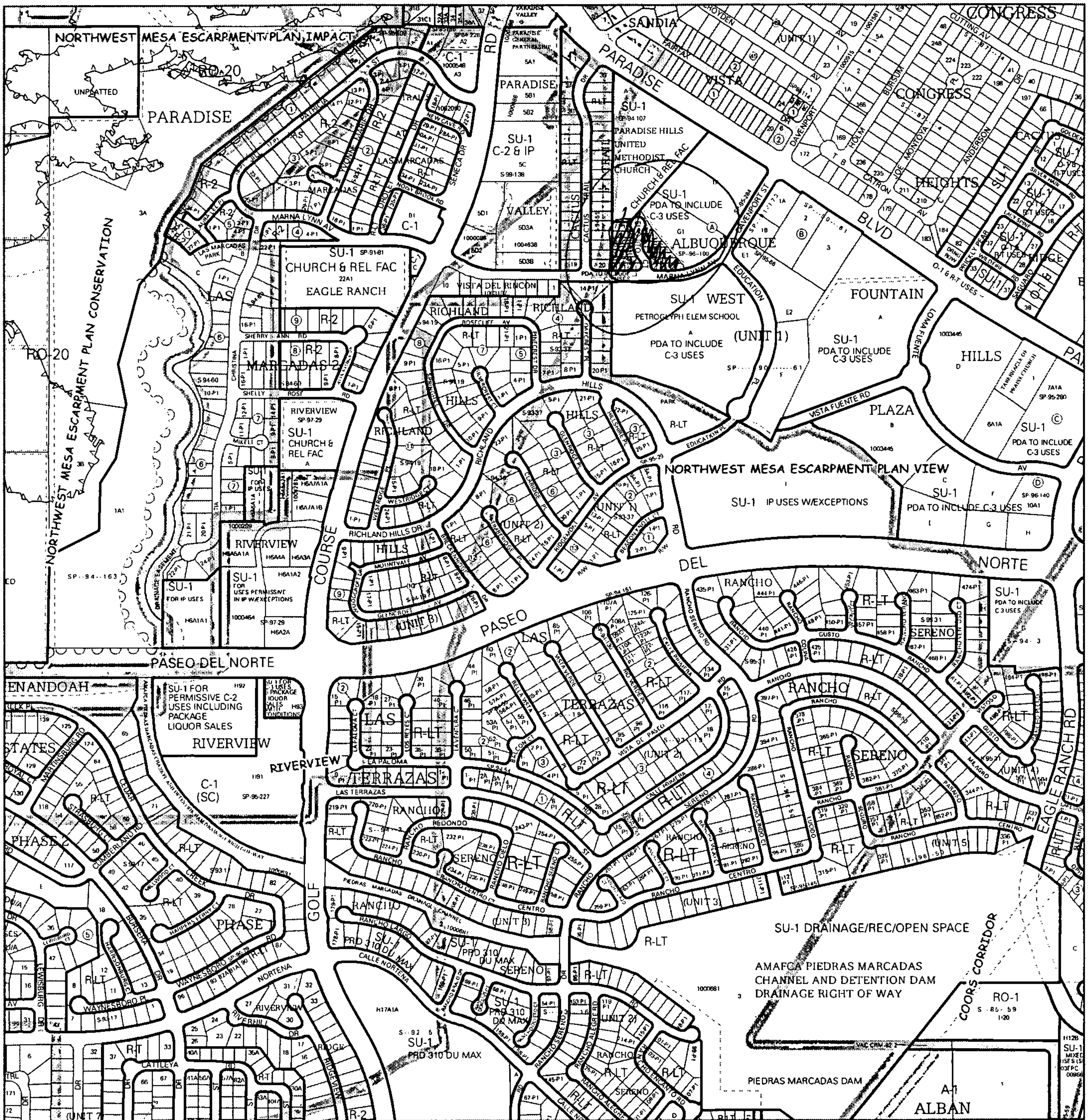
 Paula Howe
 Applicant name (print)
 _____ 3/8/10
 Applicant signature / date



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

Application case numbers
 10 DRB - 70079

Form revised 4/07
 _____ 03/08/10
 Planner signature / date
 Project # 1004530



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

AGIS
Albuquerque Geographic Information System

Map amended through: 6/5/2009

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
C-12-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



Custom Grading, Inc.

7916 Ranchitos Loop
Albuquerque, NM 87113

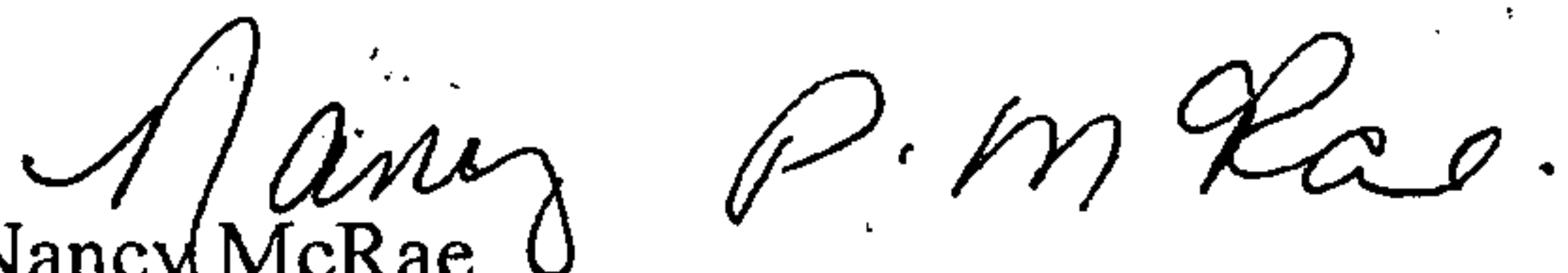
E-mail: cginm@qwest.net
Office: 505-897-4225 Fax: 505-792-2399

March 8, 2010

City of Albuquerque
ATTN: Sandy Handley

RE: Request for extension Las Miradas sidewalks

We are requesting an extension on the sidewalks, because we have not started to build in that subdivision. Please consider our request.


Nancy P. M. Rae
Custom Grading Inc.

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION

Major Subdivision action
 Minor Subdivision action **FINAL PLAT**
 Vacation
 Variance (Non-Zoning)

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE

Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

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

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

APPLICANT INFORMATION:

NAME: DWAYNE PIND, AMERI-CONTRACTORS PHONE: 238-0920
 ADDRESS: P.O. BOX 58883 FAX: 890-7278
 CITY: ALBU STATE: NM ZIP: 87187 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: DIVIDE ONE TRACT INTO 13 NEW LOTS, DEDICATE PUBLIC STREET R-O-W & GRANT AVE. EASEMENTS

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. TRACT G-2 Block: N/A Unit: 1
 Subdiv. / Adn. ALBUQUERQUE WEST TRBK LAS MIRADAS Town Homes
 Current Zoning: SU-1 FOR PDA INCL. C-3 USES Proposed zoning: N/A
 Zone Atlas page(s): C-12-2 No. of existing lots: 1 No. of proposed lots: 13
 Total area of site (acres): 1.7132 Density if applicable: dwellings per gross acre: N/A dwellings per net acre: N/A
 Within city limits? Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? No
 UPC No. 1-012-064-304-417-12124 MRGCD Map No. N/A
 LOCATION OF PROPERTY BY STREETS: On or Near: PARADISE BLVD NW
 Between: MARNA LYNN AVE NW and DAVELPORT STREET 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.): 051DRB-01769, 01774, 01773, 01772, 01770, 01771 **Proj # 1004530**

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

SIGNATURE Dan Graney DATE 5-02-06
 (Print) Dan Graney _____ Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 4/04

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

Application case numbers	Action	S.F.	Fees
<u>06DRB-00607</u>	<u>FP</u>	<u>5631</u>	<u>\$ 0</u>
_____	<u>CMF</u>	_____	<u>\$ 20.00</u>
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
Hearing date <u>5-10-06</u>		Total	<u>\$ 20.00</u>

Kim Sims

Project # 100 4530

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

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

- MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT** **Your attendance is required.**
- Preliminary Plat reduced to 8.5" x 11"
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Copy of previous D.R.B. approved infrastructure list
 - Copy of the LATEST Official D.R.B. Notice of approval for Preliminary Plat Extension request
 - Any original and/or related file numbers are listed on the cover application
- Extensions are not reviewed through internal routing.**
Extension of preliminary plat approval expires after one year.

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

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

- AMENDMENT TO PRELIMINARY PLAT (with minor changes)** **Your attendance is required.**
- AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)**
- AMENDMENT TO GRADING PLAN (with minor changes)**
- PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.
- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings.
 - Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Original Mylar drawing of the proposed amended plat for internal routing only. Otherwise, bring Mylar to meeting.
 - Property owner's and City Surveyor's signatures on the Mylar drawing, if the plat is being amended
 - Any original and/or related file numbers are listed on the cover application
- Amended preliminary plat approval expires after one year

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

Dan Graney Applicant name (print)
Dan Graney 5-02-06
Applicant signature / date

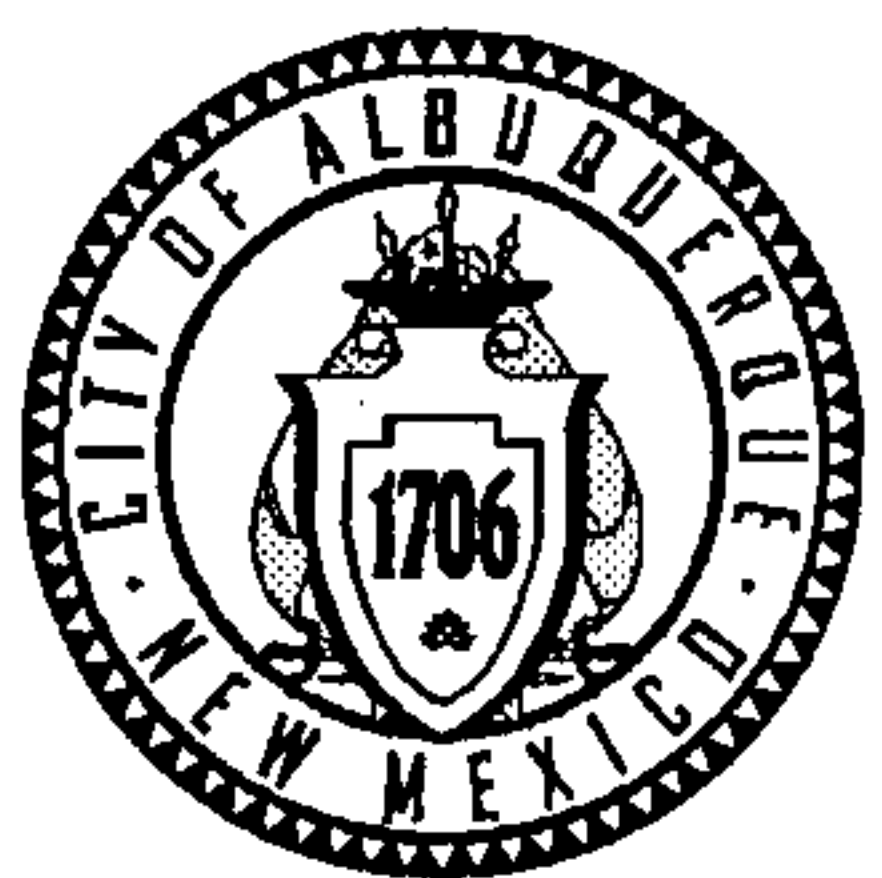
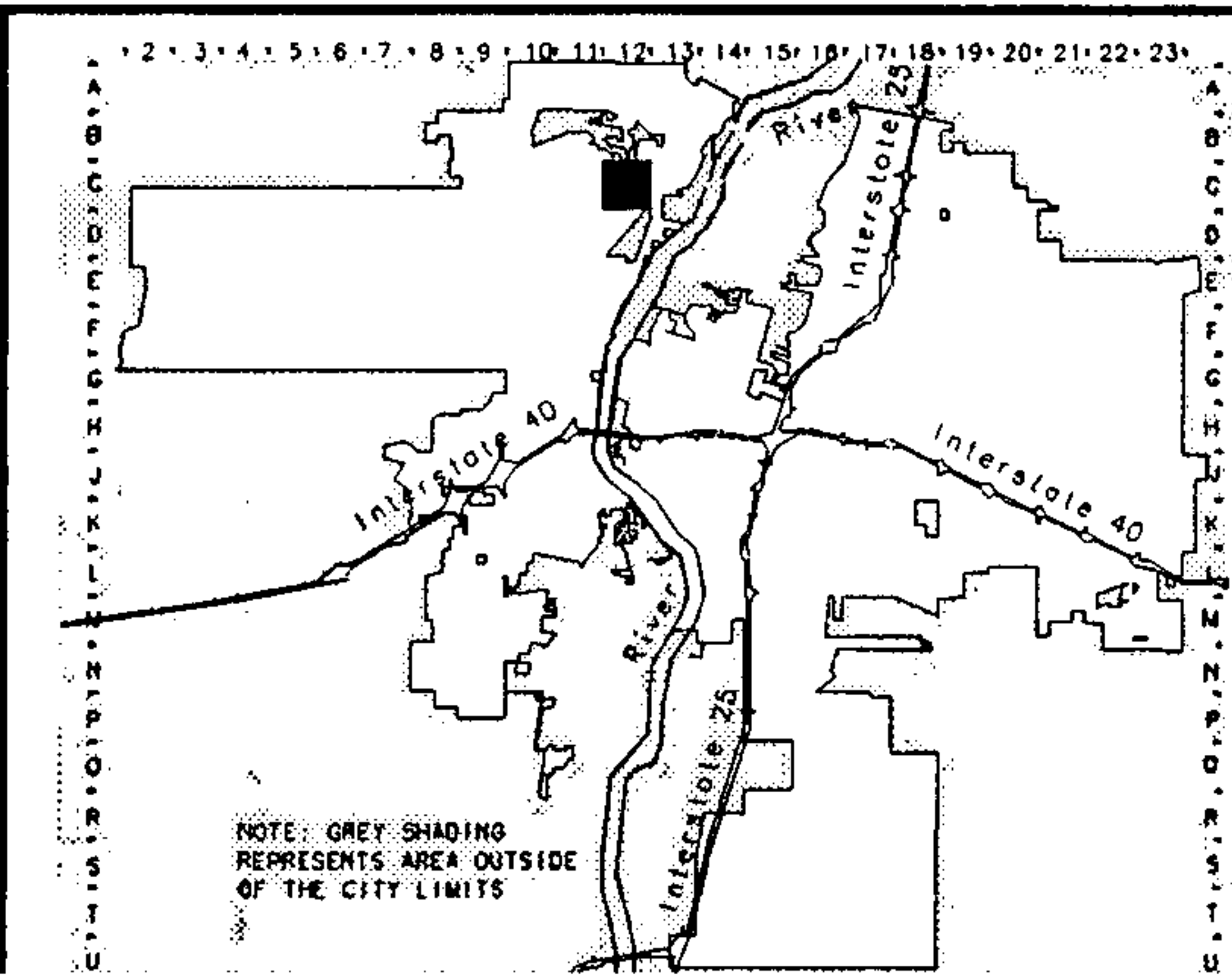
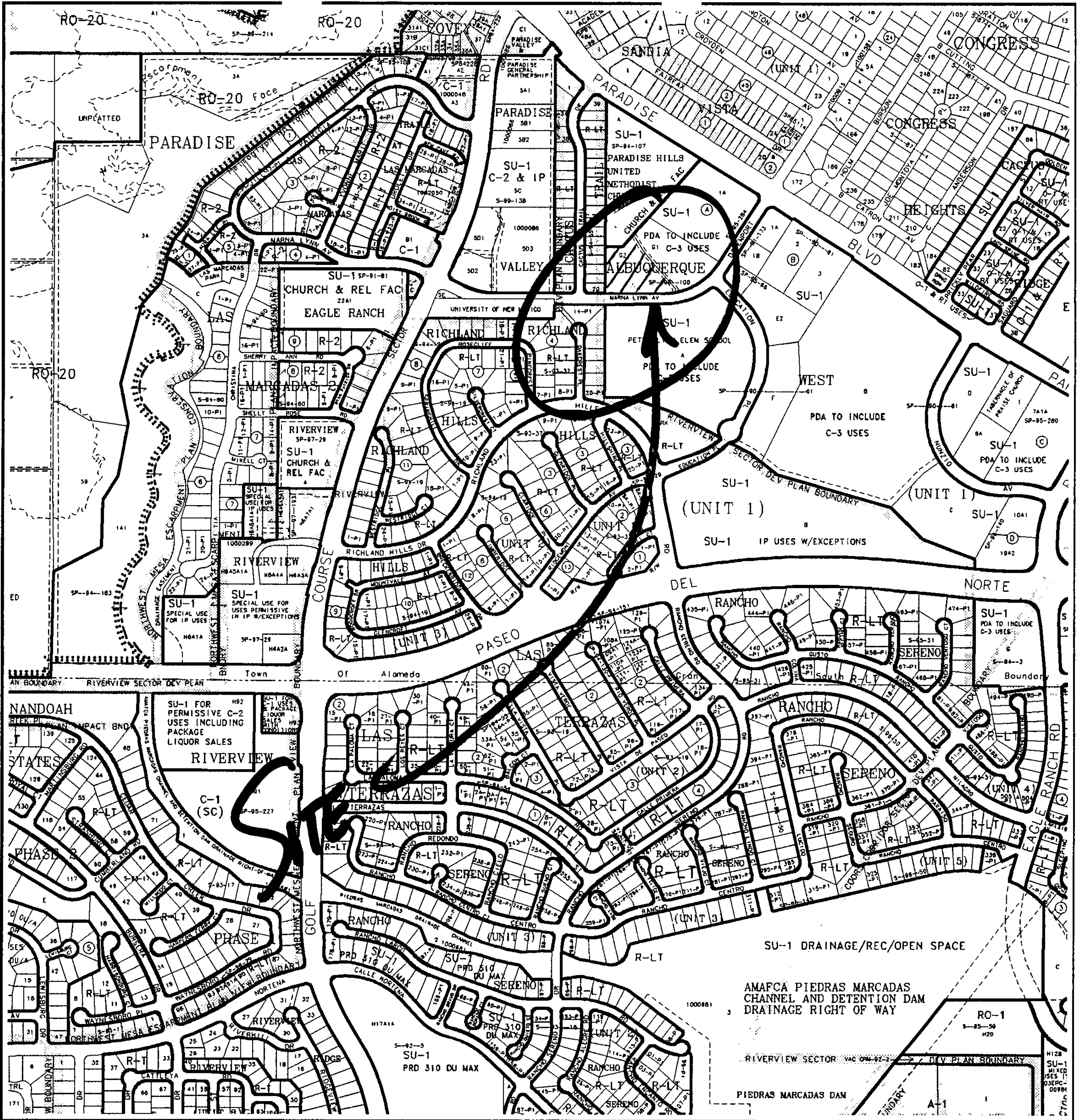


Form revised 8/04, 1/05 & 10/05

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
06DRB - - 00607

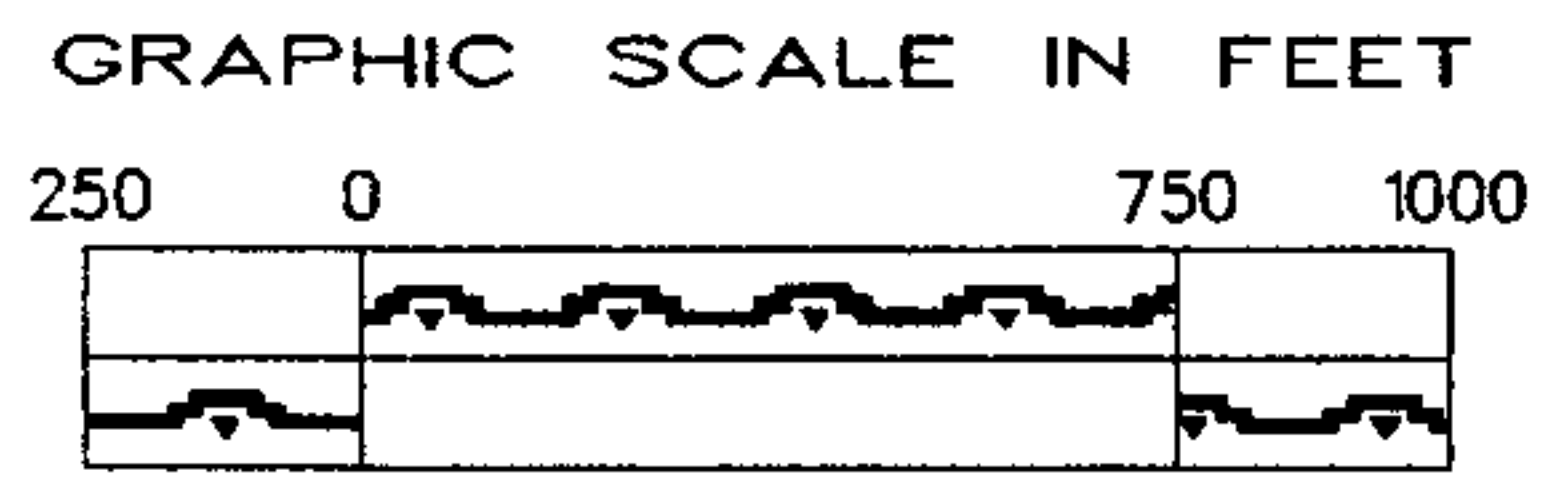
Jim Sins 5-3-06
Planner signature / date

Project # 1004530



Abuquerque **G**eographic **I**nformation **S**ystem
PLANNING DEPARTMENT

© Copyright 2004



Zone Atlas Page

C-12-Z

Map Amended through August 03, 2004

Surveys Southwest, Ltd

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

May 2, 2006

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

REF: PROJECT #1004530, ~~REDACTED~~

Dear Board Members:

Surveys Southwest, Ltd is requesting final plat sign off for a Thirteen (13) lot subdivision for the above referenced property. The SIA and Sidewalk Deferral have been recorded (see attachments).

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

DWAYNE PIND

AGENT

SURVEY'S Southwest

ADDRESS

PROJECT & APP #

1004530 / 00607

PROJECT NAME

LAS MIRADAS TOWN HOMES

DUPLICATE
City Of Albuquerque
Treasury Division

5/2/2006 10:27AM LOC: ANNX
RECEIPT# 00059472 US# 006 TRANS# 0004
Account 441032 Fund 0110
Activity 3424000 TRSEJA
Trans Amt \$20.00
J24 Misc \$20.00
CK \$20.00
CHANGE \$0.00

\$ 20.00 441032/3424000 Conflict Management Fee

\$ _____ 441006/4983000 DRB Actions

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

\$ _____ 441018/4971000 Public Notification

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

\$ 20.00 TOTAL AMOUNT DUE

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

SURVEYS SOUTHWEST LTD.
333 LOMAS BLVD NE
ALBUQUERQUE, NM 87102
(505) 998-0303

COMPASS BANK
ALBUQUERQUE, NEW MEXICO
95-78-1070

DATE: 5/02/06

AMOUNT: \$20.00

8467

PAY TO THE ORDER OF: TWENTY 00/100
CITY OF ALBUQUERQUE
Daniel Yancy

1/900
SHERAN MATSON
PROJ # 1004530

No. of Lots: 13
Nearest Major Streets: Paradise Blvd
Davenport NW

FIGURE 12

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

AGREEMENT TO CONSTRUCT
PUBLIC AND/OR PRIVATE SUBDIVISION IMPROVEMENTS

THIS AGREEMENT is made this 20th day of March, 2006, by and between the City of Albuquerque, New Mexico ("City"), a municipal corporation, whose address is P. O. Box 1293 (One Civic Plaza) Albuquerque, New Mexico 87103, and Ameri Contractors, LLC ("Subdivider"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:] whose address is P.O. Box 56883 and whose telephone number is 238-0920, 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:] Tract G-2, Albug West, Unit 1, recorded on 04-19-96 in the records of the Bernalillo County Clerk at Book 96C, pages 167 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:] Ameri Contractors ("Owner").

The Subdivider has submitted and the City has approved a preliminary plat or Site Development Plan identified as Marna Lynn Townhomes Subd 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 22 day of December, 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. 776281.

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



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

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

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

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

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

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

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

A. Construction Surveying. Construction surveying for the construction of the public Improvements shall be performed by JAKE ARGUILLES LAND SURVEY and construction surveying of the private Improvements shall be performed by JAKE ARGUILLES LAND SURVEY. 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 Applied Engineering Inc and inspection of the private Improvements shall be performed by Applied Engineering Inc 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 GGO-TEST GA. and field testing of the private Improvements shall be performed by ~~XXXXXXXXXX~~ GEO-TEST 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.

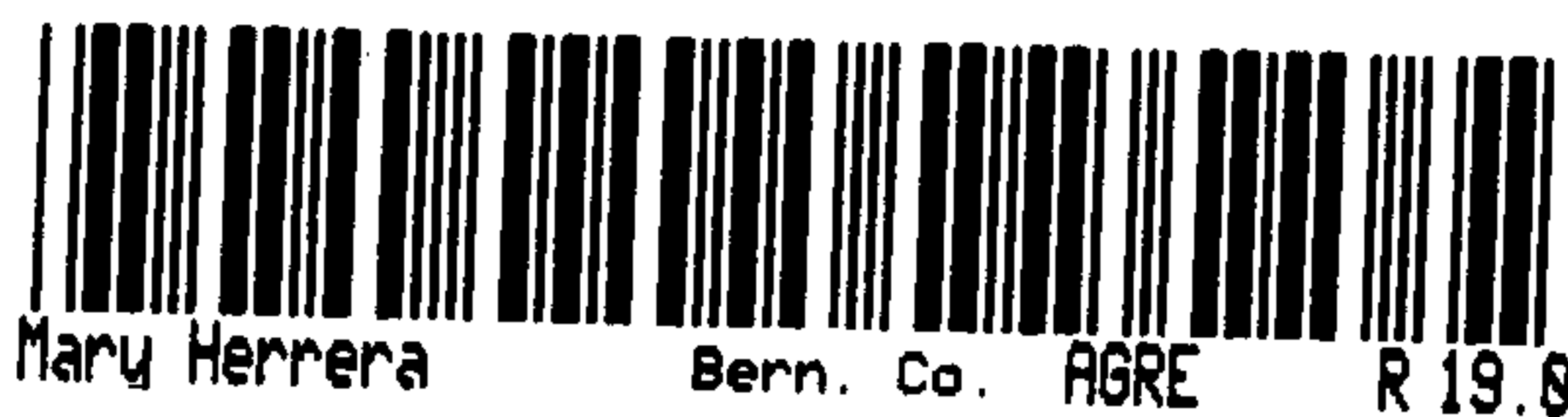
5. Financial Guaranty. If final plat approval is not requested prior to construction of the Subdivision, a financial guaranty is not required. If final plat approval is requested, the Subdivider must provide the City with a financial guaranty in an amount of not less than 125% of the estimated cost of 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: LETTER OF CREDIT #122
Amount: \$104,257.89
Name of Financial Institution or Surety providing Guaranty: SUNRISE BANK OF ALBUQUERQUE
Date City first able to call Guaranty: 12/22/06
[Construction Completion Deadline]: 12/22/06 2006
If Guaranty other than a Bond, last day City able to call Guaranty is: FEBRUARY 22, 2007
Additional information: _____

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

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



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

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

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

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

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

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

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

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

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



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

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

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

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

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

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

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

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

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

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

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



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

SUBDIVIDER:

By (Signature): Dwayne Pino
Name: DWAYNE PINO
Title: MANAGING MEMBER
Dated: 3/7/06

CITY OF ALBUQUERQUE
[Signature]
City Engineer
Dated: 3-20-06

[Signature] 3/20/06

[Signature]
3-20-06

SUBDIVIDER'S NOTARY

STATE OF NM)
COUNTY OF Bernillo) ss.

This instrument was acknowledged before me on 7th day of March, 20 06 by [name of person:] Dwayne Pino, [title or capacity, for instance, "President" or "Owner" or "Managing Member" of [Subdivider:]] Managing Member of



OFFICIAL SEAL
Erindley Sackett
NOTARY PUBLIC
STATE OF NEW MEXICO

[Signature]
Notary Public

My Commission Expires: 23 April 2006 My Commission Expires: 29 April 2006

CITY'S NOTARY

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) ss.

This instrument was acknowledged before me on 20th day of March, 20 06 by Richard Douste, 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



Mary Herrera Bern. Co. AGRE R 19.00

2006041559
6429120
Page: 6 of 6
03/24/2006 03:05P
Bk-A114 Pg-1421

POWER OF ATTORNEY

NOTE: Must be signed and notarized

Date Submitted: 12/21/05
Date Site Plan Approved: _____
Date Preliminary Plat Approved: 12/21/05
Date Preliminary Plat Expires: 12/21/06
DRB Project No.: 1004530
DRB Application No.: 05-0174

ORIGINAL

INFRASTRUCTURE LIST

(Rev. 8-20-05)

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

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

MARNA LYNN AVENUE TOWNHOMES

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Tract G-2, Albuquerque West, Unit 1

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 guarantee. 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
B-1	776281	2'-6"	Standard Curbs & Gutter	EL OSITO CT.	Marna Lynn	Cul-de-Sac	/	/	/
B-1		26' F.to F.	Permanent Residential Paving	EL OSITO CT.	Marna Lynn	Cul-de-Sac	/	/	/
SW-1		4' Wide	Concrete Sidewalks	EL OSITO CT.	Marna Lynn	Cul-de-Sac	/	/	/
NMUI		8"	Sanitary Sewer w/ 13 Service Lines	EL OSITO CT.	Marna Lynn	Cul-de-Sac	/	/	/
NMUI		6"	Water Line w/ 3-3/4" Water Services	EL OSITO CT.	Marna Lynn	Cul-de-Sac	/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/

ORIGINAL

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

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Cnst Engineer
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/

Approval of Creditable Items:
 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 1 Engineer's Certification of the Grading Plan Required Prior to Release of SIA and Financial Guarantee.
- 2 * SIDEWALK DEFERRED
- 3

AGENT / OWNER
Gilbert Aldaz
 NAME (print)
Applied Engr. Inc.
 FIRM
[Signature] 11-14-05
 SIGNATURE date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

[Signature] 12/21/05 DRB CHAIR - date
Christina Dandorol 12/21/05 PARKS & RECREATION - date
[Signature] 12-21-05 TRANSPORTATION DEVELOPMENT - date
William J. Balch 12/21/05 UTILITY DEVELOPMENT - date
[Signature] 12-25-05 ANAFCA - date
NM Utilities 12-25-05 - date
[Signature] - date
Bradley L. Bufam 12/21/05 CITY ENGINEER - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER
1	01/18/06	<u>[Signature]</u>	<u>[Signature]</u>	<u>[Signature]</u> 01-18-06
2	2/10/06	<u>[Signature]</u>	<u>[Signature]</u>	<u>[Signature]</u>

FINANCIAL GUARANTY AMOUNT

02/10/2006

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

Project Description:

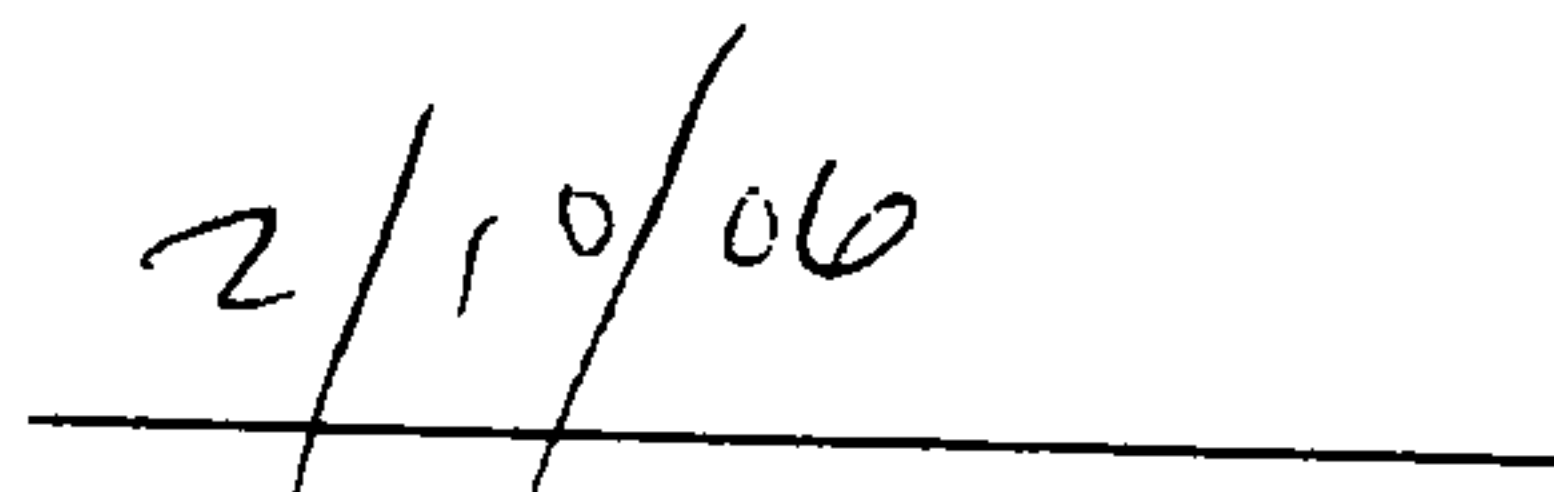
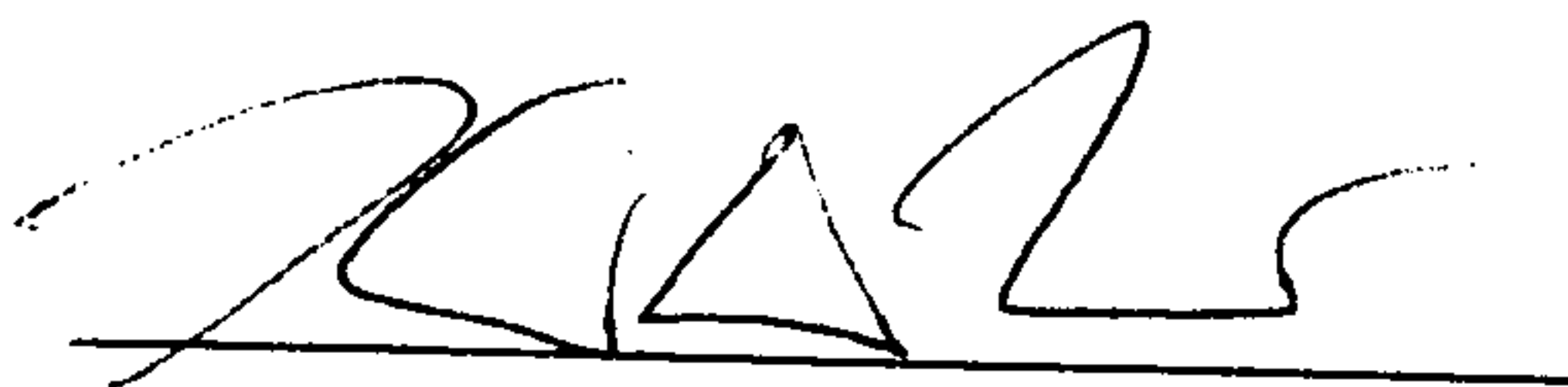
Project ID #: 776281, Marna Lynn Townhomes Subdivision, Phase/Unit #:

Requested By: Gilbert Aldaz, PE. - Applied Engineering & Surveying

Approved estimate amount:		\$65,404.64
Contingency Amount:	10.00%	\$6,540.46
Subtotal:		\$71,945.10
NMGRT	6.75%	\$4,856.29
Subtotal:		\$76,801.39
Engineering Fee	6.60%	\$5,068.89
Testing Fee	2.00%	\$1,536.03
Subtotal:		\$83,406.31
FINANCIAL GUARANTY RATE		1.25
Retainage Amount:		\$.00
TOTAL FINANCIAL GUARANTY REQUIRED		<u>\$104,257.89</u>

APPROVAL:

DATE:



Notes: 10% contingency, project not yet approved; Engineer's certification of the grading plan required prior to release of SIA and financial guarantee



SUNRISE BANK OF ALBUQUERQUE

One-Year Irrevocable Standby Letter of Credit No. 122 (“Letter of Credit”)

Date of Issue: February 22, 2006

Place of Issue: Sunrise Bank of Albuquerque

Expiration Date: February 22, 2007

Beneficiary: Chief Administrative Officer
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

Applicant: Ameri-Contractors, LLC.
PO Box 56883
Albuquerque, NM 87187

Available At/By: Sunrise Bank of Albuquerque, 225 Gold Ave. SW Albuquerque, NM 87102 upon the presentation of the documents set forth herein and your draft drawn on sight.

Amount of Credit: One-Hundred and Four Thousand, Two-Hundred and Fifty-Seven Dollars and Eighty-Nine Cents (\$104,257.89)

Gentlemen:

At the request and for the account of the above named Applicant, we, Sunrise Bank of Albuquerque hereby establish our One-Year Irrevocable Standby Letter of Credit No. 122 in your favor which is available as indicated above against your draft drawn on Sunrise Bank of Albuquerque, said draft being accompanied by the following documents:

Documents Required:

1. This original, fully executed Letter of Credit, with all attachments;
2. A Drawing Certificate, as exhibited in Attachment “A”, signed and notarized by Beneficiary certifying:
 - (a) That Ameri-Contractors, LLC has failed to make payment.



SUNRISE BANK OF ALBUQUERQUE

- (b) That a full payment for the amount of this Irrevocable Standby Letter of Credit has not been made and remains due and outstanding.
 - (c) That the amount requested under this Irrevocable Standby Letter of Credit does not exceed the total value of this Irrevocable Standby Letter of Credit.
 - (d) That upon payment on this demand, Beneficiary shall waive any and all claims for losses, damages, expenses, costs, etc. against Sunrise Bank of Albuquerque as they relate to this Irrevocable Standby Letter of Credit.
3. Two of the following forms of identification for the person or persons acting on behalf of The City of Albuquerque: Current State issued driver's license, social security card, passport, or current State issued identification card;

Other Conditions:

1. Partial drawings are permitted;
2. The draft drawn hereunder must be marked, "Drawn under Sunrise Bank of Albuquerque Irrevocable Standby Letter of Credit No. 122, dated February 22, 2006.";
3. This Irrevocable Standby Letter of Credit shall not automatically extend;
4. This Irrevocable Standby Letter of Credit can not be assigned for valid consideration or otherwise, and any attempt to assign this Irrevocable Standby Letter of Credit shall render the same void and unenforceable; and
5. This Irrevocable Standby Letter of Credit sets forth in full our undertaking and such undertaking shall not in any way be modified, amended, amplified or limited by reference to any document, instrument or agreement referred to herein, except only the certificates and the drafts referred to therein; and any such reference shall not be deemed to incorporate herein by reference any document, instrument or agreement except for such certificates and such drafts;
6. Unless otherwise expressly stated, this Letter of Credit is subject to the any and all applicable laws, as such laws may be further amended, and the "Uniform Customs and Practice for Documentary Credits," International Chamber of Commerce Publication No. 500 (1993 Revision) or subsequent revisions in effect as of the date of the Letter of Credit.

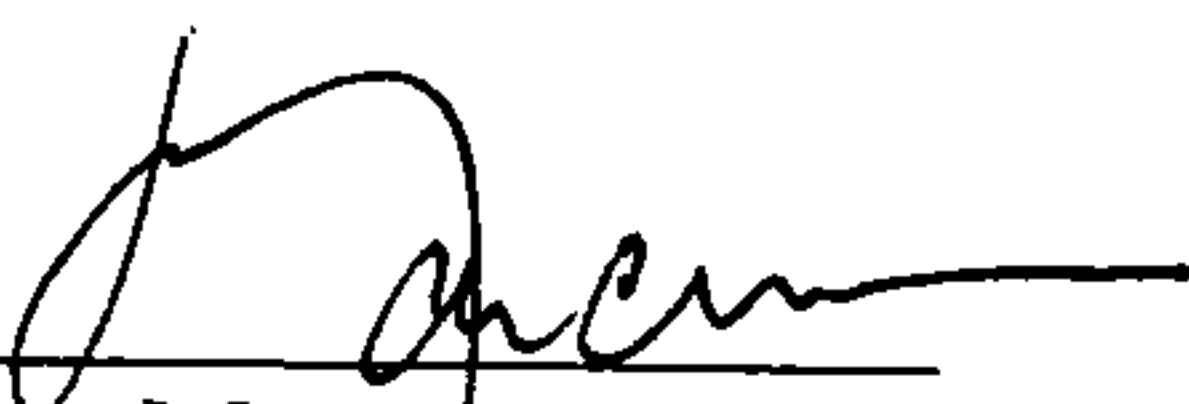


SUNRISE BANK OF ALBUQUERQUE

Engagement:

We hereby agree with you that the draft drawn under and in compliance with this Irrevocable Standby Letter of Credit will be duly honored upon presentation and delivery of the documents as specified herein if presented in this office on or before the expiration date indicated above.

Sincerely,



Steve Marcum
President

My Docs:Bank Legal Forms\Letter of Credit\Letter of Credit Original

Attachment A

DRAWING CERTIFICATE

TO: Sunrise Bank of Albuquerque

RE: Irrevocable Standby Letter of Credit ("Letter of Credit") No. 122, dated February 22, 2006.

Gentlemen:

The undersigned hereby represents warrants and certifies the following:

1. That Ameri-Contractors, LLC has failed to make payment.
2. That a full payment for the amount of this Irrevocable Standby Letter of Credit has not been made and remains due and outstanding.
3. That the amount requested under this Irrevocable Standby Letter of Credit does not exceed the total value of this Irrevocable Standby Letter of Credit.
4. That upon payment on this demand, Beneficiary shall waive any and all claims for losses, damages, expenses, costs, etc. against Sunrise Bank of Albuquerque as they relate to this Irrevocable Standby Letter of Credit.

Please wire transfer the proceeds of this draw to account # _____ at _____ (Bank).

Dated: _____

(Beneficiary Authorized Representative)

Subscribed and Sworn before me on this _____ day of _____

Notary Public
County, _____

My commission expires: _____

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

Type of Financial Guaranty: Letter of Credit 122A
Amount: \$10,461.50 Name of Financial Institution or
Surety providing Guaranty: Sunrise Bank of Albuquerque
Date City first able to call Guaranty (Sidewalk Construction
Deadline): December 22, 2006.
If Guaranty other than a Bond, last day City able to call
Guaranty is: February 22, 2007.
Additional Information: _____

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

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

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

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



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

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

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

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

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

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

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

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

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

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



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

DEVELOPER:

CITY OF ALBUQUERQUE:

By (Signature): Dwayne E. Pino
Name: DWAYNE E. PINO
Title: MANAGING MEMBER
Dated: 3/16/06

[Signature]
City Engineer
Dated: 3-20-06

Use 3/20/06

3-17-06

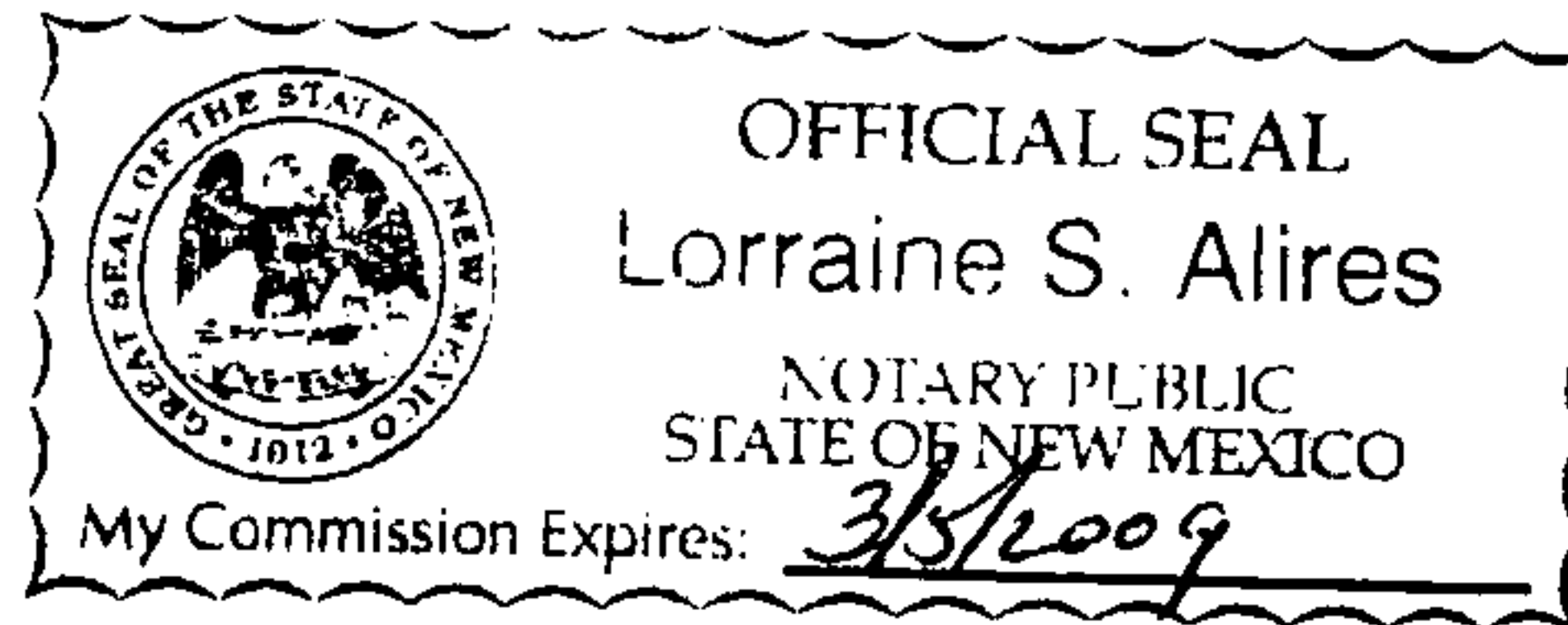
DEVELOPER'S NOTARY

STATE OF New Mexico)
COUNTY OF Bernalillo) ss.

This instrument was acknowledged before me on the 16th day of March, 2006 by (name of person:) Dwayne E. Pino, (title or capacity, for instance, "President" or "Owner":) Managing Member of (Developer:) Amor-Contractors, LLC

[Signature]
Notary Public

My Commission Expires: 3/5/2009



CITY'S NOTARY

STATE OF New Mexico)
COUNTY OF Bernalillo) ss.

This instrument was acknowledged before me on 20th day of March, 2006 by Richard Sourte, City Engineer of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

[Signature]
Notary Public

My Commission Expires: 11-25-2007



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Page: 4 of 4
03/24/2006 03:05P
Bk-A114 Pg-1422

EXHIBIT "A" ATTACHED



EXHIBIT "A"

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

December 21, 2005

1. Project # 1004530

05DRB-01769 Major-Vacation of Public Easements
05DRB-01774 Major-Preliminary Plat Approval
05DRB-01773 Major-SiteDev Plan BldPermit
05DRB-01772 Minor-Vacation of Private Easements
05DRB-01770 Minor-Sidewalk Waiver
05DRB-01771 Minor-Temp Defer SDWK

ISAAC BENTON & ASSOCIATES agent(s) for AMERI- CONTRACTORS request(s) the above action(s) for all or a portion of Tract(s) G-2, **ALBUQUERQUE WEST, UNIT 1**, zoned SU-1 FOR PDA TO INCLUDE C-3, located on MARNA LYNN AVE NW, between DAVENPORT ST NW and CACTUS TRAIL DR NW containing approximately 2 acre(s). [REF: DRB-94-65, DRB-94-624, DRB-94-616, Z-94-134] (C-12)

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

FINDINGS:

1. The public welfare is in no way served by retaining the rights-of-way and/or easements.
2. There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.

CONDITIONS:

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

With the signing of the infrastructure list dated 12/21/05 and approval of the grading plan engineer stamp dated 11/17/05 the preliminary plat was approved.

The site plan for building permit was approved with final sign off delegated to Planning for 15-day appeal period and 3 copies of the site plan.

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



OFFICIAL NOTICE OF DECISION

PAGE 2

If you wish to appeal this decision, you must do so by January 5, 2006, in the manner described below.


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

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

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

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

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



Sheran Matson, AICP, DRB Chair

Cc: Ameri-Contractors, P.O. Box 56883, 87187
Isaac Benton & Associates, 624 Tijeras Ave NW, 87102
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File

FINANCIAL GUARANTY AMOUNT

02/10/2006

Type of Estimate: Sidewalk Deferral

Project Description:

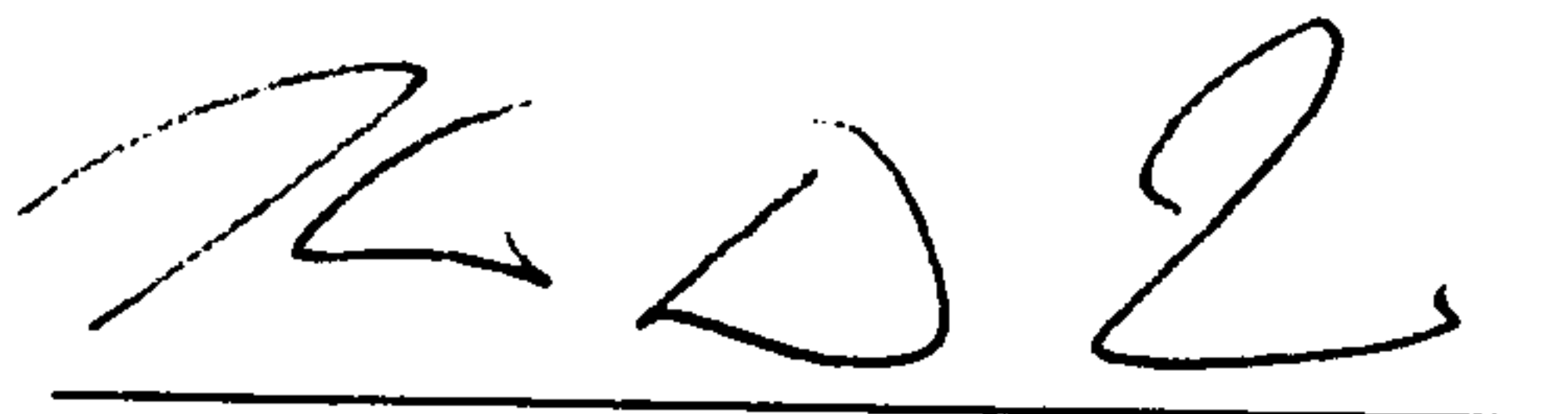
Project ID #: 776281, Marna Lynn Townhomes Subdivision, Phase/Unit #:

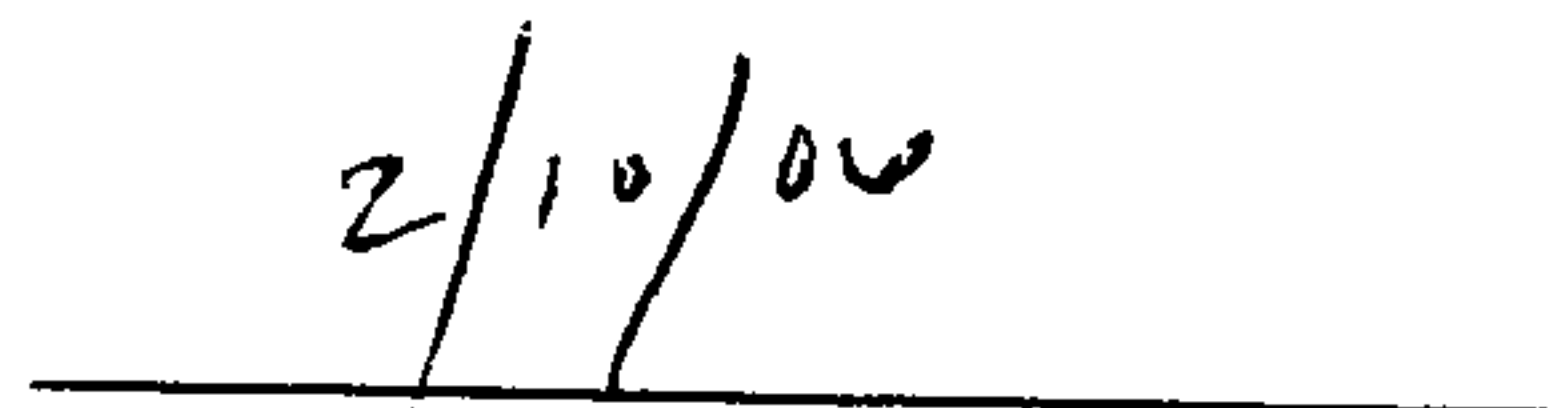
Requested By: Gilbert Aldaz, PE. - Applied Engineering & Surveying

Approved estimate amount:		\$7,840.00
NMGRT	6.75%	\$529.20
Subtotal:		\$8,369.20
125% FINANCIAL GUARANTY RATE		1.25
TOTAL FINANCIAL GUARANTY REQUIRED		\$10,461.50

APPROVAL:

DATE:





Notes:



SUNRISE BANK OF ALBUQUERQUE

- (b) That a full payment for the amount of this Irrevocable Standby Letter of Credit has not been made and remains due and outstanding.
 - (c) That the amount requested under this Irrevocable Standby Letter of Credit does not exceed the total value of this Irrevocable Standby Letter of Credit.
 - (d) That upon payment on this demand, Beneficiary shall waive any and all claims for losses, damages, expenses, costs, etc. against Sunrise Bank of Albuquerque as they relate to this Irrevocable Standby Letter of Credit.
3. Two of the following forms of identification for the person or persons acting on behalf of The City of Albuquerque: Current State issued driver's license, social security card, passport, or current State issued identification card:

Other Conditions:

1. Partial drawings are permitted;
2. The draft drawn hereunder must be marked, "Drawn under Sunrise Bank of Albuquerque Irrevocable Standby Letter of Credit No. 122A, dated February 22, 2006.";
3. This Irrevocable Standby Letter of Credit shall not automatically extend;
4. This Irrevocable Standby Letter of Credit can not be assigned for valid consideration or otherwise, and any attempt to assign this Irrevocable Standby Letter of Credit shall render the same void and unenforceable; and
5. This Irrevocable Standby Letter of Credit sets forth in full our undertaking and such undertaking shall not in any way be modified, amended, amplified or limited by reference to any document, instrument or agreement referred to herein, except only the certificates and the drafts referred to therein; and any such reference shall not be deemed to incorporate herein by reference any document, instrument or agreement except for such certificates and such drafts;
6. Unless otherwise expressly stated, this Letter of Credit is subject to the any and all applicable laws, as such laws may be further amended, and the "Uniform Customs and Practice for Documentary Credits," International Chamber of Commerce Publication No. 500 (1993 Revision) or subsequent revisions in effect as of the date of the Letter of Credit.



SUNRISE BANK OF ALBUQUERQUE

One-Year Irrevocable Standby Letter of Credit No. 122A ("Letter of Credit")

Date of Issue: February 22, 2006

Place of Issue: Sunrise Bank of Albuquerque

Expiration Date: February 22, 2007

Beneficiary: Chief Administrative Officer
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

Applicant: Ameri-Contractors, LLC.
PO Box 56883
Albuquerque, NM 87187

Available At/By: Sunrise Bank of Albuquerque, 225 Gold Ave. SW Albuquerque, NM 87102 upon the presentation of the documents set forth herein and your draft drawn on sight.

Amount of Credit: Ten-Thousand Four-Hundred and Sixty-One Dollars and Fifty Cents (\$10,461.50)

Gentlemen:

At the request and for the account of the above named Applicant, we, Sunrise Bank of Albuquerque hereby establish our One-Year Irrevocable Standby Letter of Credit No. 122A in your favor which is available as indicated above against your draft drawn on Sunrise Bank of Albuquerque, said draft being accompanied by the following documents:

Documents Required:

1. This original, fully executed Letter of Credit, with all attachments;
2. A Drawing Certificate, as exhibited in Attachment "A", signed and notarized by Beneficiary certifying:

(a) That Ameri-Contractors, LLC has failed to make payment.

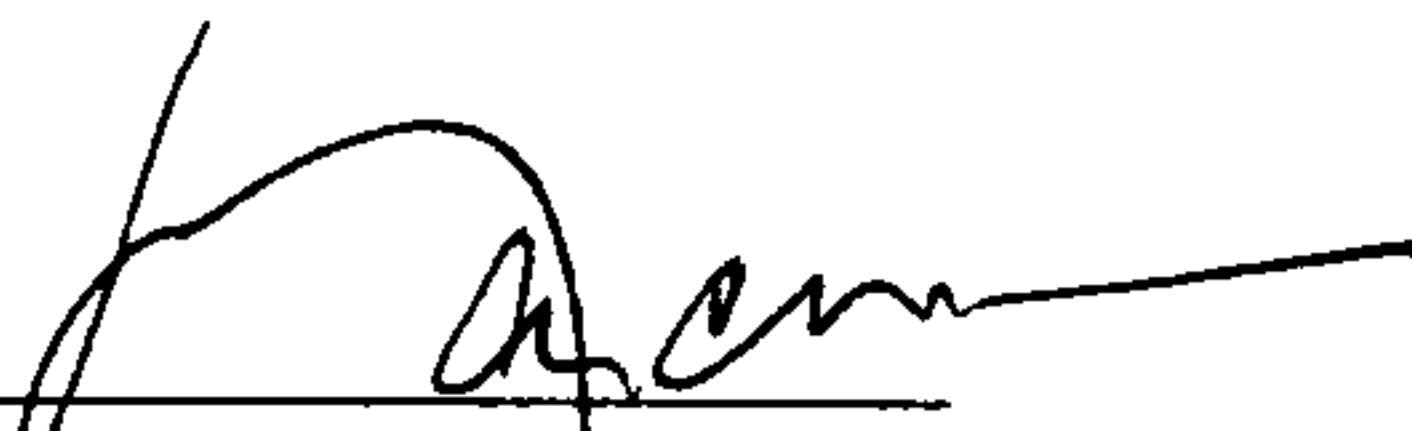


SUNRISE BANK OF ALBUQUERQUE

Engagement:

We hereby agree with you that the draft drawn under and in compliance with this Irrevocable Standby Letter of Credit will be duly honored upon presentation and delivery of the documents as specified herein if presented in this office on or before the expiration date indicated above.

Sincerely,



Steve Marcum
President

Attachment A

DRAWING CERTIFICATE

TO: Sunrise Bank of Albuquerque

RE: Irrevocable Standby Letter of Credit ("Letter of Credit") No. 122A, dated February 22, 2006.

Gentlemen:

The undersigned hereby represents warrants and certifies the following:

1. That Ameri-Contractors, LLC has failed to make payment.
2. That a full payment for the amount of this Irrevocable Standby Letter of Credit has not been made and remains due and outstanding.
3. That the amount requested under this Irrevocable Standby Letter of Credit does not exceed the total value of this Irrevocable Standby Letter of Credit.
4. That upon payment on this demand, Beneficiary shall waive any and all claims for losses, damages, expenses, costs, etc. against Sunrise Bank of Albuquerque as they relate to this Irrevocable Standby Letter of Credit.

Please wire transfer the proceeds of this draw to account # _____ at _____ (Bank).

Dated: _____

(Beneficiary Authorized Representative)

Subscribed and Sworn before me on this _____ day of _____

Notary Public

County, _____
My commission expires: _____

Current DRC
Project Number: 1004530

FIGURE 12

Claire

Date Submitted: 12/21/05

Date Site Plan Approved: 12/21/05

Date Preliminary Plat Approved: 12/21/05

Date Preliminary Plat Expires: 12/21/08

DRB Project No.: 1004530-3

DRB Application No. 05-0774

ORIGINAL

INFRASTRUCTURE LIST

(Rev. 9-20-05)

EXHIBIT "A"

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

MARNA LYNN AVENUE TOWNHOMES

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Tract G-2, Albuquerque West, Unit 1

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
		2'-6"	Standard Curbs & Gutter	^A EL OSITO CT.	Marna Lynn	Cul-de-Sac	/	/	/
		26' F.toF.	Permanent Residential Paving	EL OSITO CT.	Marna Lynn	Cul-de-Sac	/	/	/
		4' Wide	Concrete Sidewalks *	^A EL OSITO CT.	Marna Lynn	Cul-de-Sac	/	/	/
		8"	Sanitary Sewer w/ 13 Service Lines	EL OSITO CT.	Marna Lynn	Cul-de-Sac	/	/	/
		6"	Water Line w/ 13-3/4" Water Services	EL OSITO CT.	Marna Lynn	Cul-de-Sac	/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/

ORIGINAL

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

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

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 Engineer's Certification of the Grading Plan Required Prior to Release of SIA and Financial Guarantee.
- 2 * SIDEWALK DEFERRED
- 3

AGENT / OWNER

Gilbert Aldaz
 NAME (print)
Applied Engr. Inc.
 FIRM
[Signature] 11-14-05
 SIGNATURE date
[Signature] 12/21/05

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

[Signature] 12/21/05 DRB CHAIR - date
Christina Santoral 12/21/05 PARKS & RECREATION - date
[Signature] 12-21-05 TRANSPORTATION DEVELOPMENT - date
William J. Balch 12/21/05 UTILITY DEVELOPMENT - date
Bradley L. Bingham 12/21/05 CITY ENGINEER - date
[Signature] 12-5-05 AMAFCA - date
NM Utilities - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER
1	01/18/06	[Signature]	[Signature]	Gilbert Aldaz 01-18-06
2	2/10/06	[Signature]	[Signature]	[Signature]

Claire

Current DRC
Project Number: 1004530

FIGURE 12

Date Submitted: 12/21/05
Date Site Plan Approved: _____
Date Preliminary Plat Approved: 12/21/05
Date Preliminary Plat Expires: 12/21/06
DRB Project No.: 1004530
DRB Application No.: 05-01774

ORIGINAL


INFRASTRUCTURE LIST

(Rev. 9-20-05)
EXHIBIT "A"

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

MARNA LYNN AVENUE TOWNHOMES
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN
Tract G-2, Albuquerque West, Unit 1
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
		2'-6"	Standard Curbs & Gutter		Marna Lynn	Cul-de-Sac	/	/	/
		26' F. to F.	Permanent Residential Paving		Marna Lynn	Cul-de-Sac	/	/	/
		4' Wide	Concrete Sidewalks * 		Marna Lynn	Cul-de-Sac	/	/	/
		8"	Sanitary Sewer w/ 13 Service Lines		Marna Lynn	Cul-de-Sac	/	/	/
		6"	Water Line w/ 13-3/4" Water Services		Marna Lynn	Cul-de-Sac	/	/	/
							/	/	/
							/	/	/
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ORIGINAL

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

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Cnst Engineer
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/

Approval of Creditable Items:
 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 1 Engineer's Certification of the Grading Plan Required Prior to Release of SIA and Financial Guarantee.
- 2 * SIDEWALK DEFERRED
- 3

AGENT / OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS	
<u>Gilbert Aldaz</u> NAME (print)	<u>[Signature]</u> 12/21/05 DRB CHAIR - date	<u>Christina Santoral</u> 12/21/05 PARKS & RECREATION - date
<u>Applied Engr. Inc.</u> FIRM	<u>[Signature]</u> 12-21-05 TRANSPORTATION DEVELOPMENT - date	<u>[Signature]</u> 12-5-05 AMAFCA - date
<u>[Signature]</u> 11-14-05 SIGNATURE date	<u>William J. Balch</u> 12/21/05 UTILITY DEVELOPMENT - date	<u>NM Utilities</u> - date
<u>[Signature]</u> 12/21/05	<u>Bradley L. Bingham</u> 12/21/05 CITY ENGINEER - date	_____ - date
DESIGN REVIEW COMMITTEE REVISIONS		

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER
1	01/18/06	<u>[Signature]</u>	<u>[Signature]</u>	<u>Gilbert Aldaz</u> 01-18-06

Current DRC
Project Number: 1004530

FIGURE 12

Claire

Date Submitted: 12/21/05

Date Site Plan Approved: 12/21/05

Date Preliminary Plat Approved: 12/21/05

Date Preliminary Plat Expires: 12/21/06

DRB Project No.: 1004530

DRB Application No.: 05-0174

ORIGINAL

INFRASTRUCTURE LIST

(Rev. 9-20-05)

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

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

MARNA LYNN AVENUE TOWNHOMES

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Tract G-2, Albuquerque West, Unit 1

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
		2'-6"	Standard Curbs & Gutter		Marna Lynn Cul-de-Sac		/	/	/
		26' F.to F.	Permanent Residential Paving		Marna Lynn Cul-de-Sac		/	/	/
		4' Wide	Concrete Sidewalks		Marna Lynn Cul-de-Sac		/	/	/
		8"	Sanitary Sewer w/ 13 Service Lines		Marna Lynn Cul-de-Sac		/	/	/
		6"	Water Line w/ 13-3/4" Water Services		Marna Lynn Cul-de-Sac		/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/

ORIGINAL

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

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Cnst Engineer
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/

Approval of Creditable Items:
 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 Engineer's Certification of the Grading Plan Required Prior to Release of SIA and Financial Guarantee.
- 2 _____
- 3 _____

AGENT / OWNER

Gilbert Aldaz
NAME (print)

Applied Engr. Inc.
FIRM

[Signature] 11-14-05
SIGNATURE date

[Signature] 12/21/05

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

[Signature] 12/21/05 DRB CHAIR - date
Christina Sandora 12/21/05 PARKS & RECREATION - date

[Signature] 12-21-05 TRANSPORTATION DEVELOPMENT - date
William J. Balch 12/21/05 UTILITY DEVELOPMENT - date
Bradley H. Bingham 12/21/05 CITY ENGINEER - date

AMAFCA - date
NM Utilities 12-5-05 - date
 _____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 1/10/2005

B. Proposed Development

1. Structural

- A. Location of existing and proposed structures (distinguish between existing & proposed)
- B. Square footage of each structure
- C. Proposed use of each structure
- D. Temporary structures, signs and other improvements
- E. Walls, fences, and screening: indicate height, length, color and materials
- F. Dimensions of all principal site elements or typical dimensions thereof
- G. Loading facilities
- H. Site lighting (indicate height & fixture type)
- I. Indicate structures within 20 feet of site
- J. Elevation drawing of refuse container and enclosure, if applicable.

2. Parking and Internal Circulation

- A. Parking layout with spaces numbered per aisle and totaled.
 - 1. Location and typical dimensions, including handicapped spaces
 - 2. Calculations: spaces required: _____ provided: _____
Handicapped spaces required: _____ provided: _____
- B. Bicycle parking & facilities
 - 1. Bicycle racks, spaces required: _____ provided: _____
 - 2. Other bicycle facilities, if applicable
- C. Vehicular Circulation (Refer to Chapter 23 of DPM)
 - 1. Ingress and egress locations, including width and curve radii dimensions
 - 2. Drive aisle locations, including width and curve radii dimensions
 - 3. End aisle locations, including width and curve radii dimensions
 - 4. Location & orientation of refuse enclosure, with dimensions
 - 5. Curb cut locations and dimensions
- D. Pedestrian Circulation
 - 1. Location and dimensions of all sidewalks and pedestrian paths
 - 2. Location and dimension of drive aisle crossings, including paving treatment
 - 3. Location and description of amenities, including patios, benches, tables, etc.

3. Streets and Circulation

- A. Locate and identify adjacent public and private streets and alleys.
 - 1. Existing and proposed pavement widths, right-of-way widths and curve radii
 - 2. Identify existing and proposed turn lanes, deceleration lanes and similar features related to the functioning of the proposal, with dimensions
 - 3. Location of traffic signs and signals related to the functioning of the proposal
 - 4. Identify existing and proposed medians and median cuts
 - 5. Sidewalk widths and locations, existing and proposed
- B. Identify Alternate transportation facilities within site or adjacent to site
 - 1. Bikeways and bike-related facilities

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST Revised: 1/10/2005

- 2. Pedestrian trails and linkages
- 3. Bus facilities, including routes, bays and shelters existing or required

4. Utilities

- 1. Fire hydrant locations, existing and proposed.
- 2. Distribution lines
- 3. Right-of-Way and easements, existing and proposed, on the property and adjacent to the boundaries, with identification of types and dimensions.
- 4. Existing water, sewer, storm drainage facilities (public and/or private).
- 5. Proposed water, sewer, storm drainage facilities (public and/or private)

5. Phasing

- A. Proposed phasing of improvements and provision for interim facilities. Indicate phasing plan, including location and square footage of structures and associated improvements including circulation, parking and landscaping.

SHEET #2 - LANDSCAPING PLAN

Landscaping may be shown on sheet #1 with written approval from Planning Department staff.

- 1. Scale - must be same as scale on sheet #1 - Site plan
- 2. Bar Scale
- 3. North Arrow
- 4. Property Lines
- 5. Existing and proposed easements
- 6. Identify nature of ground cover materials
 - A. Impervious areas (pavement, sidewalks, slope pavings, curb and gutters, etc.)
 - B. Pervious areas (planting beds, grass, ground cover vegetation, etc.)
 - C. Ponding areas either for drainage or landscaping/recreational use
- 7. Identify type, location and size of plantings (common and/or botanical names).
 - A. Existing, indicating whether it is to be preserved or removed.
 - B. Proposed, to be established for general landscaping.
 - C. Proposed, to be established for screening/buffering.
- 8. Describe irrigation system
- 9. Planting Beds, indicating square footage of each bed
- 10. Turf Area - only 20% of landscaped area can be high water turf; provide square footage and percentage.
- 11. Responsibility for Maintenance (statement)
- 12. Statement of compliance with Water Conservation... Ordinance, see article 6-1-1-1.
- 13. Landscaped area requirement; square footage and percent (specify clearly on plan)
- 14. Landscaped area provided; square footage and percent (specify clearly on plan)

SHEET #3 - PRELIMINARY GRADING PLAN -

The Preliminary Grading Plan provides the Planning Commission and staff with an understanding of site topography and how it relates to adjacent property. Planning staff may waive or allow adjustments to the Preliminary Grading Plan requirements for sites that are small, relatively flat and have no existing or proposed extraordinary drainage facilities. Waivers must be obtained in writing from the City Engineer prior to application submittal.

Grading information for sites that are under 1 acre can be included on Sheet #1.

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 1/10/2005

A. General Information

- 1. Scale - must be same as Sheet #1 - Site Plan
- 2. Bar Scale
- 3. North Arrow
- 4. Property Lines
- 5. Existing and proposed easements
- 6. Building footprints
- 7. Location of Retaining walls

B. Grading Information

- 1. On the plan sheet, provide a narrative description of existing site topography, proposed grading improvements and topography within 100 feet of the site.
- 2. Indicate finished floor elevation and provide spot elevations for all corners of the site (existing and proposed) and points of maximum cut or fill exceeding 1 foot.
- 3. Identify ponding areas, erosion and sediment control facilities.
- 4. Cross Sections
Provide cross section for all perimeter property lines where the grade change is greater than 4 feet at the point of the greatest grade change. Provide one additional cross section in each direction within no more than 100 feet of the reference point.

SHEET #4 - BUILDING AND STRUCTURE ELEVATIONS

A. General Information

- A. Scale (minimum of 1/8" or as approved by Planning Staff).
- B. Bar Scale
- C. Detailed Building Elevations for each facade
 - 1. Identify facade orientation
 - 2. Dimensions of facade elements, including overall height and width
 - 3. Location, material and colors of windows, doors and framing
 - 4. Materials and colors of all building elements and structures
- E. Site Development Plans for single family residential projects with multiple units may require submittal of specific information on building features in lieu of elevation drawings for each building. Applicants are advised to discussed submittal requirements with Planning Department staff.

B. Signage

- 1. Site location(s)
- 2. Sign elevations to scale
- 3. Dimensions, including height and width
- 4. Sign face area - dimensions and square footage clearly indicated
- 5. Lighting
- 6. Materials and colors for sign face and structural elements.

Applicants should make sure that the submitted site development plan drawings are accurate and complete, and that items specified in this checklist have been clearly indicated on the plan drawings as required.

ORIGINAL

INFRASTRUCTURE LIST

(Rev. 9-20-05)

EXHIBIT "A"

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

MARNA LYNN AVENUE TOWNHOMES

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Tract G-2, Albuquerque West, Unit 1

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
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<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/

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 guarantee will not be released until the LOMR is approved by FEMA.

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Street lights per City requirements.
- 2 _____
- 3 _____

AGENT / OWNER

Gilbert Aldaz
NAME (print)

Applied Engr. Inc.
FIRM

Gilbert Aldaz 11-14-05
SIGNATURE date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

DRB CHAIR - date	PARKS & RECREATION - date
TRANSPORTATION DEVELOPMENT - date	AMAFCA - date
UTILITY DEVELOPMENT - date	<u>NM Utilities</u> - date
CITY ENGINEER - date	_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE

- Storm Drainage Cost Allocation Plan

Supplemental form

- S Z ZONING & PLANNING
 - Annexation
 - County Submittal
 - EPC Submittal
 - Zone Map Amendment (Establish or Change Zoning)
 - Sector Plan (Phase I, II, III)
 - Amendment to Sector, Area, Facility or Comprehensive Plan
 - Text Amendment (Zoning Code/Sub Regs)
 - Street Name Change (Local & Collector)
- L A APPEAL / PROTEST of...
 - 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: Ameri-Contractors PHONE: 239-0920
 ADDRESS: P.O. Box 56883 FAX: 890-7278
 CITY: Albuquerque STATE NM ZIP 87187 E-MAIL: _____
 Proprietary interest in site: Purchaser/Developer List all owners: Joan Wershaw as Trustee of the Arthur S. Wershaw Marital Trust, Joan Wershaw
 AGENT (if any): Isaac Benton & Associates PHONE: 243-3499
 ADDRESS: 624 Tijeras Ave. NW FAX: 243-3583
 CITY: Albuquerque STATE NM ZIP 87102 E-MAIL: bhall@swcp.com

DESCRIPTION OF REQUEST: Site Development for Building Permit, Major Subdivision Preliminary Plat Approval, Vacation of Public Easement, Vacation of Private Easement, Sidewalk Waiver, Temporary Deferral of Sidewalk Construction
 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. Tract G-2 Block: _____ Unit: 1
 Subdiv. / Addn. Albuquerque West
 Current Zoning: SU-1 for PDA to include C-3 uses Proposed zoning: Same
 Zone Atlas page(s): C-12-Z No. of existing lots: 1 No. of proposed lots: 13
 Total area of site (acres): 1.7132 Density if applicable: dwellings per gross acre: 13 dwellings per net acre: 13
 Within city limits? Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? No
 UPC No. 1-012-064-304-417-12124 MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: 4221 Marna Lynn Ave. NW
 Between: Davenport ST. NW and Cactus Trail DR. NW

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): DRB-94-65, DRB-94-624, DRB-94-616, Z-94-134

Check-off if project was previously reviewed by Sketch Plat/Plan X or Pre-application Review Team Date of review: Nov. 9, 2005

SIGNATURE [Signature] DATE Nov. 18, 2005
 (Print) Bob Hall _____ Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 4/04

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

Application case numbers

05DRB 01769
05DRB 01770
05DRB 01771
05DRB 01772
05DRB 01773
05DRB 01774

Hearing date 12/21/05

Action

VPE
SW
IDS
VPRE
SBP
PP
CME
ADV

S.F.

V
V
V
V
V
P(2)

Fees

\$ 300.00
\$ 0.00
\$ 0.00
\$ 90.00
\$ 385.00
\$ 855.00
\$ 20.00
\$ 75.00

1725.00

Project # 1004530

[Signature]

FORM V: SUBDIVISION VA. ... NCES & VACATIONS

BULK LAND VARIANCE

(PUBLIC HEARING CASE)

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

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

VACATION OF PUBLIC RIGHT-OF-WAY

VACATION OF PUBLIC EASEMENT

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

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.

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

SUBDIVISION DESIGN VARIANCE (VARIANCE FROM MINIMUM STANDARDS OF THE DEVELOPMENT PROCESS MANUAL)

SIDEWALK DESIGN VARIANCE

SIDEWALK WAIVER

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

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

TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

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

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

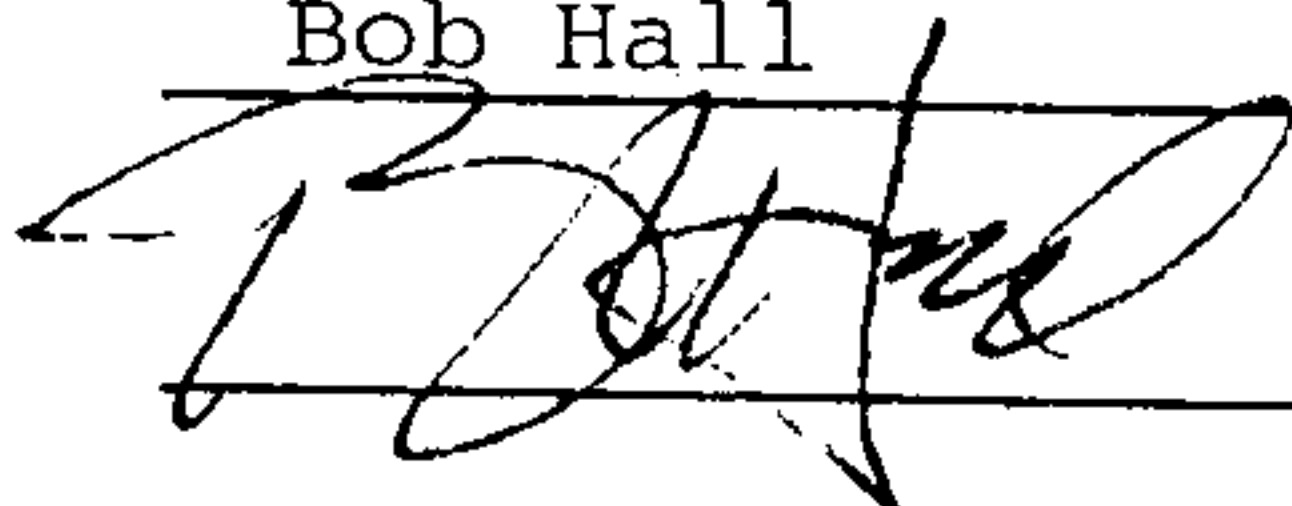
VACATION OF PRIVATE EASEMENT

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

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.

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

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

Bob Hall


Applicant name (print)

11/18/05

Applicant signature / date

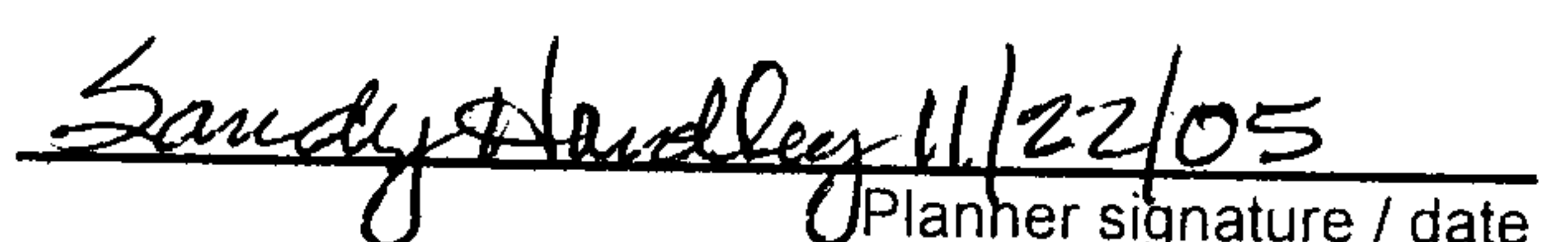


Form revised 4/03, 10/03 and JUNE 2005

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

Application case numbers

05DRB - 01769
05DRB - 01770
05DRB - 01771
0DRB - 01772

 11/22/05
Planner signature / date

Project # 1004530

FORM P(2): SITE PLAN REV . V - D.R.B. PUBLIC HEARING

SITE DEVELOPMENT PLAN FOR SUBDIVISION

- Scaled site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **24** copies for DRB public hearings
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Letter of authorization from the property owner if application is submitted by an agent
 - Copy of the document delegating approval authority to the DRB
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Completed Site Plan for Subdivision Checklist
 - 6 copies of the Infrastructure List, if relevant to the site plan
 - TIS/AQIA Traffic Impact Study form with required signature
 - Fee (see schedule)
 - Any original and/or related file numbers are listed on the cover application
- D. R. B. hearings are approximately ONE MONTH after the filing deadline. **Bring the original Mylar** to the meeting for sign-off. **Your attendance is required.**

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

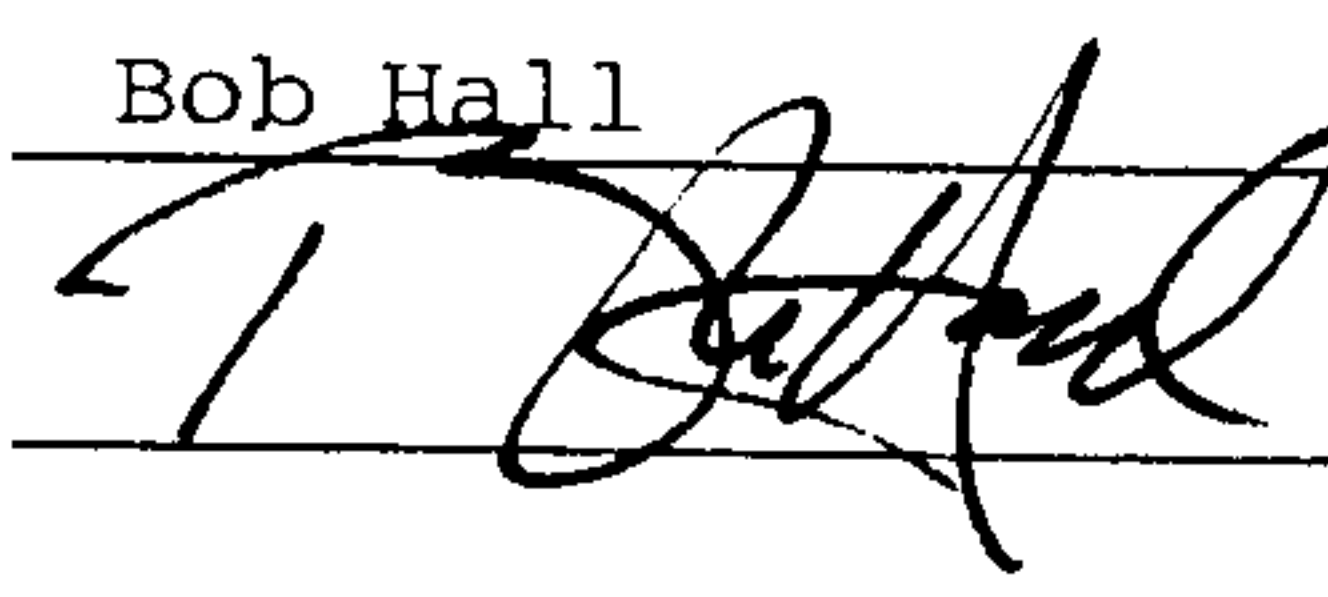
- Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **24** copies for DRB public hearings
 - Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. (Folded to fit into an 8.5" by 14" pocket.) **24** copies for DRB public hearings
 - Solid Waste Management Department signature on Site Plan
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Letter of authorization from the property owner if application is submitted by an agent
 - Copy of the document delegating approval authority to the DRB
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Completed Site Plan for Building Permit Checklist
 - 6 copies of the Infrastructure List, if relevant to the site plan
 - TIS/AQIA Traffic Impact Study form with required signature
 - Copy of Site Plan with Fire Marshal's stamp
 - Fee (see schedule)
 - Any original and/or related file numbers are listed on the cover application
- D. R. B. hearings are approximately ONE MONTH after the filing deadline. **Bring the original Mylar** to the meeting for sign-off. **Your attendance is required.**

AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION

AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

- Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) **24** copies for DRB public hearings
 - DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) **24** copies for DRB public hearings
 - DRB signed Site Plan for Subdivision, if applicable (required when amending SDP for Building Permit) **24** copies for DRB public hearings
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Letter of authorization from the property owner if application is submitted by an agent
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
 - 6 copies of the Infrastructure List, if relevant to the site plan
 - TIS/AQIA Traffic Impact Study form with required signature
 - Fee (see schedule)
 - Any original and/or related file numbers are listed on the cover application
- D. R. B. hearings are approximately ONE MONTH after the filing deadline. **Bring the original Mylar** to the meeting for sign-off. **Your attendance is required.**

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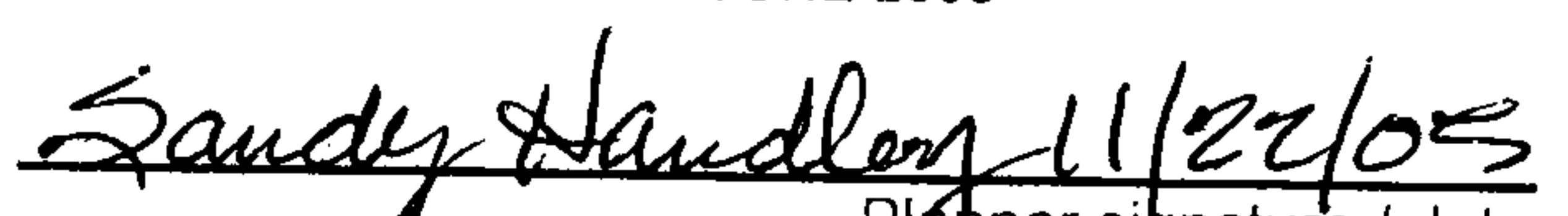
Bob Hall

 Applicant name (print)
 11/18/05
 Applicant signature / date



Form revised JUNE 2005

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

Application case numbers
 OSDEB - 01773
 - -
 - -


 Planner signature / date
 Project # 1004530

FORM S(2): SUBDIVISION - [...] B. PUBLIC HEARING

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

MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL

- Proposed Preliminary Plat including the Grading Plan (folded to fit into an 8.5" by 14" pocket) **24** copies
- Proposed Infrastructure List
- Design elevations & cross sections of perimeter walls **3 copies** (11" x 17" maximum)
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Property owner's and City Surveyor's signature on the proposed plat
- FORM DRWS Drainage Report, Water & Sewer availability statement filing information
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Signed** Pre-Annexation Agreement if Annexation required.
- TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application

Preliminary plat approval expires after one year.

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

- MAJOR SUBDIVISION AMENDMENT TO PRELIMINARY PLAT (with significant changes)
- MAJOR SUBDIVISION AMENDMENT TO INFRASTRUCTURE LIST (with significant changes)
- MAJOR SUBDIVISION AMENDMENT TO GRADING PLAN (with significant changes)

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

- Proposed Amended Preliminary Plat, and/or Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **24** copies
- Original Preliminary Plat, and/or Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket)
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Property owner's and City Surveyor's signature on the proposed amended plat, if the preliminary plat is being amended
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Any original and/or related file numbers are listed on the cover application

Amended preliminary plat approval expires after one year.

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

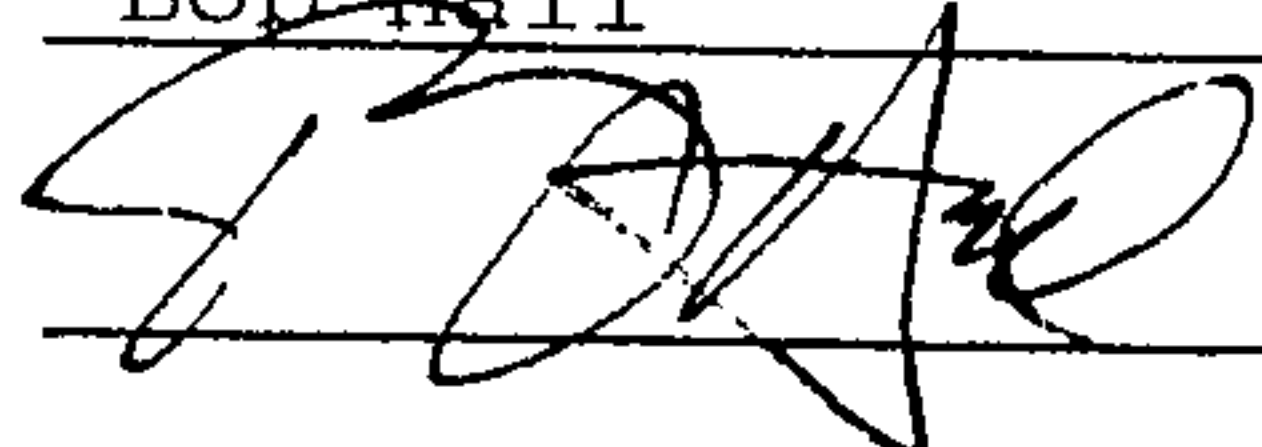
MAJOR SUBDIVISION EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT

(Temporary sidewalk deferral uses FORM-V)

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

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

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

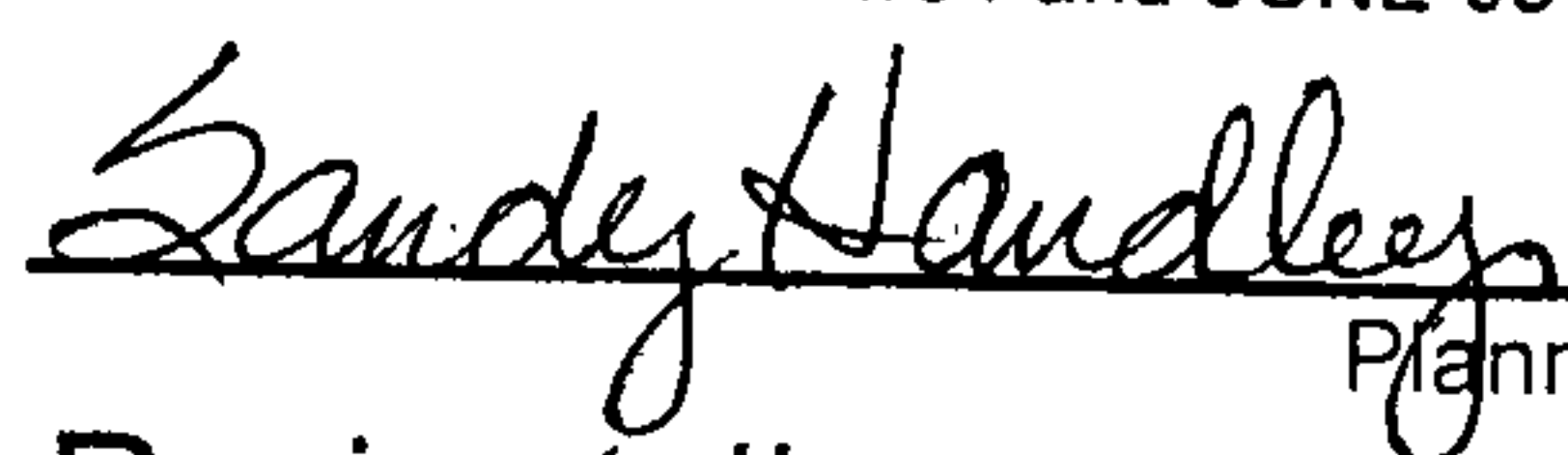
Bob Hall

 Applicant name (print)
 11/18/05
 Applicant signature / date



Form revised 11/04 and JUNE 05

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

Application case numbers
 05DRB - 01774
 _____ - _____
 _____ - _____


 Planner signature / date

Project # 1004530

ISAAC
BENTON &
ASSOCIATES AIA

November 18, 2005

City of Albuquerque
DRB Committee
600 2nd St. NW
Albuquerque, New Mexico 87103

RE: DRB Application
Proposed Townhouse Development
4221 Marna Lynn Ave. N.W.

Dear Ms. Matson and DRB Committee Members:

Isaac Benton and Associates Architects have been retained by Ameri-Contractors to design a town house project for a site located at 4221 Marna Lynn Ave. N.W.

The proposed project, which is allowed under the current zoning, requires that the builder develop the following documents for submittal to the City of Albuquerque DRB committee;

1. Site Development plan for Building Permit
2. Major Subdivision Preliminary Plat Approval
3. Vacation of Public Easement
4. Vacation of Private Easement
5. Sidewalk waiver
6. Temporary deferral of sidewalk Construction

These documents attached are based upon the comments obtained from the DRB Committee following a Sketch Plat review November 11, 2005, comments attached.

The following information is available on the existing property:

Applicable Plans and Policies: Albuquerque/Bernalillo County Comprehensive Plan; Westside Strategic Plan and Northwest Mesa Escarpment Plan.

The legal description: A track of land situated within the Town of Alameda Grant within Projected Section 13, Township 11 North, Range 2 East. New Mexico Principal Meridian, Bernalillo County, New Mexico, being all of Track G, Albuquerque West, Unit 1 as the same is shown and

designated on said plot filed for record in the office of the County Clerk of Bernalillo County, New Mexico on March 8, 1990 in Volume 90C, Folio 57. Track G-2.

Address: 4221 Marna Lynn Ave. N.W.

Zoning: SU-1 for PDA to include C-3 uses.

Proposed Use: Residential Town homes allowed under the zoning.

Property Size: 1.7138 Acres.

Neighbors:

East:	Canine Country Club & Feline Inn	4201 Marna Lynn Ave. NW.
North:	Paradise Hills United Methodist Church	4700 Paridise Blvd. NW.
South:	Petroglyph Elementary School	5100 Marna Lynn Ave. NW.
West:	5 residential homes	9000 – 9016 Cactus Trail Dr. NW.

Neighborhood Associations:

Piedras Marcadas Neighborhood Association

Paradise Hills Civic Association

Letters were sent to the two neighborhood associations to notify them of the proposed development. Those letters are attached and labeled as Attachment "A." We requested a meeting with the associations in advance of this submittal in the attempt to discuss any issues they may have relating to the proposed design. No one has contacted our office.

Site Amenities: The site is an undeveloped parcel with native vegetation. It is comprised of native sandy soils. It slopes 14' from South to North with the low end at the sidewalk on Marna Lynn Avenue. There is a PNM overhead power easement, which runs along the Southern edge of the site then cuts diagonally north and west to the western property line.

Proposed Development:

Isaac Benton & Associates Architects has been fortunate to have worked with several small builders in the design and development of infill housing projects. These projects are in line with our firm's commitment to helping Albuquerque grow up rather than out. Our design philosophy is to design energy efficient attractive homes that meet the needs of the surrounding community and homebuyer. This project falls in line with those goals.

We have started the design of three bedroom two story town homes that will range between 1600 s.f. and 2000 s. f.. Based on the unit layout and site amenities, we will be able to fit 13 units on the site. We are using the existing road and easement located on the East side of the site for site access.

We feel fortunate to be working with Ameri-Contractors on this project. They are the builders of the homes currently under construction on Marna Lynn Ave. just West of the site. These homes represent the quality of construction they strive for, the appraised cost of which exceed the existing comparable in the community.

Justification for Vacation of Public Easement:

Roadway Easement

The existing 40' x 60' roadway easement located in the southwest corner of the property was noted as temporary in the original plat. The easement was due to Marna Lynn Ave. NW not continuing West past the end of the existing site. The road has since been extended as shown in the attached photos, Attachment "B." We therefore ask that the easement be vacated. This is noted in the attached Exhibit "A."

Public Utility Easement

There is an existing public utility easement currently bisecting the southwest corner of the property. An existing power line runs through the easement overhead until it reaches the West property line where it then goes underground. We want to vacate the overhead line running diagonally through the site.

We have been working with Public Service Company of New Mexico on the new service design. Our contact, Earl Hoskins, New Service Delivery Department, 505-241-3305, has been working with us on the electrical service delivery modifications. The new service will entail the installation of a new power pole located in the proximity of the existing poles on the south boundary of the site. The power will then run underground from this new pole to the southwest corner of the site where it will reconnect with the existing underground power. The existing utility easement running along the south property line will remain. The diagonal easement will no longer be required. This is noted in the attached Exhibit "B."

Justification for Vacation of Private Easement:

There is an existing 10' drainage and utility easement located along the northeast boundary line of the property. We want to vacate this easement since the property to the north (United Methodist Church) can drain into the new cul-de-sac constructed with this development. The drainage plan for this development incorporates these offsite flows. See attached Exhibit "C."

You can contact me:

Agent / Contact person:

Bob Hall, AIA
Principal
Isaac Benton & Associates Architects
624 Tijeras Ave. NW
Albuquerque, New Mexico 87102

505-243-3499 (work)
505-797-3294 (home)
505-243-3583 (Fax)
bhall@swcp.com

We have included the zoning atlas page with an enlargement of the site for your reference.

We look forward to working with you and your association to insure that this project meets your needs and expectations.

Sincerely,



Bob Hall, AIA
Principal

Cc: Larry Weaver, Paradise Hills Civic Association
Tom Anderson, Paradise Hills Civic Association
Zora Gordley, Piedras Marcadas Neighborhood Association
Gerri Warner, Piedras Marcadas Neighborhood Association

Attachments: Attachment "A" Letters to Neighborhood Associations
Attachment "B" Photos of Marna Lynn Ave. extension
Zoning Atlas Page: C-12-Z
Page enlargement.
Application Packet
1 set of street Elevations

November 2, 2005


Hand Delivered

City of Albuquerque
Planning Department
600 Second Street, NW
Suite 200
Albuquerque, New Mexico 87103

Re: Tract G-2, Albuquerque West, Unit 1
±1.7138 Acres (the "Property")

Ladies and Gentlemen:

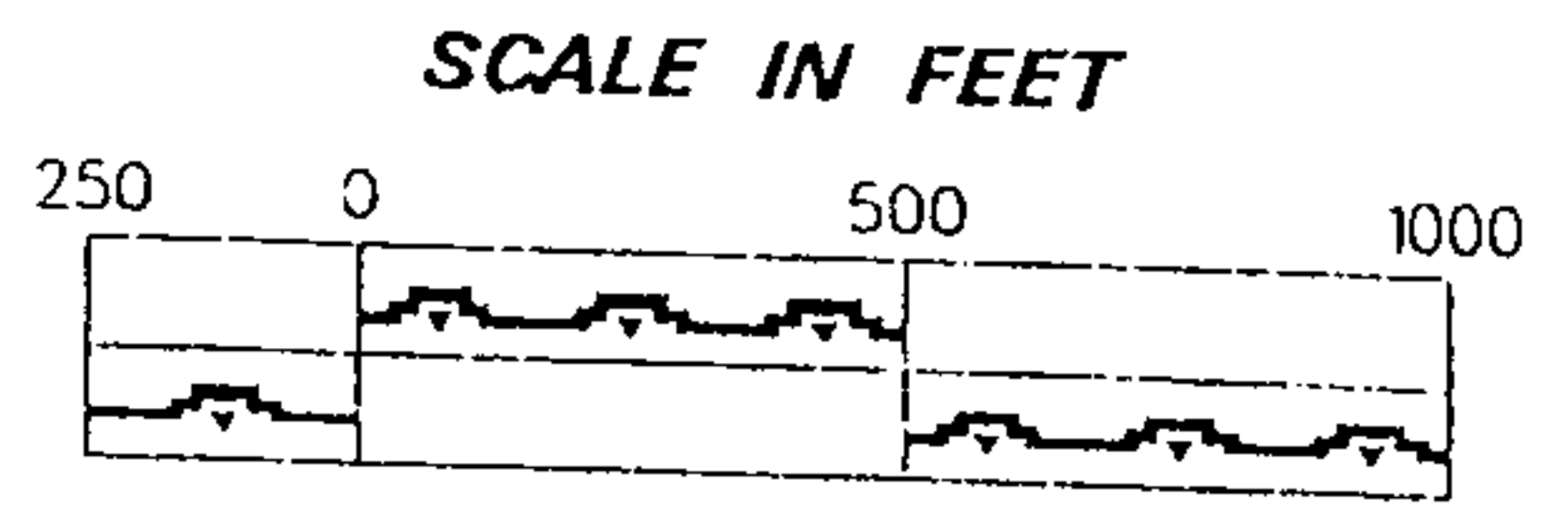
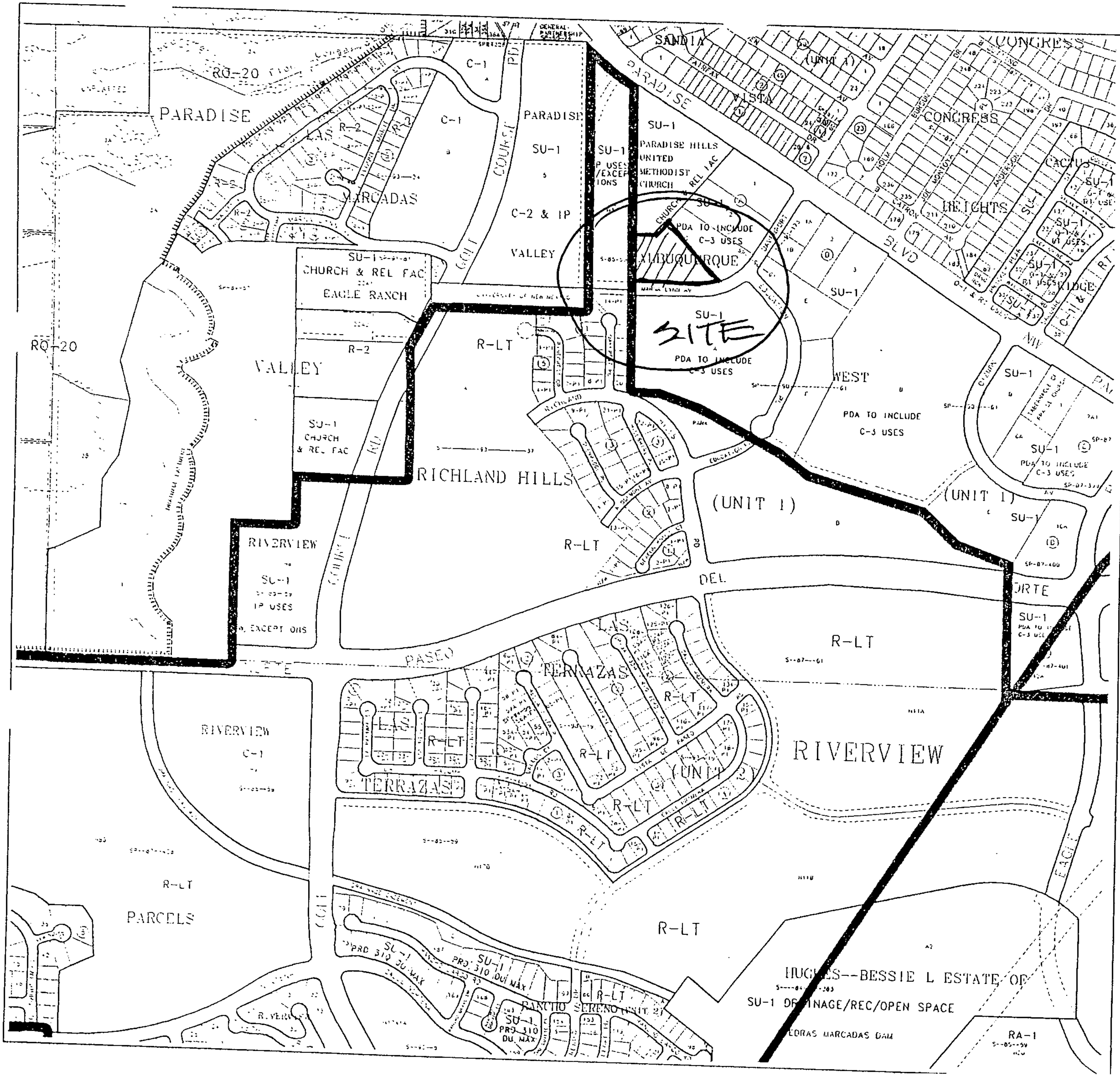
The undersigned is the owner of the above referenced Property. Ameri-Contractors, LLC, is the contract purchaser for the Property and is hereby authorized to retain Isaac Benton & Associates, as its agent in its application to the Development Review Board for a site plan for subdivision for townhomes on the Property.



Joan Wershaw as Trustee of the
Arthur S. Wershaw Marital Trust
UTA May 25, 2001



Joan Wershaw

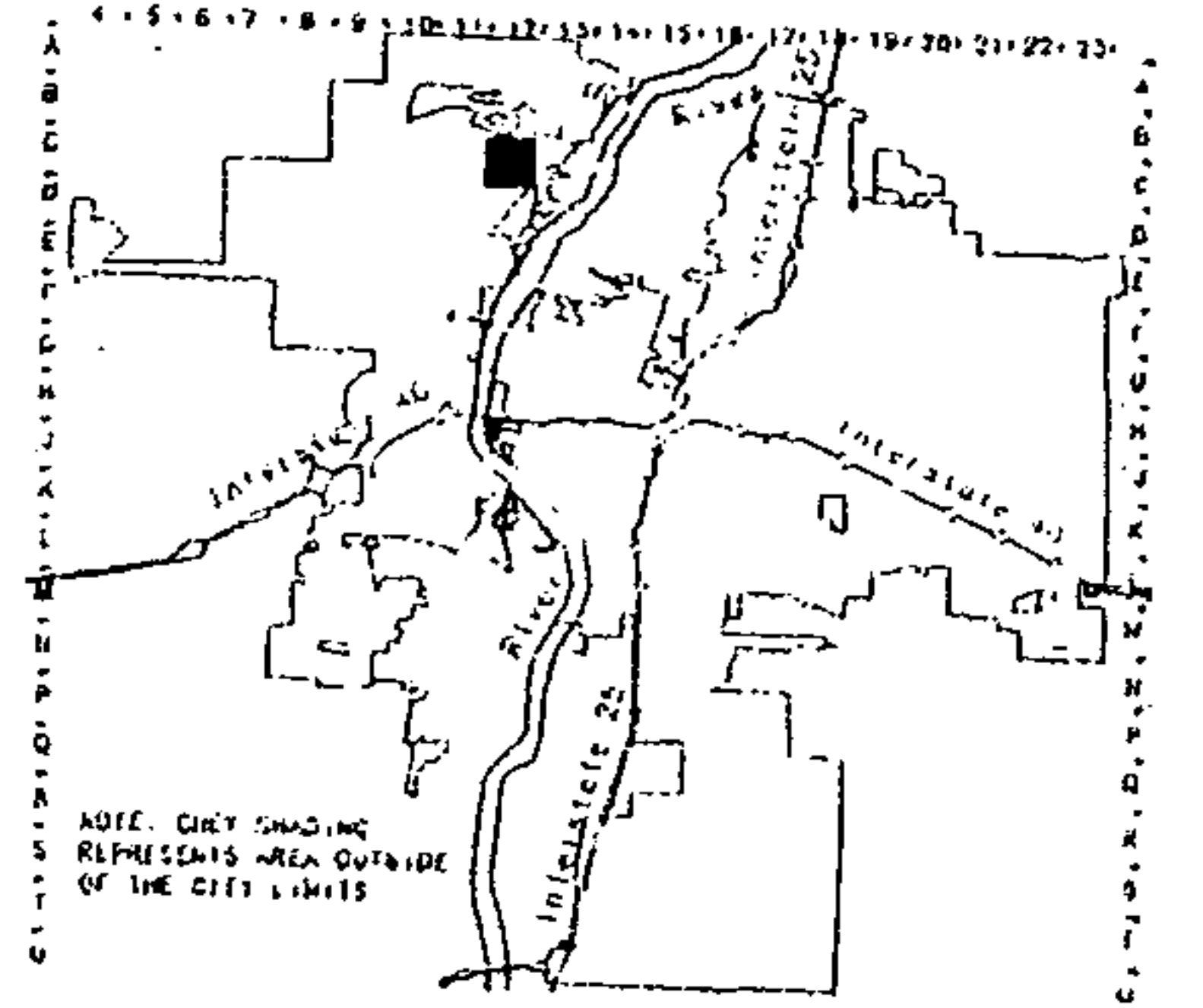


PHOTOCOPY--NOT TO SCALE



A G I S
 City of Albuquerque

© Planning Department
 Map Amended through July 29, 1994



NOTE: CITY SHOWING REPRESENTS AREA OUTSIDE OF THE CITY LIMITS

LEGAL DESCRIPTION

T11N
 R2E
 SEC 13

UNIFORM PROPERTY CODE

1-012-084

C-12-Z

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) / AIR QUALITY IMPACT ASSESSMENT (AQIA) FORM

APPLICANT: AMERI-CONTRACTORS DATE OF REQUEST: 11/18/05 ZONE ATLAS PAGE(S): C-12-7

CURRENT:

ZONING SU-1 FOR PDA TO INCLUDE C-3

PARCEL SIZE (AC/SQ. FT.) 1.7132 AC

LEGAL DESCRIPTION:

LOT OR TRACT # TR. G-2 BLOCK # UNIT 1

SUBDIVISION NAME ALBUQUERQUE WEST

REQUESTED CITY ACTION(S):

ANNEXATION []	SECTOR PLAN []	SITE DEVELOPMENT PLAN:	
COMP. PLAN []	ZONE CHANGE []	A) SUBDIVISION <input checked="" type="checkbox"/>	BUILDING PERMIT []
AMENDMENT []	CONDITIONAL USE []	B) BUILD'G PURPOSES []	ACCESS PERMIT []
		C) AMENDMENT []	OTHER []

PROPOSED DEVELOPMENT:

NO CONSTRUCTION/DEVELOPMENT []
NEW CONSTRUCTION
EXPANSION OF EXISTING DEVELOPMENT []

GENERAL DESCRIPTION OF ACTION: ¹

OF UNITS: 13
BUILDING SIZE: 1820 ± (sq. ft.)

NOTES: 1. Changes made to development proposals / assumptions, from the information provided above, may change the TIS or AQIA analysis requirements.

APPLICANT OR REPRESENTATIVE [Signature]

DATE 11/18/05

(TO BE SIGNED UPON COMPLETION OF PROCESSING BY TRAFFIC ENGINEER AND ENVIRONMENTAL HEALTH)

Planning Department, Development & Building Services Division, Transportation Development Section -
2ND Floor West, 600 2ND St. NW, Plaza del Sol Building, City, 87102, phone 924-3994

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES [] NO BORDERLINE []

THRESHOLDS MET? YES [] NO MITIGATING REASONS FOR NOT REQUIRING TIS: PREVIOUSLY STUDIED: []
Notes:

If a TIS is required: a scoping meeting (as outlined in the development process manual) must be held to define the level of analysis needed and the parameters of the study. **Any subsequent changes to the development proposal identified above may require an update or new TIS.**

TRAFFIC ENGINEER [Signature]

DATE 11-18-05

Air Quality Impact Analysis (AQIA) May Be Required:

Section 14-16-3-14 of the COA Comprehensive Zoning Code contains threshold requirements for air quality studies. Criteria and thresholds contained in the Zoning Code specify which land use or plan actions will require preparation of an AQIA. Please refer to this section in order to determine if your proposal merits study for air quality impacts. An AQIA is not required, if a TIS is not required by the City or an associated TIS shows all signalized intersections functioning at Level of Service (LOS) C or better. An AQIA will only be required for a Sector Development Plan or Sector Development Plan Amendment if it meets AQIA thresholds in the Zoning Code.

AIR QUALITY IMPACT ANALYSIS (AQIA) REQUIRED: YES [] NO

Contact an Air Quality Planner at 768-2660 to insure that input is received from the Air Quality Division during the scoping of the companion TIS. **Any subsequent changes to the development proposal identified above may require an update or new AQIA.**

APPLICANT [Signature]

DATE 11/18/05

Required TIS and/or AQIA must be completed prior to applying to the EPC. Arrangements must be made prior to submittal if a variance to this procedure is requested and noted on this form, otherwise the application may not be accepted or deferred if the arrangements are not complied with.

TIS -SUBMITTED / /
-FINALIZED / /

TRAFFIC ENGINEER _____

DATE _____

FORM DRWS: DRAINAGE REPORT / WATER & SANITARY SEWER AVAILABILITY
THIS FORM IS REQUIRED WITH THE DEVELOPMENT REVIEW BOARD APPLICATION
FOR MAJOR SUBDIVISIONS AND SITE DEVELOPMENT PLANS.

PROJECT NAME: Las Miradas

AGIS MAP # C-12

LEGAL DESCRIPTIONS: Tract G-2, Unit 1 of Albuquerque West

Subdivision

1 **DRAINAGE REPORT**

A drainage report, as per the Drainage Ordinance, was submitted to the City of Albuquerque Public Works Department, Hydrology Division (2nd Floor Plaza del Sol) on 11/22/05 (date).

[Signature]
Applicant/Agent

11/22/05
Date

[Signature]
Hydrology Division Representative

11/22/05
Date

0 **WATER AND SEWER AVAILABILITY STATEMENT**

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

11/22/2005 (date). *City's Not in utilities jurisdiction, Must check with New Mexico Utilities since it is their area.*

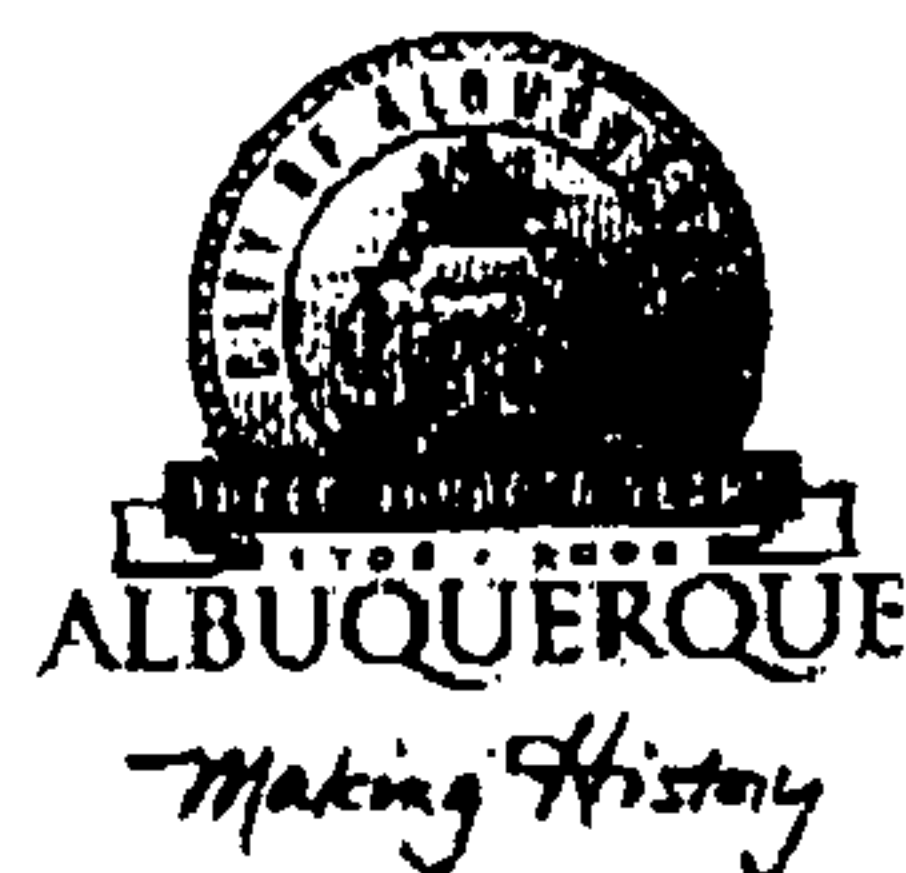
[Signature]
Applicant/Agent

11/22/05
Date

[Signature]
Utilities Division Representative

11/22/2005
Date

PROJECT # 1004530



City of Albuquerque
P.O. Box 1293, Albuquerque, NM 87103

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

November 11, 2005

Bob Hall
Isaac Benton and Associates Architects
624 Tijeras Avenue NW/87102
Phone: 243-3499/Fax: 243-3583

Dear Bob:

Thank you for your inquiry of November 11, 2005 requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **TRACT G-2, ALBUQUERQUE WEST, UNIT 1 LOCATED ON MARNA LYNN AVENUE NW BETWEEN DAVENPORT STREET NW AND CACTUS TRAIL DRIVE NW** zone map **C-12**

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

PARADISE HILLS CIVIC ASSOC. (PHC) "R"

*Larry Weaver, 6001 Unitas Ct. NW/87114 898-8640 (h) 846-1511 (w)
Tom Anderson, 10013 Plunkett Dr. NW/87114 897-2593 (h)

PIEDRAS MARCADAS N.A. (PMC) "R"

*Gerri Warner, 8715 Tia Christina NW/87114 898-3110 (h) 846-6189 (w)
Zora Gordley, 8615 Tia Christina NW/87114 897-6950 (h)

Please note that according to O-92 you are required to notify each of these contact persons by **certified mail, return receipt requested, before** the Planning Department will accept your application filing. **IMPORTANT!** Failure of adequate notification may result in your **Application Hearing being deferred for 30 days.** If you have any questions about the information provided, please contact me at (505) 924-3902 or via an e-mail message at swinklepleck@cabq.gov or by fax at (505) 924-3913.

Sincerely,

Stephani Winklepleck

Stephani I. Winklepleck
Neighborhood Program Coordinator
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

ISAAC
BENTON &
ASSOCIATES AIA

November 9, 2005

Ms. Gerri Warner
8715 Tia Christina NW
Albuquerque, New Mexico 87114

RE: Piedras Marcadas Neighborhood Association
Proposed Townhouse Development
4221 Marna Lynn Ave. N.W.

Dear Ms. Warner:

This letter is being written in accordance with Council Bill O-92 to notify all affected recognized neighborhood associations prior to filing an application to the Planning Department. Isaac Benton and Associates Architects have been retained by Ameri-Contractors to design a town house project for a site located at 4221 Marna Lynn Ave. N.W.

The proposed project, which is allowed under the current zoning, requires that the builder develop the following documents for submittal to the City of Albuquerque DRB committee;

1. Site Development plan for Building Permit
2. Major Subdivision Preliminary Plat Approval
3. Vacation of Public Easement
4. Vacation of Private Easement
5. Sidewalk waiver
6. Temporary deferral of sidewalk Construction

The DRB Hearing will be conducted at 9:00 a.m. on December 14, 2004 at the City of Albuquerque Hearing Room, located in the Plaza Del Sol building at 600 2nd Street N.W., basement level, at the southeast corner.

The following information is available on the existing property:

Applicable Plans and Policies: Albuquerque/Bernalillo County Comprehensive Plan; Westside Strategic Plan and Northwest Mesa Escarpment Plan.

The legal description: A track of land situated within the Town of Alameda Grant within Projected Section 13, Township 11 North, Range 2 East. New Mexico Principal Meridian, Bernalillo County, New Mexico, being all of Track G,

Albuquerque West, Unit 1 as the same is shown and designated on said plot filed for record in the office of the County Clerk of Bernalillo County, New Mexico on March 8, 1990 in Volume 90C, Folio 57. Track G-2.

Address: 4221 Marna Lynn Ave. N.W.

Zoning: SU-1 for PDA to include C-3 uses.

Proposed Use: Residential Town homes allowed under the zoning.

Property Size: 1.7138 Acres.

Neighbors:

East:	Canine Country Club & Feline Inn	4201 Marna Lynn Ave. NW.
North:	Paradise Hills United Methodist Church	4700 Paridise Blvd. NW.
South:	Petroglyph Elementary School	5100 Marna Lynn Ave. NW.
West:	5 residential homes	9000 – 9016 Cactus Trail Dr. NW.

Site Amenities: The site is an undeveloped parcel with native vegetation. It is comprised of native sandy soils. It slopes 14' from South to North with the low end at the sidewalk on Marna Lynn Avenue. There is a PNM overhead power easement, which runs along the Southern edge of the site then cuts diagonally north and west to the western property line.

Proposed Development:

Isaac Benton & Associates Architects has been fortunate to have worked with several small builders in the design and development of infill housing projects. These projects are in line with our firm's commitment to helping Albuquerque grow up rather than out. Our design philosophy is to design energy efficient attractive homes that meet the needs of the surrounding community and homebuyer. This project falls in line with those goals.

We have started the design of three bedroom two story town homes that will range between 1600 s.f. and 2000 s. f.. Based on the unit layout and site amenities, we will be able to fit 13 units on the site. We hope to have a schematic site design within the next 10 days. We are currently looking at using the existing road and easement located on the East side of the site for site access. This would negate the need for a curb cut on Marna Lynn Ave.

We feel fortunate to be working with Ameri-Contractors on this project. They are the builders of the homes currently under construction on Marna Lynn Ave. just West of the site. These

homes, photos attached, represent the quality of construction they strive for. The appraised cost of which exceed the existing comparable in the community.

We plan on submitting to the DRB in mid November and would appreciate the ability to meet with you and the association to discuss any concerns that you might have. We may be able to design around your concerns if we know them early in the process. We are available to meet at any time that is convenient to you, day, evening or weekend. You can contact me;

Agent / Contact person:

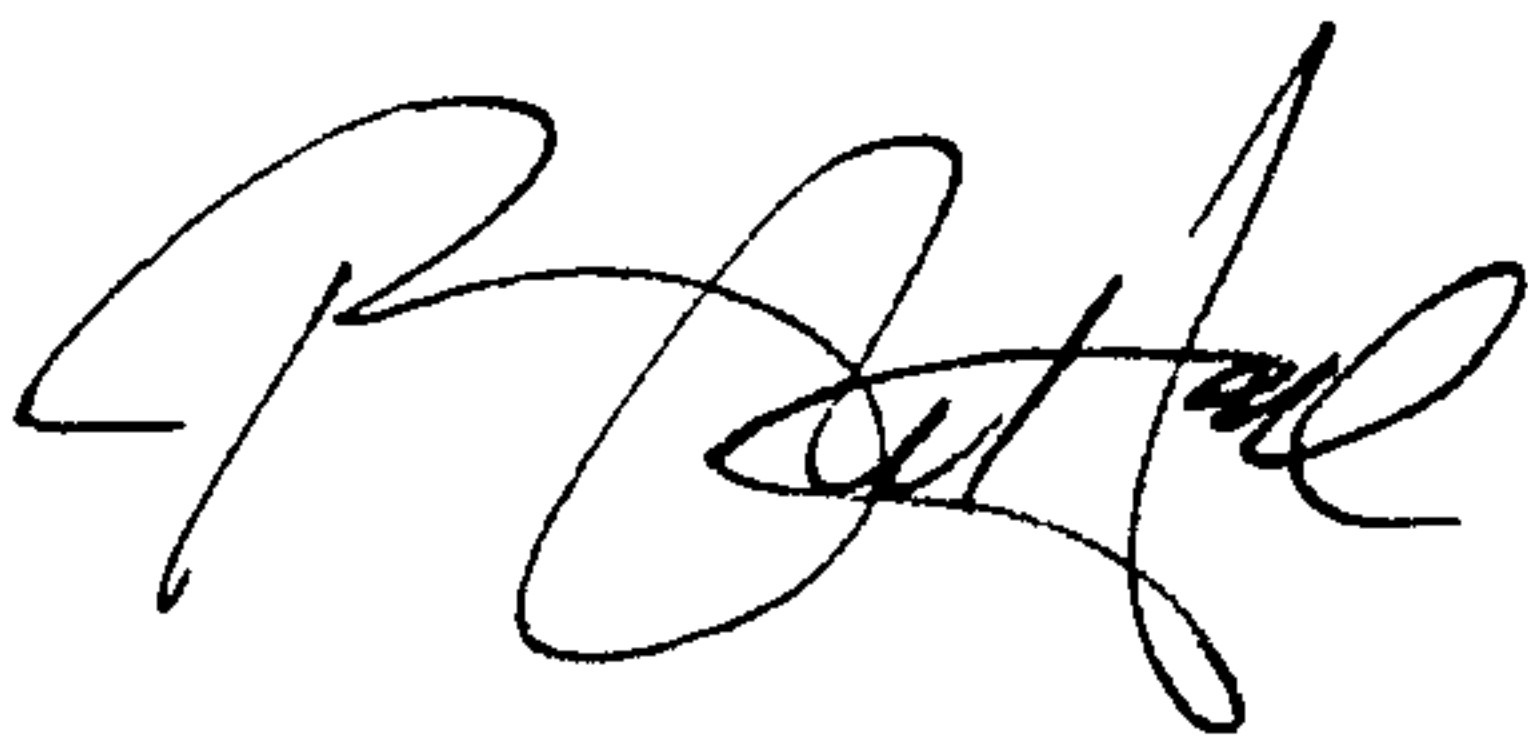
Bob Hall, AIA
Principal
Isaac Benton & Associates Architects
624 Tijeras Ave. NW
Albuquerque, New Mexico 87102

505-243-3499 (work)
505-797-3294 (home)
505-243-3583 (Fax)
bhall@swcp.com

We have included the zoning atlas page with an enlargement of the site for your reference.

We look forward to working with you and your association to insure that this project meets your needs and expectations.

Sincerely,

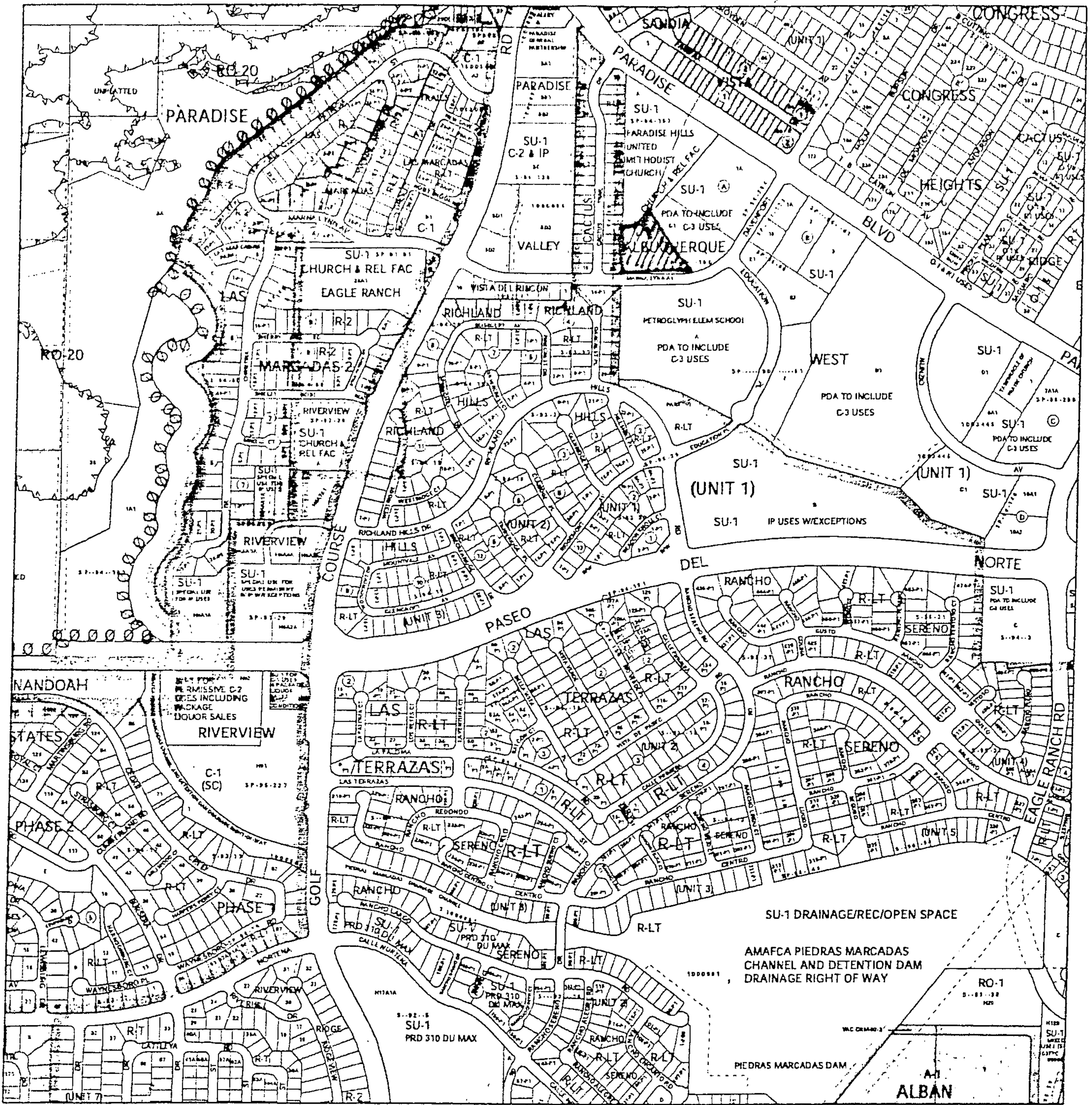
A handwritten signature in black ink, appearing to read 'Bob Hall', written in a cursive style.

Bob Hall, AIA
Principal

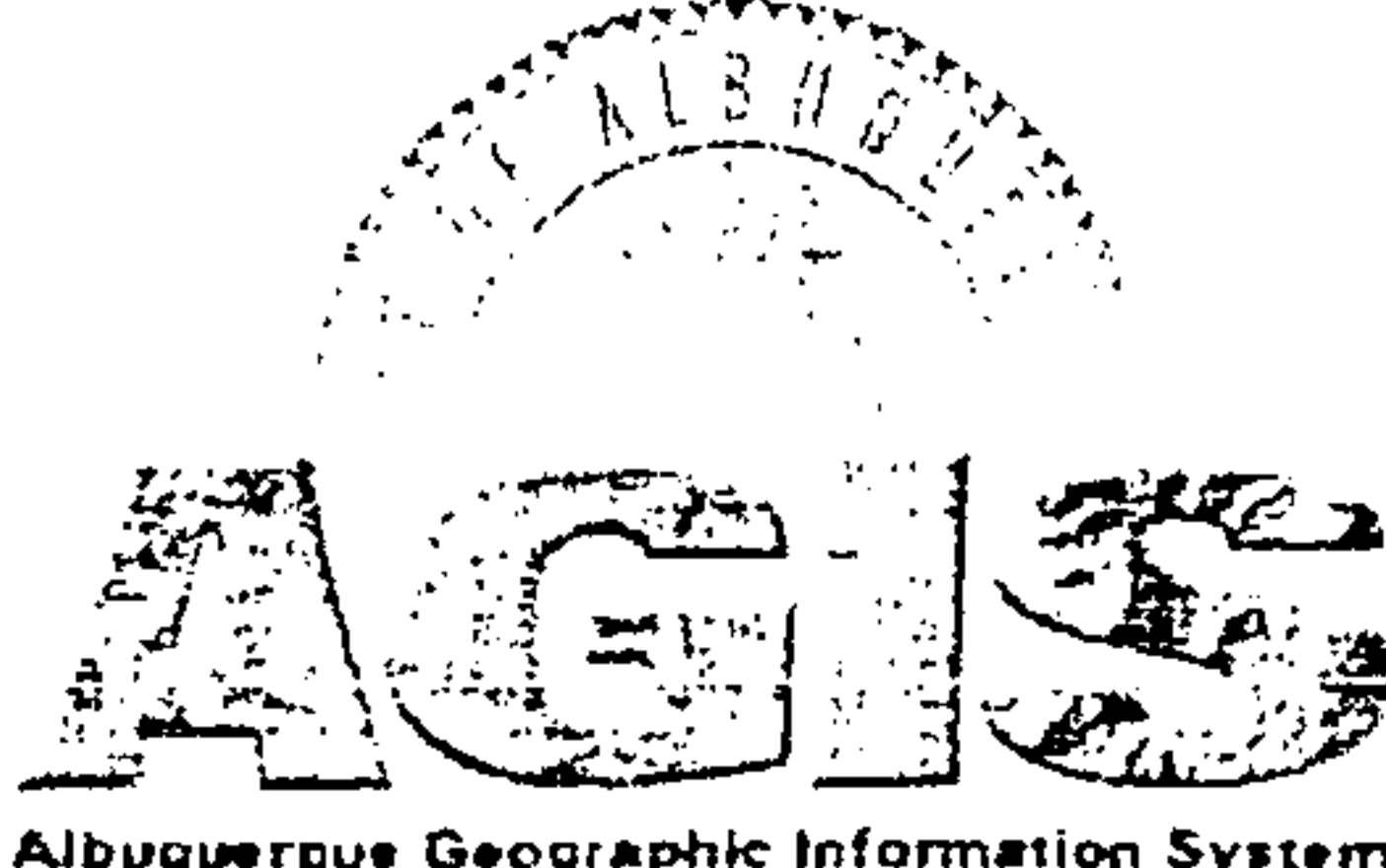
Cc: Zora Gordley

Attachments: Zoning Atlas Page: C-12-Z.
Page enlargement.
Photo of homes.

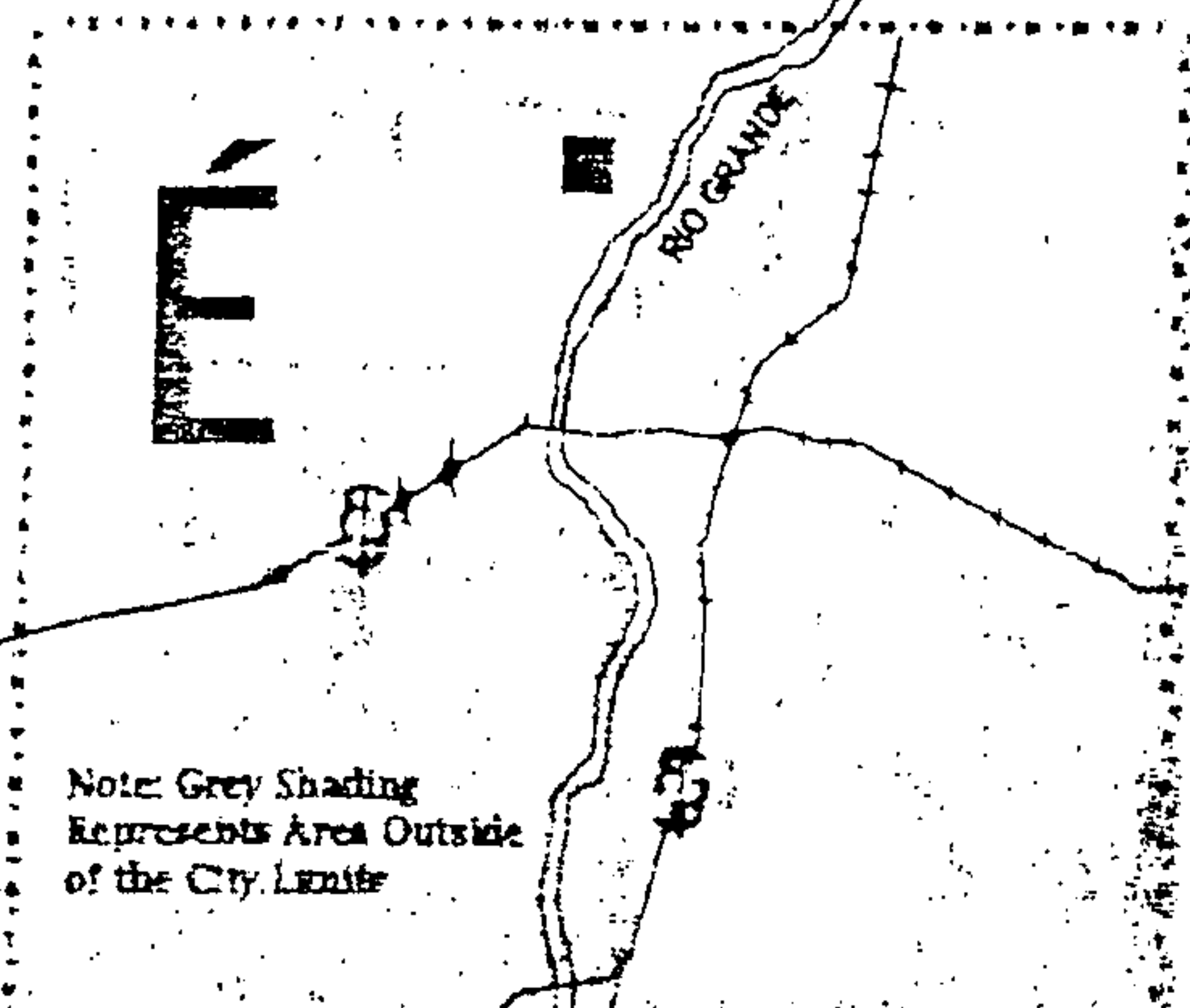
SITE



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



Map amended through: Apr 22, 2005



Note: Grey Shading Represents Area Outside of the City Limits

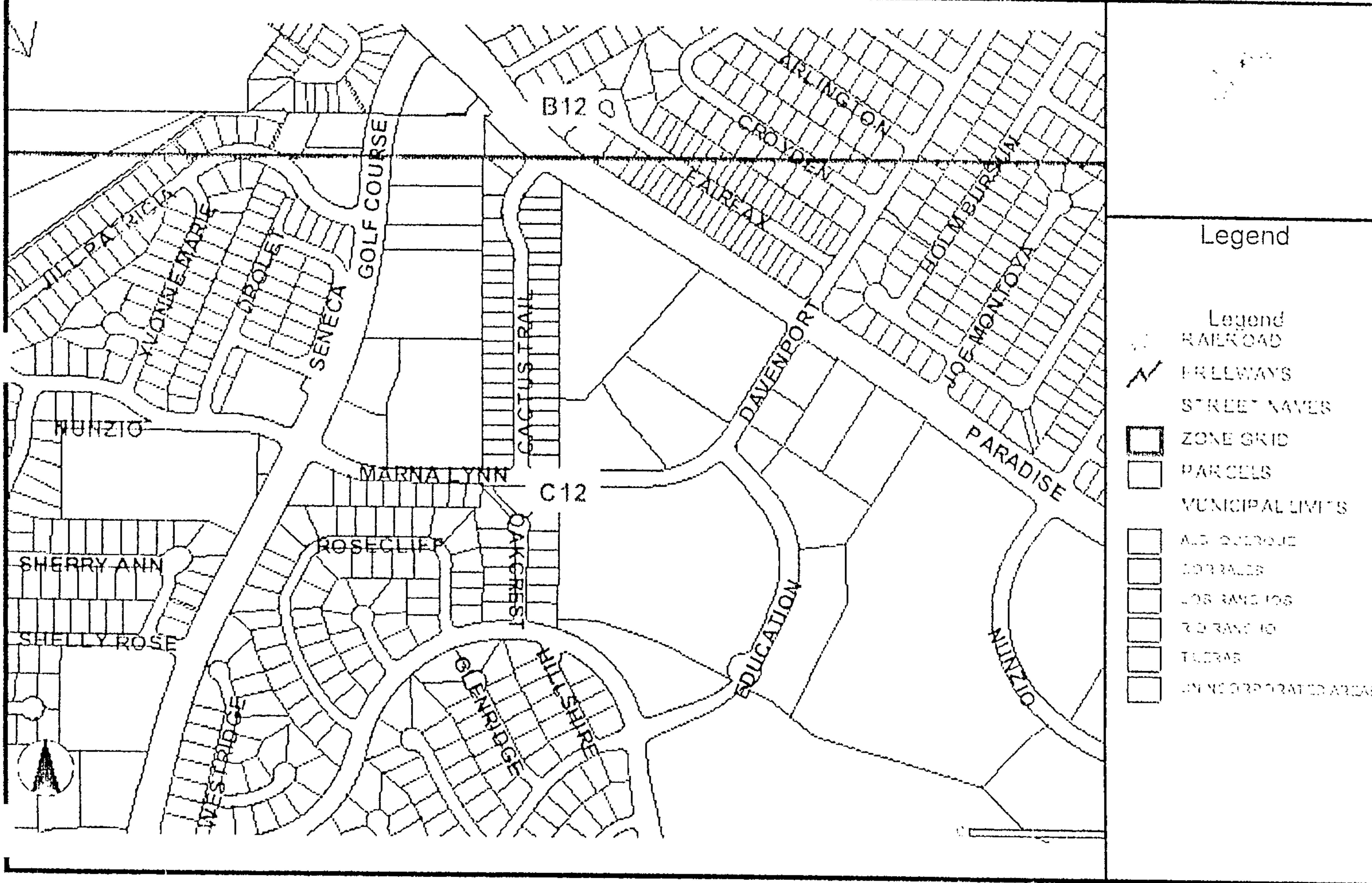
Zone Atlas Page:
C-12-Z

Selected Symbols

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

0 750 1,500 Feet

ArcIMS HTML Viewer Map





Marna Lynn Ave N.W
Homes West of Site

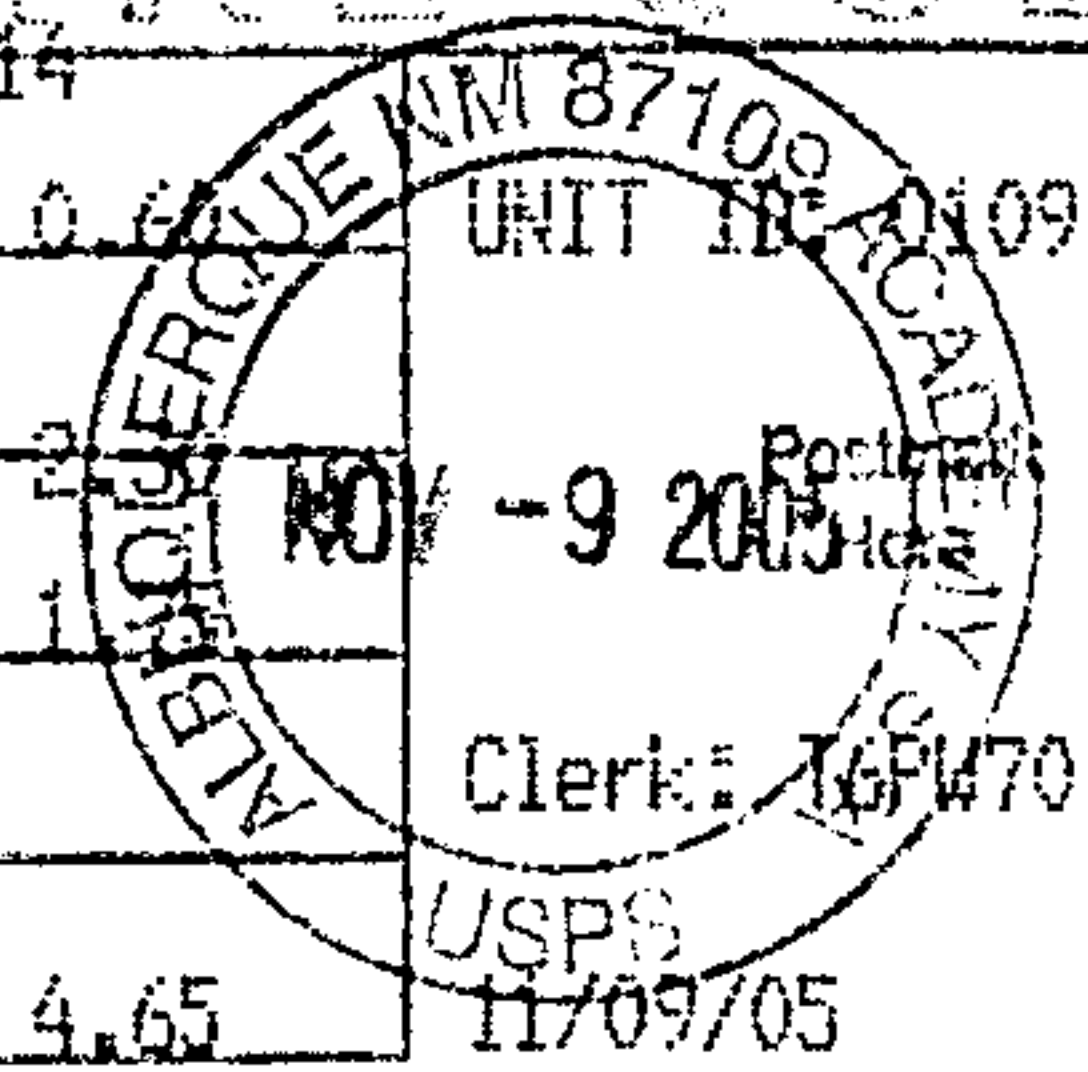
7005 1820 0001 7964 6839

US Postal Service
CERTIFIED MAIL RECEIPT
(Domestic Mail Only, No Insurance Coverage Provided)

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

OFFICIAL USE

Postage	\$	0.65
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$	4.65



Sent To **MS. GERAL WARNER**
 Street, Apt. No., or PO Box No. **8715 TIA CHRISTINA NW**
 City, State, ZIP **ALBUQUERQUE, NM 87114**

PS Form 3800, June 2002 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
MS. GERAL WARNER
8715 TIA CHRISTINA NW
ALBUQUERQUE, NM 87114

2. Article Number
 (Transfer from service label)

7005 1820 0001 7964 6839

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 Ms. G. Warner Agent Addressee

B. Received by (Printed Name) _____ C. Date of Delivery _____

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type
 Certified Mail Express Mail
 Registered Return Receipt for Merchandise
 Insured Mail C.O.D.

4. Restricted Delivery? (Extra Fee) Yes

ISAAC
BENTON &
ASSOCIATES AIA

November 9, 2005

Ms. Zora Gordley
8615 Tia Christina NW
Albuquerque, New Mexico 87114

RE: Piedras Marcadas Neighborhood Association
Proposed Townhouse Development
4221 Marna Lynn Ave. N.W.

Dear Ms. Gordley:

This letter is being written in accordance with Council Bill O-92 to notify all affected recognized neighborhood associations prior to filing an application to the Planning Department. Isaac Benton and Associates Architects have been retained by Ameri-Contractors to design a town house project for a site located at 4221 Marna Lynn Ave. N.W.

The proposed project, which is allowed under the current zoning, requires that the builder develop the following documents for submittal to the City of Albuquerque DRB committee;

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Site Amenities: The site is an undeveloped parcel with native vegetation. It is comprised of native sandy soils. It slopes 14' from South to North with the low end at the sidewalk on Marna Lynn Avenue. There is a PNM overhead power easement, which runs along the Southern edge of the site then cuts diagonally north and west to the western property line.

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Agent / Contact person:

Bob Hall, AIA
Principal
Isaac Benton & Associates Architects
624 Tijeras Ave. NW
Albuquerque, New Mexico 87102

505-243-3499 (work)
505-797-3294 (home)
505-243-3583 (Fax)
bhall@swcp.com

We have included the zoning atlas page with an enlargement of the site for your reference.

We look forward to working with you and your association to insure that this project meets your needs and expectations.

Sincerely,

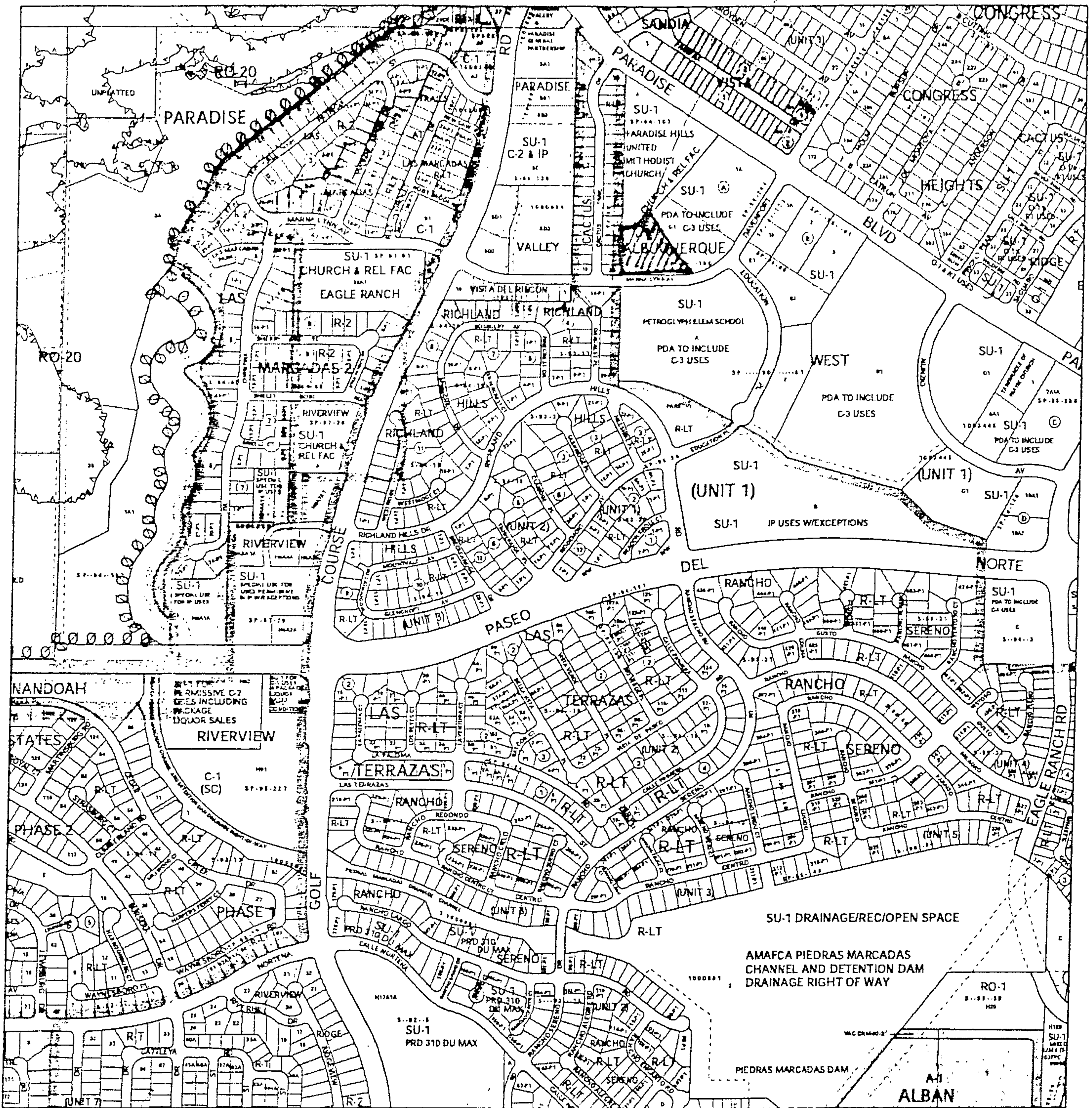
A handwritten signature in black ink, appearing to read 'Bob Hall', written in a cursive style.

Bob Hall, AIA
Principal

Cc: Gerri Warner

Attachments: Zoning Atlas Page: C-12-Z.
Page enlargement.
Photo of homes.

SITE



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

AGIS
Albuquerque Geographic Information System

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
C-12-Z

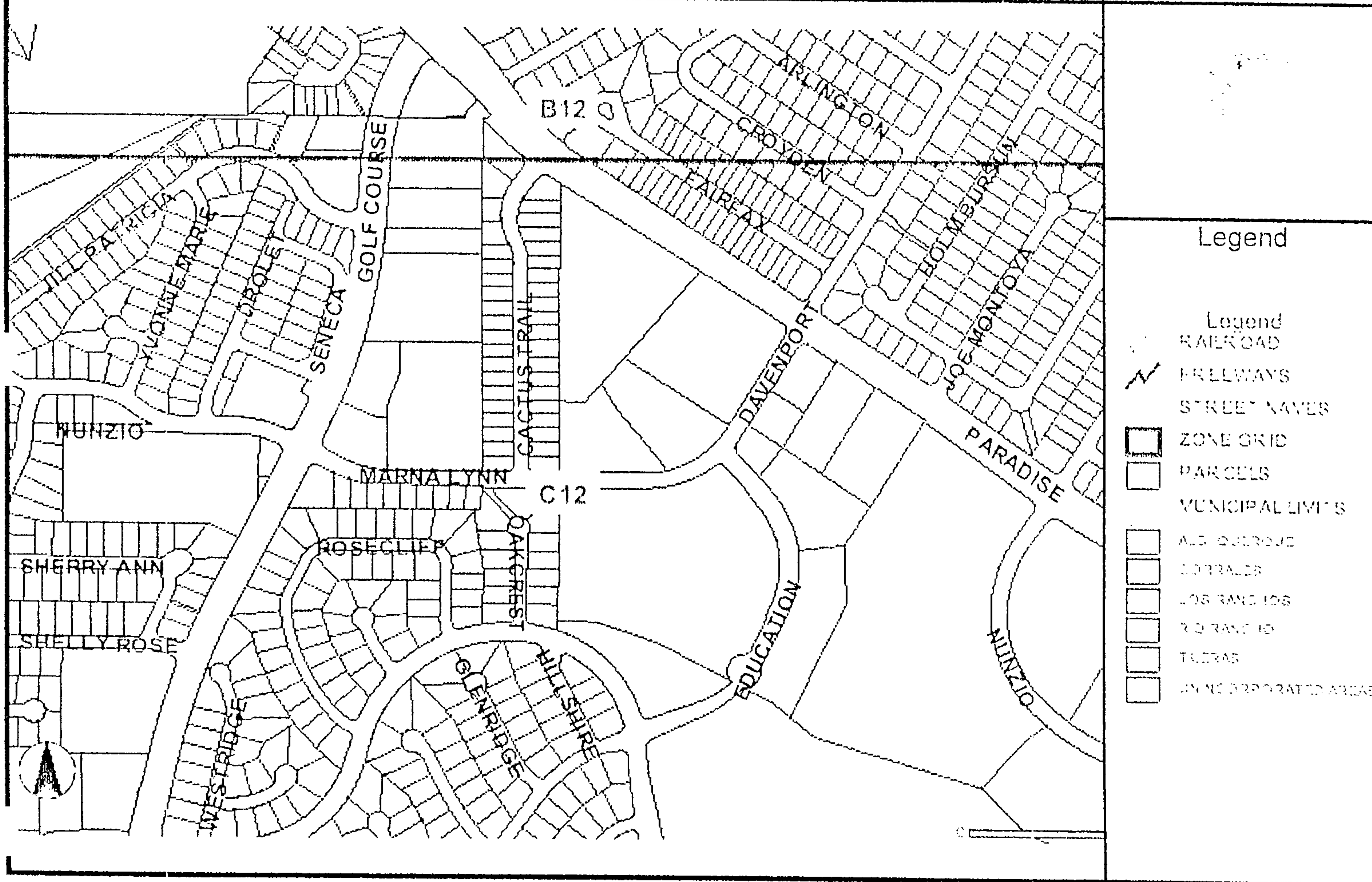
Selected Symbols

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

0 750 1,500 Feet

Map amended through: Apr 22, 2005

ArcIMS HTML Viewer Map





Marna Lynn Ave N.W
Homes West of Site

7005 1820 0001 7964 6822

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

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Return Receipt Fee (Endorsement Required)	1.75	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 4.65	

Sent To: **MS. ZORA GOLLEY**
 Street, Apt. No., or PO Box No. **8615 TIA CHRISTINA NW**
 City, State, ZIP+4 **ALBUQUERQUE, NM 87114**

PS Form 3800 June 2002 See Reverse for Instructions

SENDER: COMPLETE

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
MS. ZORA GOLLEY
8615 TIA CHRISTINA NW
ALBUQUERQUE, NM 87114

A. Signature
 Agent
 Addressee

B. Received by (Printed Name) _____ C. Date of Delivery _____

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type
 Certified Mail Express Mail
 Registered Return Receipt for Merchandise
 Insured Mail C.O.D.

4. Restricted Delivery? (Extra Fee) Yes

2. Article Number (Transfer from service label) **7005 1820 0001 7964 6822**

ISAAC
BENTON &
ASSOCIATES AIA

November 11, 2005

Mr. Larry Weaver
Paradise Hills Civic Association
6001 Unitas Ct. NW
Albuquerque, NM 87114

RE: Paradise Hills Civic Association
Proposed Townhouse Development
4221 Marna Lynn Ave. N.W.

Dear Mr. Weaver:

This letter is being written in accordance with Council Bill O-92 to notify all affected recognized neighborhood associations prior to filing an application to the Planning Department. Isaac Benton and Associates Architects have been retained by Ameri-Contractors to design a town house project for a site located at 4221 Marna Lynn Ave. N.W.

The proposed project, which is allowed under the current zoning, requires that the builder develop the following documents for submittal to the City of Albuquerque DRB committee;

1. Site Development plan for Building Permit
2. Major Subdivision Preliminary Plat Approval
3. Vacation of Public Easement
4. Vacation of Private Easement
5. Sidewalk waiver
6. Temporary deferral of sidewalk Construction

The DRB Hearing will be conducted at 9:00 a.m. on December 14, 2004 at the City of Albuquerque Hearing Room, located in the Plaza Del Sol building at 600 2nd Street N.W., basement level, at the southeast corner.

The following information is available on the existing property:

Applicable Plans and Policies: Albuquerque/Bernalillo County Comprehensive Plan; Westside Strategic Plan and Northwest Mesa Escarpment Plan.

The legal description: A track of land situated within the Town of Alameda Grant within Projected Section 13, Township 11 North, Range 2 East. New Mexico Principal Meridian,

Bernalillo County, New Mexico, being all of Track G, Albuquerque West, Unit 1 as the same is shown and designated on said plot filed for record in the office of the County Clerk of Bernalillo County, New Mexico on March 8, 1990 in Volume 90C, Folio 57. Track G-2.

Address: 4221 Marna Lynn Ave. N.W.

Zoning: SU-1 for PDA to include C-3 uses.

Proposed Use: Residential Town homes allowed under the zoning.

Property Size: 1.7138 Acres.

Neighbors:

East:	Canine Country Club & Feline Inn	4201 Marna Lynn Ave. NW.
North:	Paradise Hills United Methodist Church	4700 Paridise Blvd. NW.
South:	Petroglyph Elementary School	5100 Marna Lynn Ave. NW.
West:	5 residential homes	9000 – 9016 Cactus Trail Dr. NW.

Site Amenities: The site is an undeveloped parcel with native vegetation. It is comprised of native sandy soils. It slopes 14' from South to North with the low end at the sidewalk on Marna Lynn Avenue. There is a PNM overhead power easement, which runs along the Southern edge of the site then cuts diagonally north and west to the western property line.

Proposed Development:

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Agent / Contact person:

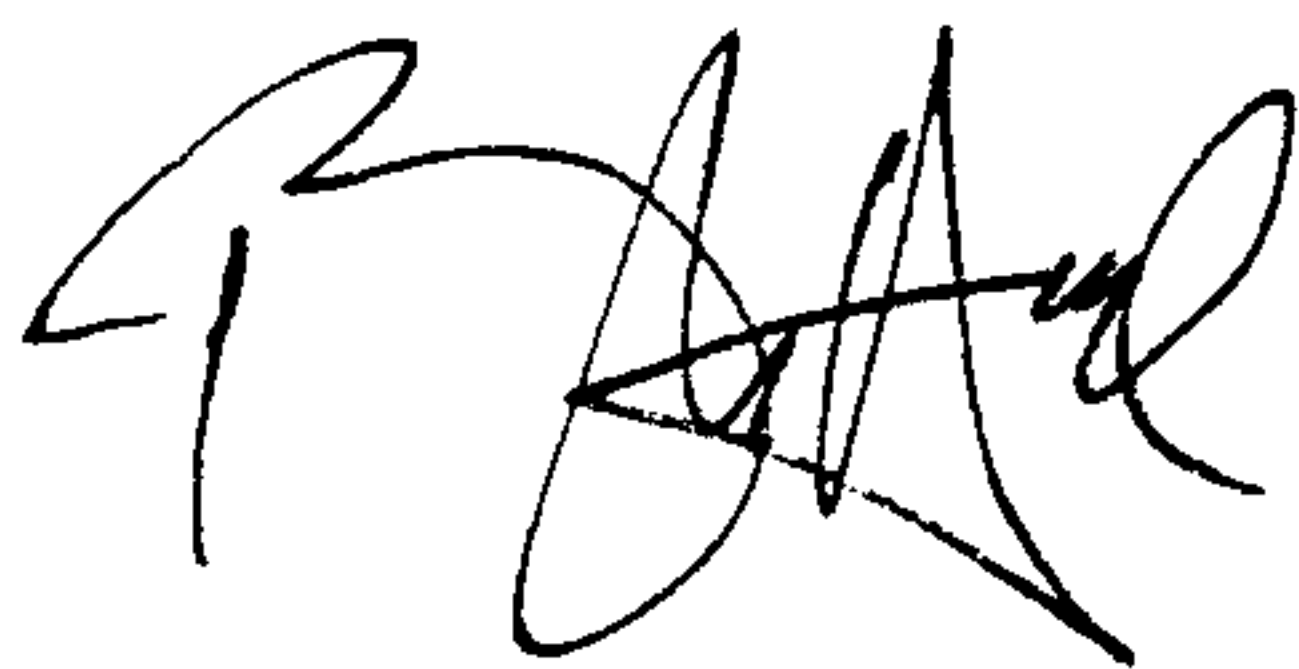
Bob Hall, AIA
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We look forward to working with you and your association to insure that this project meets your needs and expectations.

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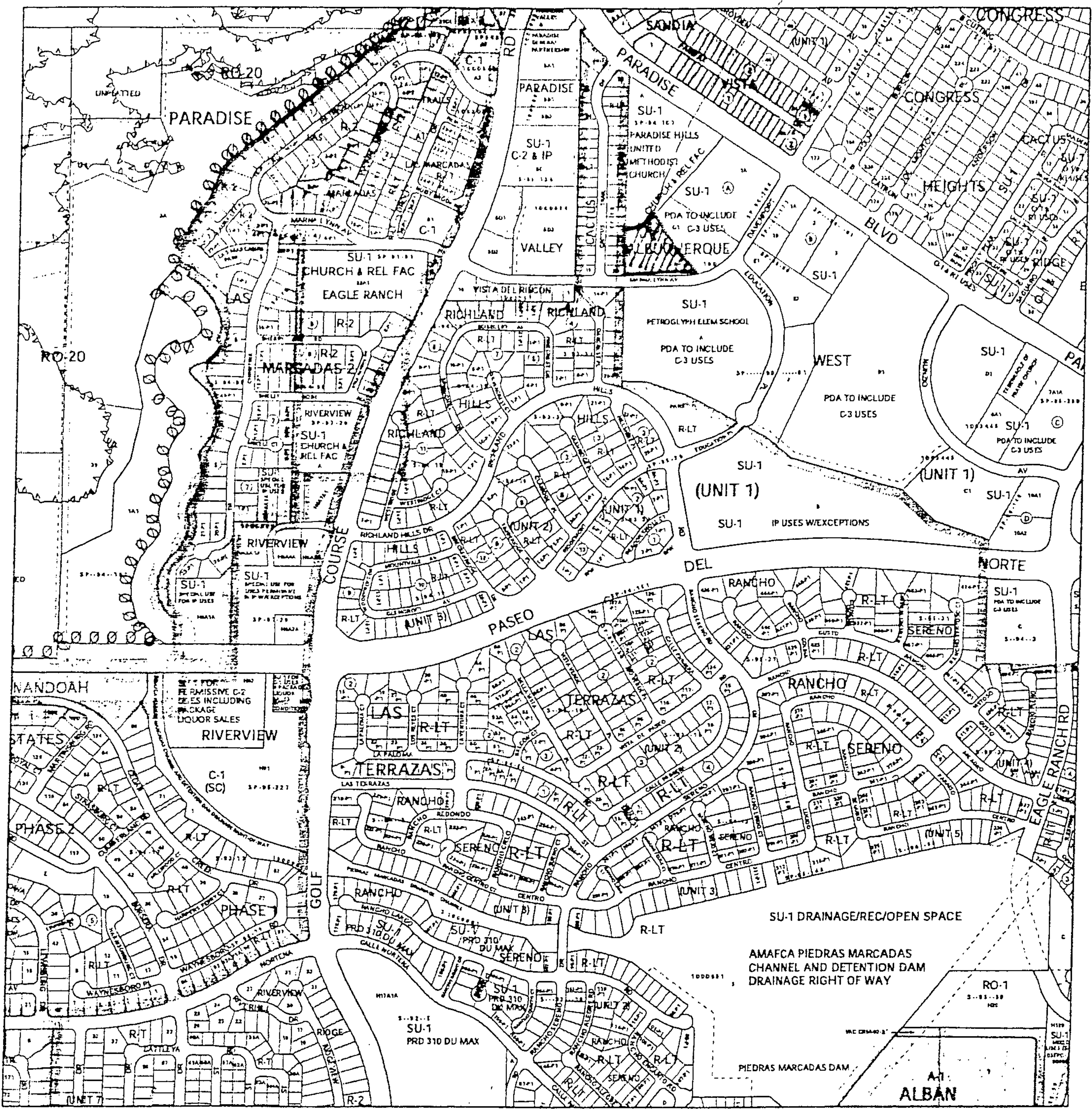


Bob Hall, AIA
Principal

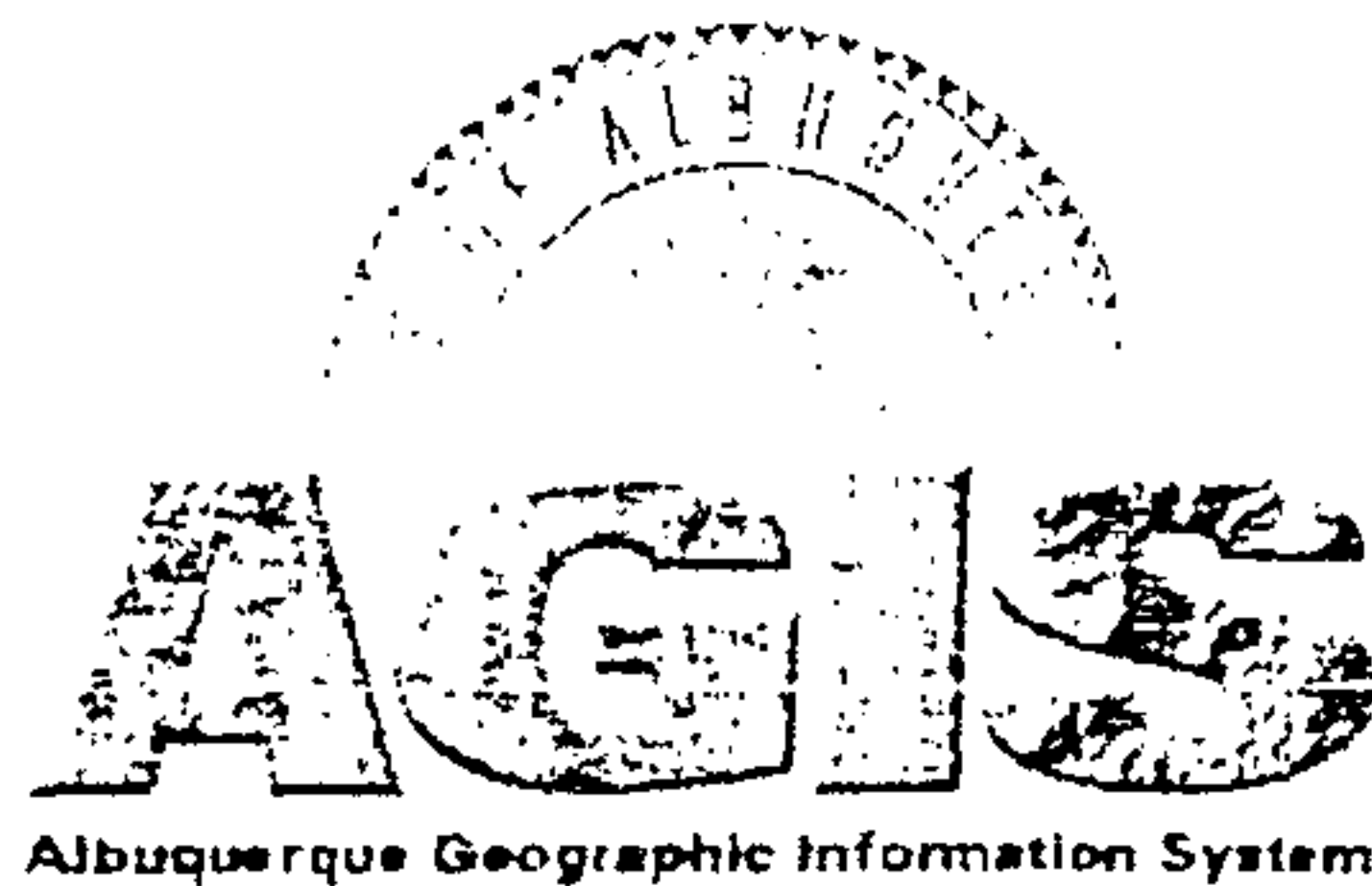
Cc: Tom Anderson, Paradise Hills Civic Association
Zora Gordley, Piedras Marcadas Neighborhood Association
Gerri Warner, Piedras Marcadas Neighborhood Association

Attachments: Zoning Atlas Page: C-12-Z.
Page enlargement.
Photo of homes.

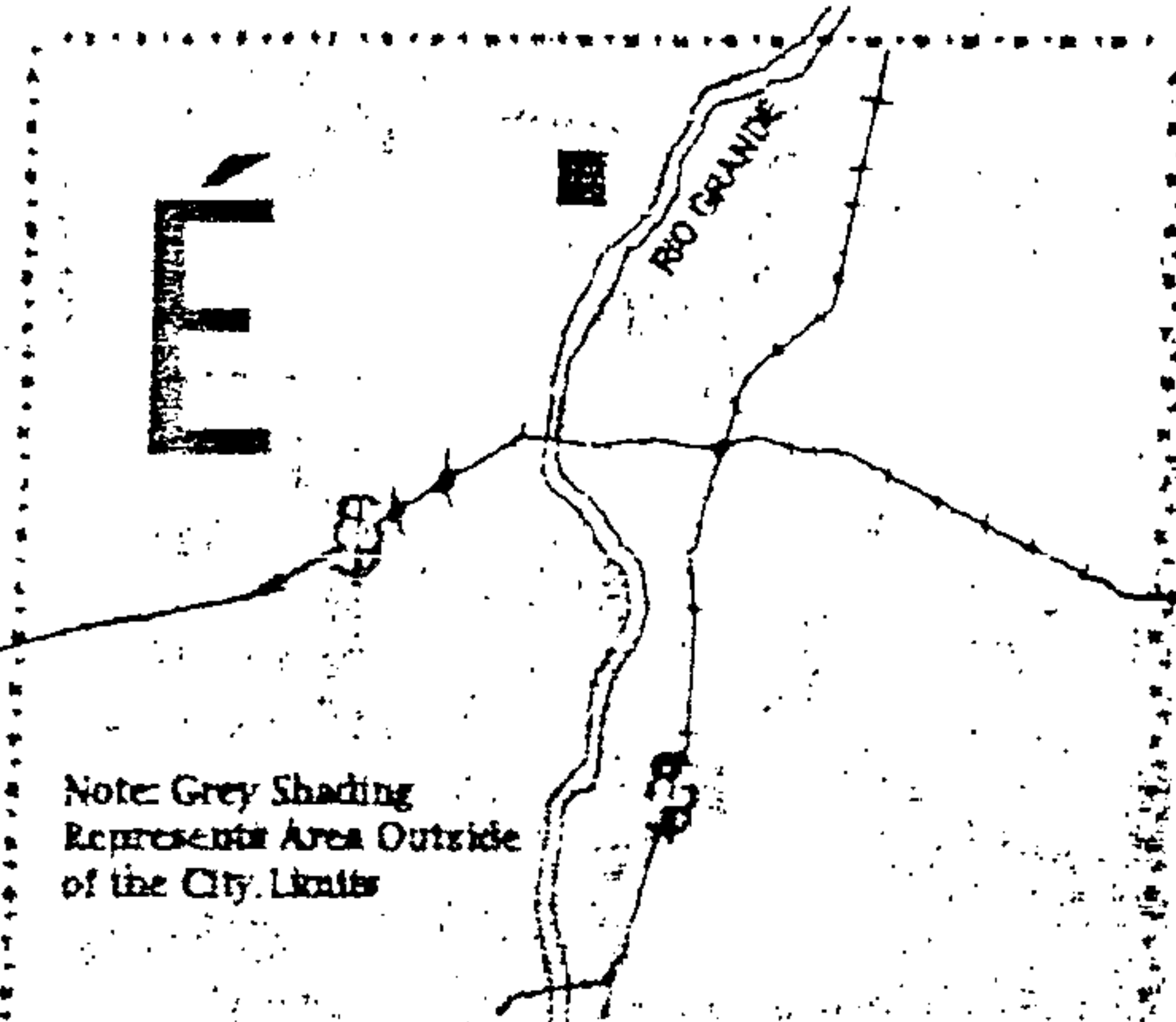
SITE



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



Map amended through: Apr 22, 2005



Note: Grey Shading Represents Area Outside of the City Limits

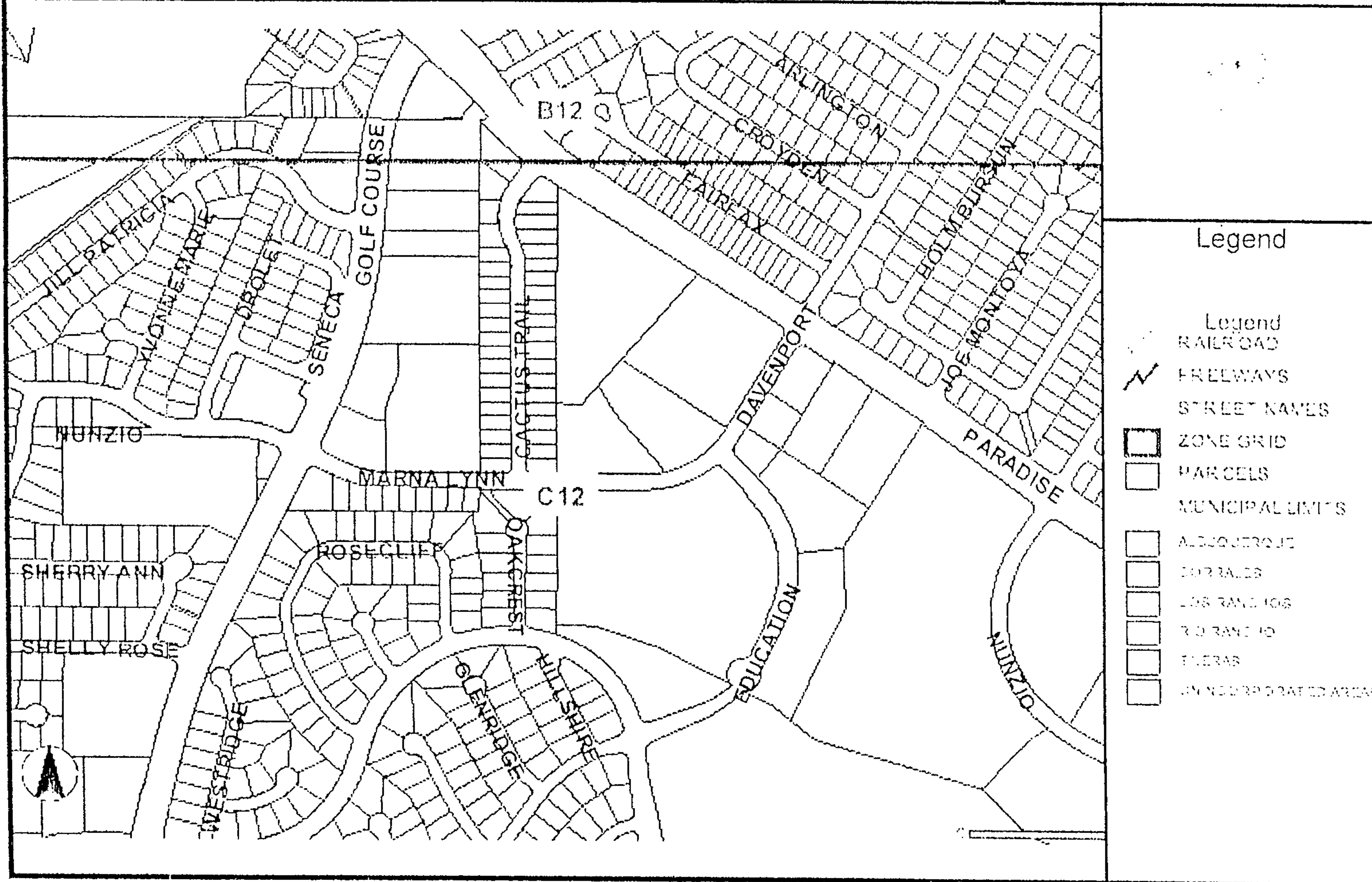
Zone Atlas Page:
C-12-Z

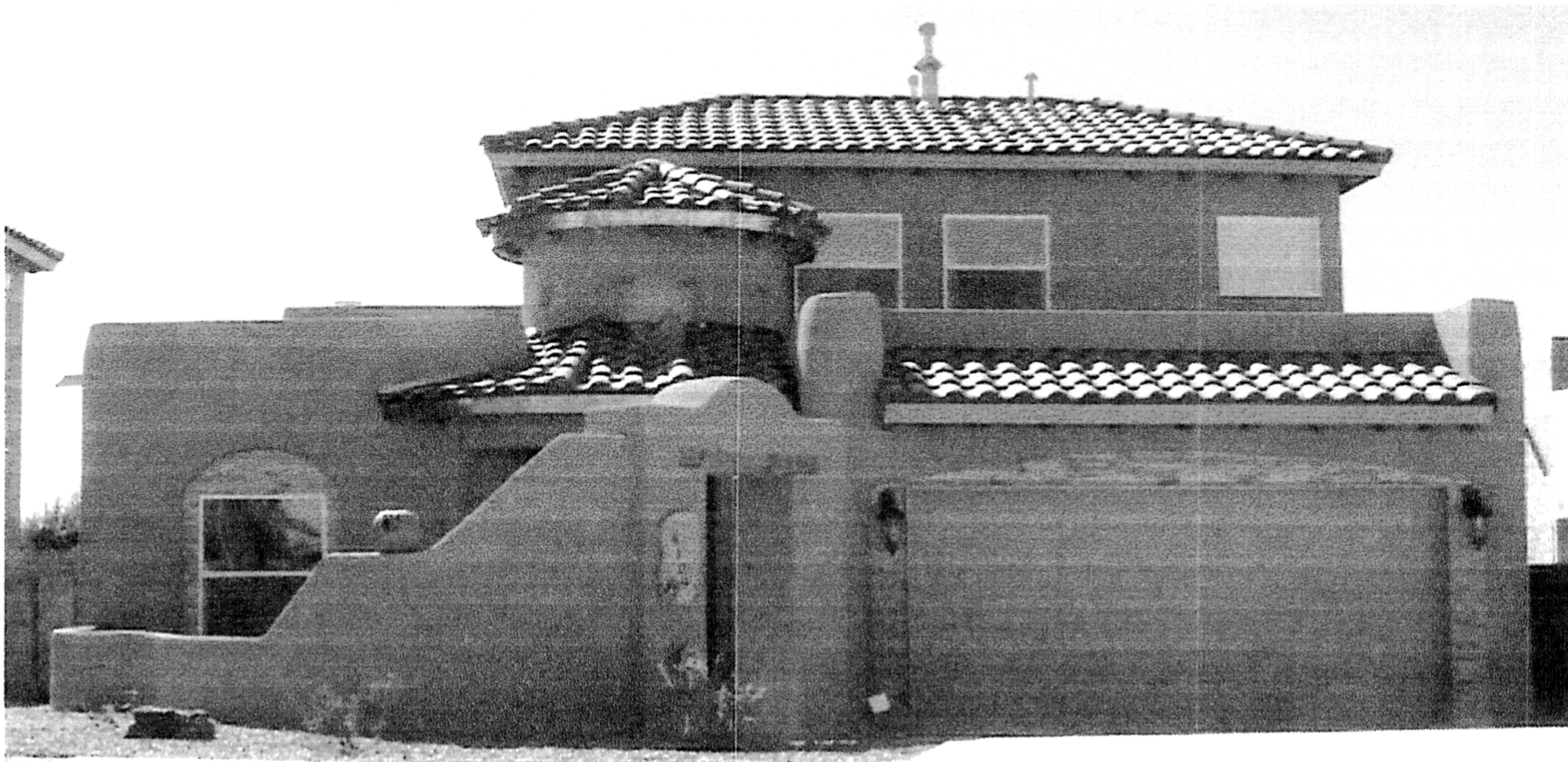
Selected Symbols

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

0 750 1,500 Feet

ArcIMS HTML Viewer Map





Marna Lynn Ave N.W
Homes West of Site

Track & Confirm

Search Results

Label/Receipt Number: **7005 1820 0001 7965 3127**
Status: **Acceptance**

Your item was accepted at 11:00 am on November 12, 2005 in ALBUQUERQUE, NM 87109. Information, if available, is updated every evening. Please check again later.

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Return Receipt Fee (Endorsement Required)		1.75
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$	4.65

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NOV 12 2005
Clerk: VEPWZB

SENT TO
MR. HARRY WEAVER
6001 UNITAS CT. NW
ALBUQUERQUE, NM 87114

Post Form 3800, June 2002

ISAAC
BENTON &
ASSOCIATES AIA

11
11
11
11

November 11, 2005

Mr. Tom Anderson
Paradise Hills Civic Association
10013 Plunkett Dr. NW
Albuquerque, NM 87114

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Proposed Townhouse Development
4221 Marna Lynn Ave. N.W.

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3. Vacation of Public Easement
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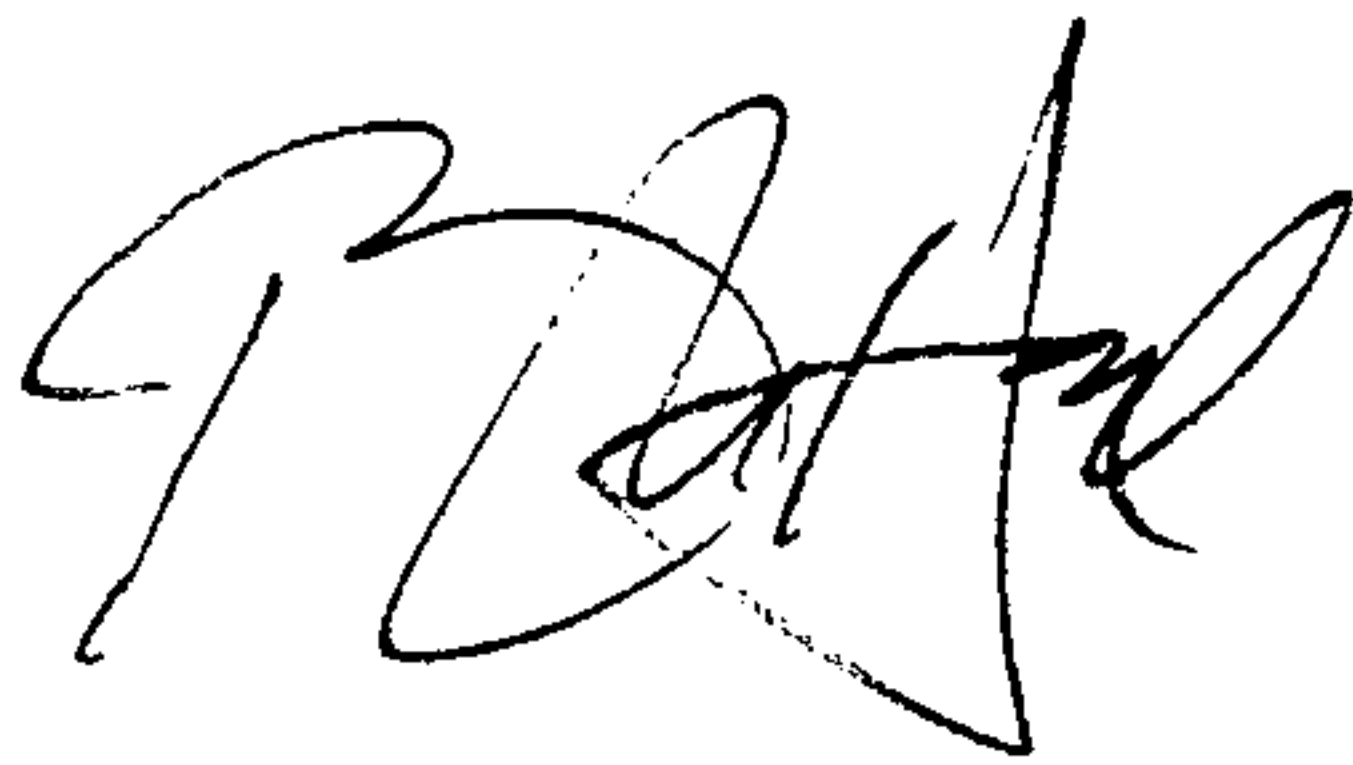
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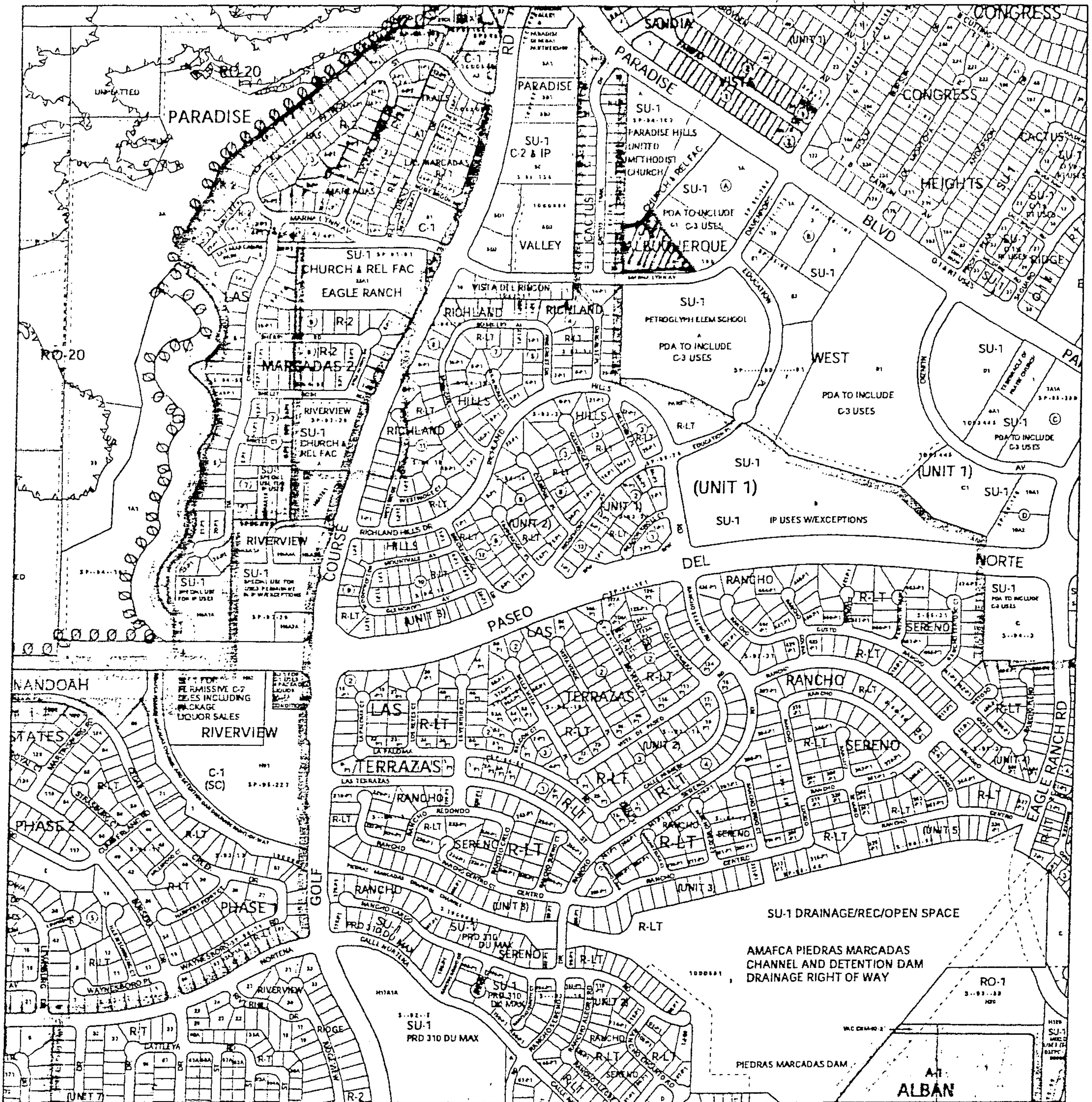


Bob Hall, AIA
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Cc: Larry Weaver, Paradise Hills Civic Association
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Attachments: Zoning Atlas Page: C-12-Z.
Page enlargement.
Photo of homes.

SITE

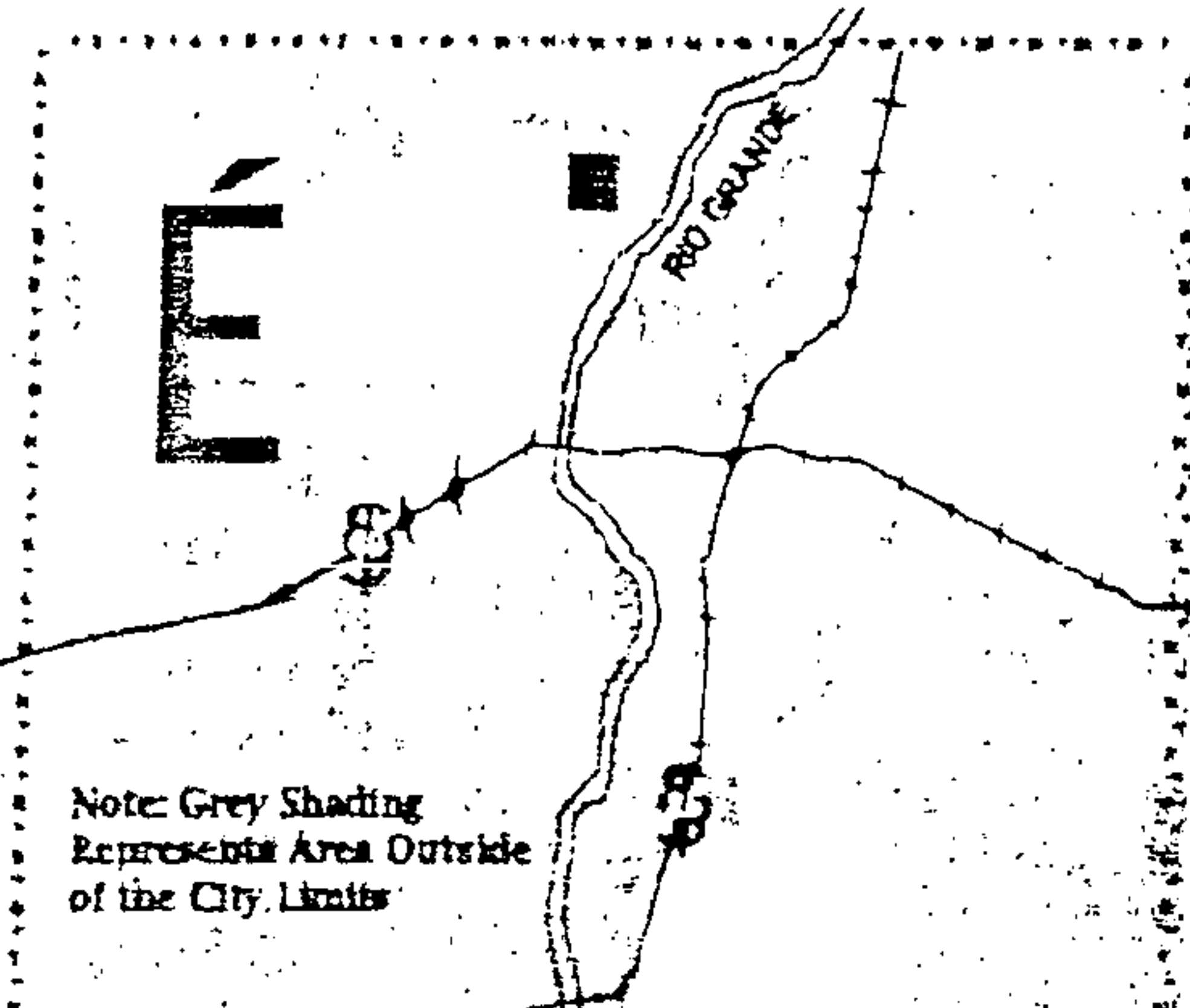


For more current information and more details visit: <http://www.cabq.gov/gis>



Albuquerque Geographic Information System

Map amended through: Apr 22, 2005



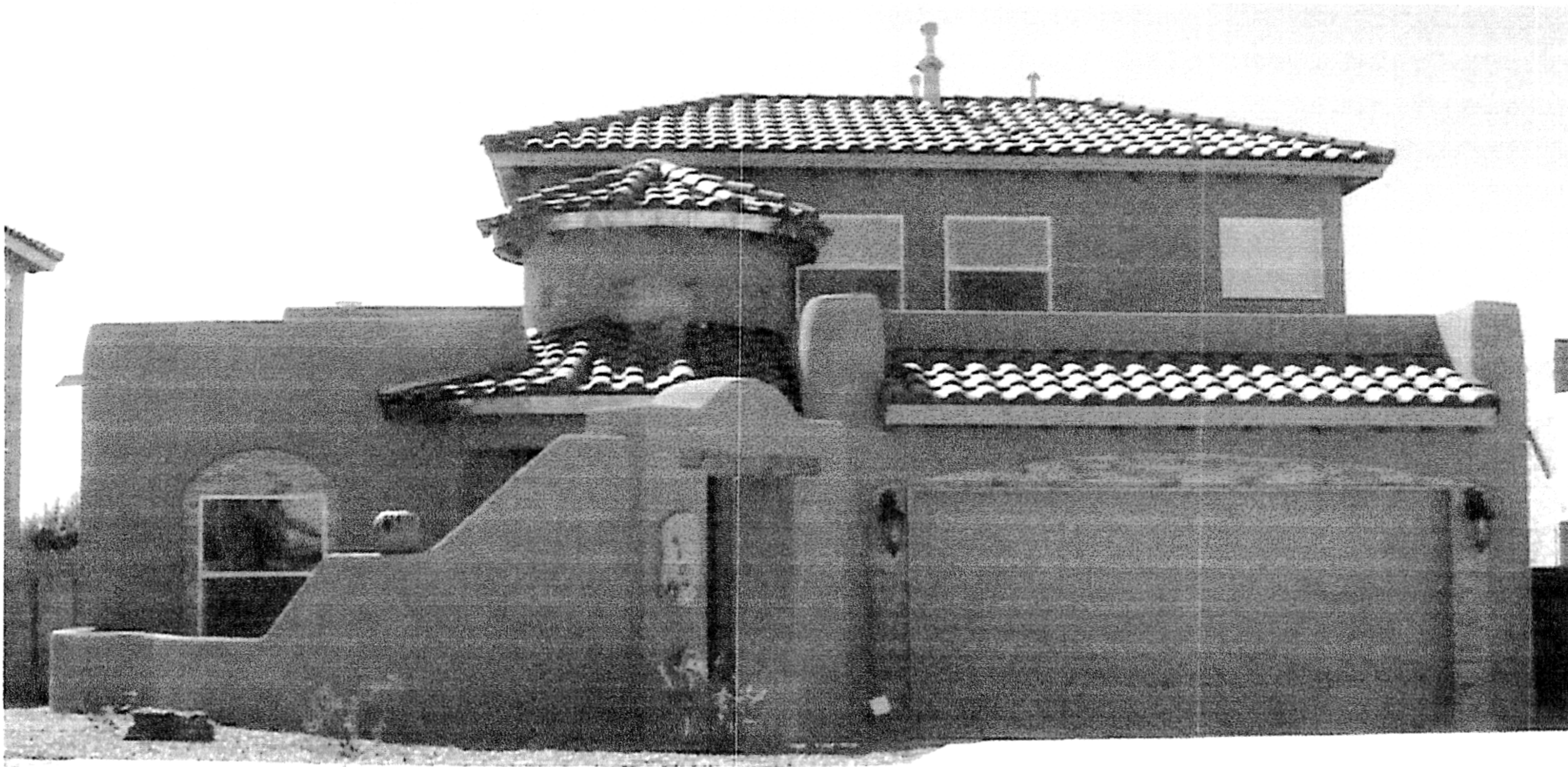
Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
C-12-Z

Selected Symbols

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

0 750 1,500 Feet



Marna Lynn Ave N.W
Homes West of Site

Track & Confirm

Search Results

Label/Receipt Number: **7005 1820 0001 7965 3134**
Status: **Acceptance**

Your item was accepted at 11:02 am on November 12, 2005 in ALBUQUERQUE, NM 87109. Information, if available, is updated every evening. Please check again later.

Track & Confirm

Enter Label/Receipt Number.

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Get current event information or updates for your item sent to you or others by email. [Go >](#)



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7005 1820 0001 7965 3134

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Certified Fee	2.30		
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Restricted Delivery Fee (Endorsement Required)			
Total Postage & Fees	\$ 4.65		
Sent To			
MR. TOM ANDERSON			
Street, Apt. No., or PO Box No. 10013 PLUNKETT DR. NW			
City, State, ZIP+4 ALBUQUERQUE NM 87114			
PS Form 3800, June 2002 See Reverse for Instructions			

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

PAID RECEIPT

APPLICANT NAME ISAAC BENTON & ASSOC.
AGENT BOB HALL
ADDRESS 624 TIJERAS AVE. NW
PROJECT & APP # 1004530
PROJECT NAME LAS MIRADAS

\$ 20.⁰⁰ 441032/3424000 Conflict Management Fee

\$ 1630.⁰⁰ 441006/4983000 DRB Actions

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

\$ 75.⁰⁰ 441018/4971000 Public Notification

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

\$ 1725.⁰⁰ TOTAL AMOUNT DUE

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

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

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

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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

4. TIME

Signs must be posted from DEC. 5, 2005 To DEC. 21, 2005

5. REMOVAL

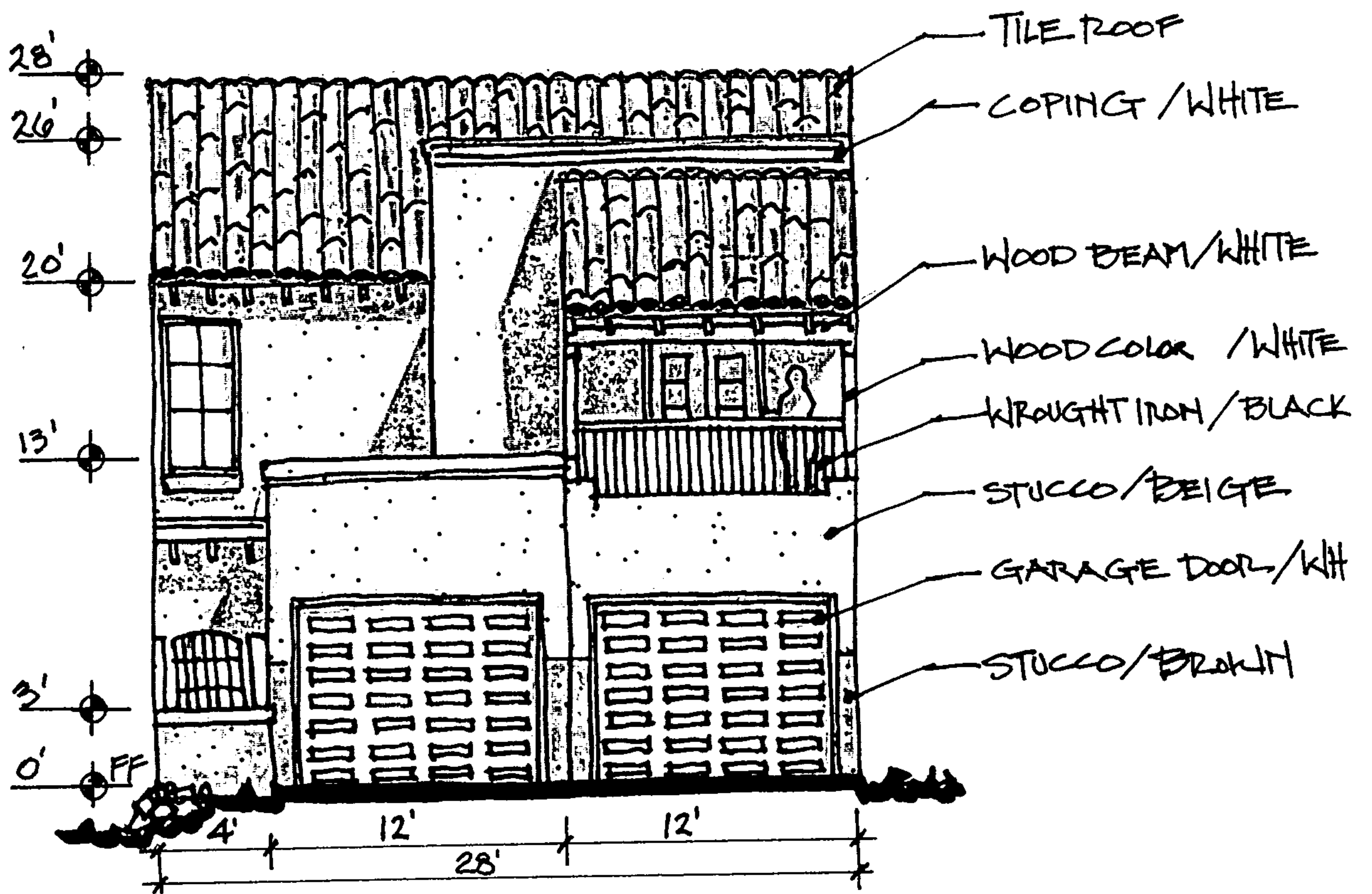
- A. The sign is not to be removed before the initial hearing on the request.
- B. The sign should be removed within five (5) days after the initial hearing.

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

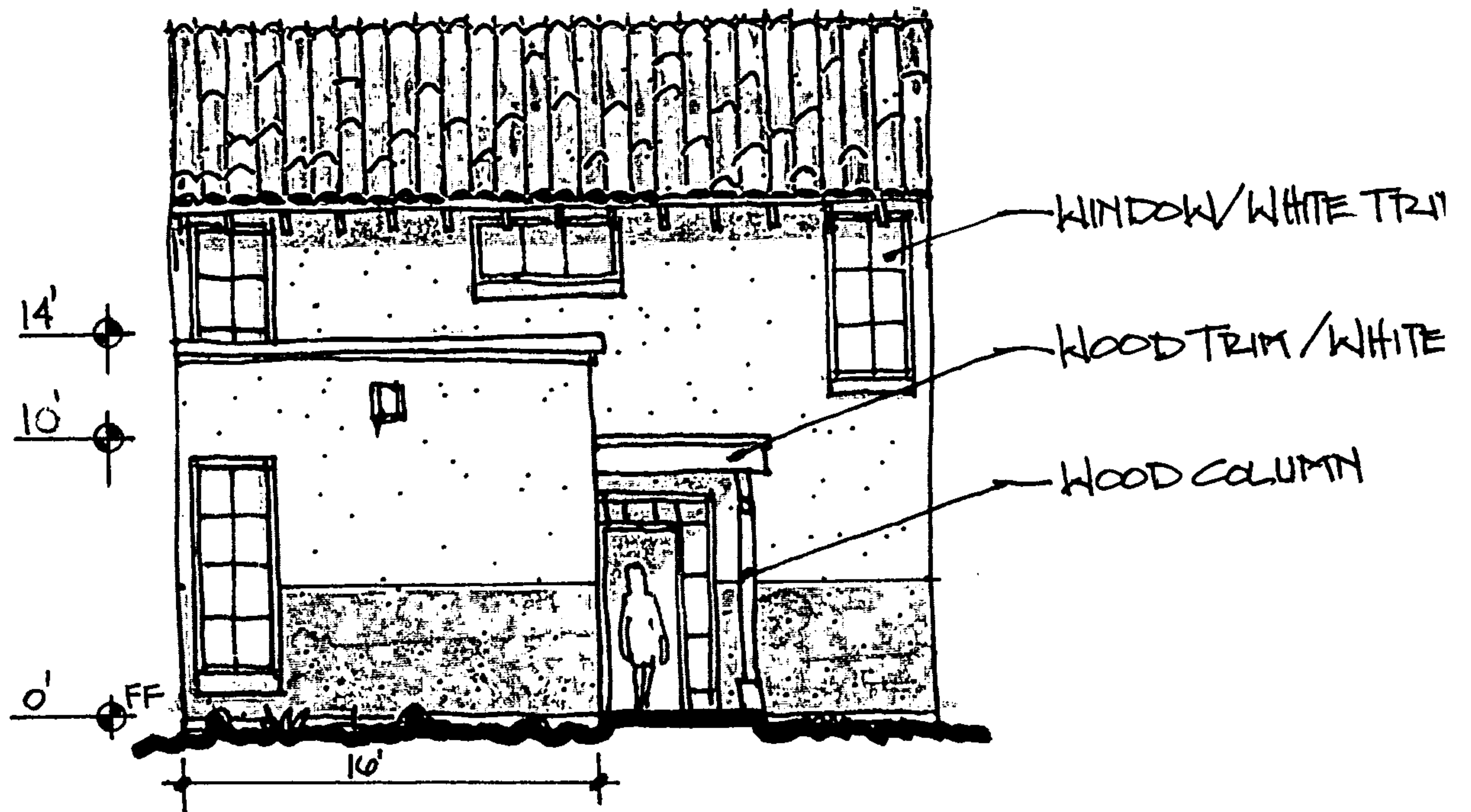
[Signature] (Applicant or Agent) 11/18/05 (Date)

I issued 1 signs for this application, 11/22/05 (Date) Sandy Handley (Staff Member)

DRB PROJECT NUMBER: #1004530



WEST ELEVATION (E. SIDE OF STREET)
 EAST ELEVATION (W. SIDE OF STREET)



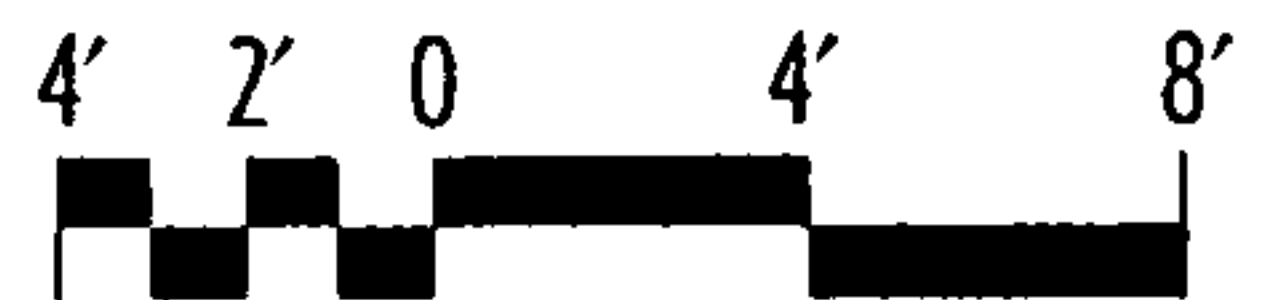
EAST ELEVATION (E. SIDE OF STREET)
 WEST ELEVATION (W. SIDE OF STREET)

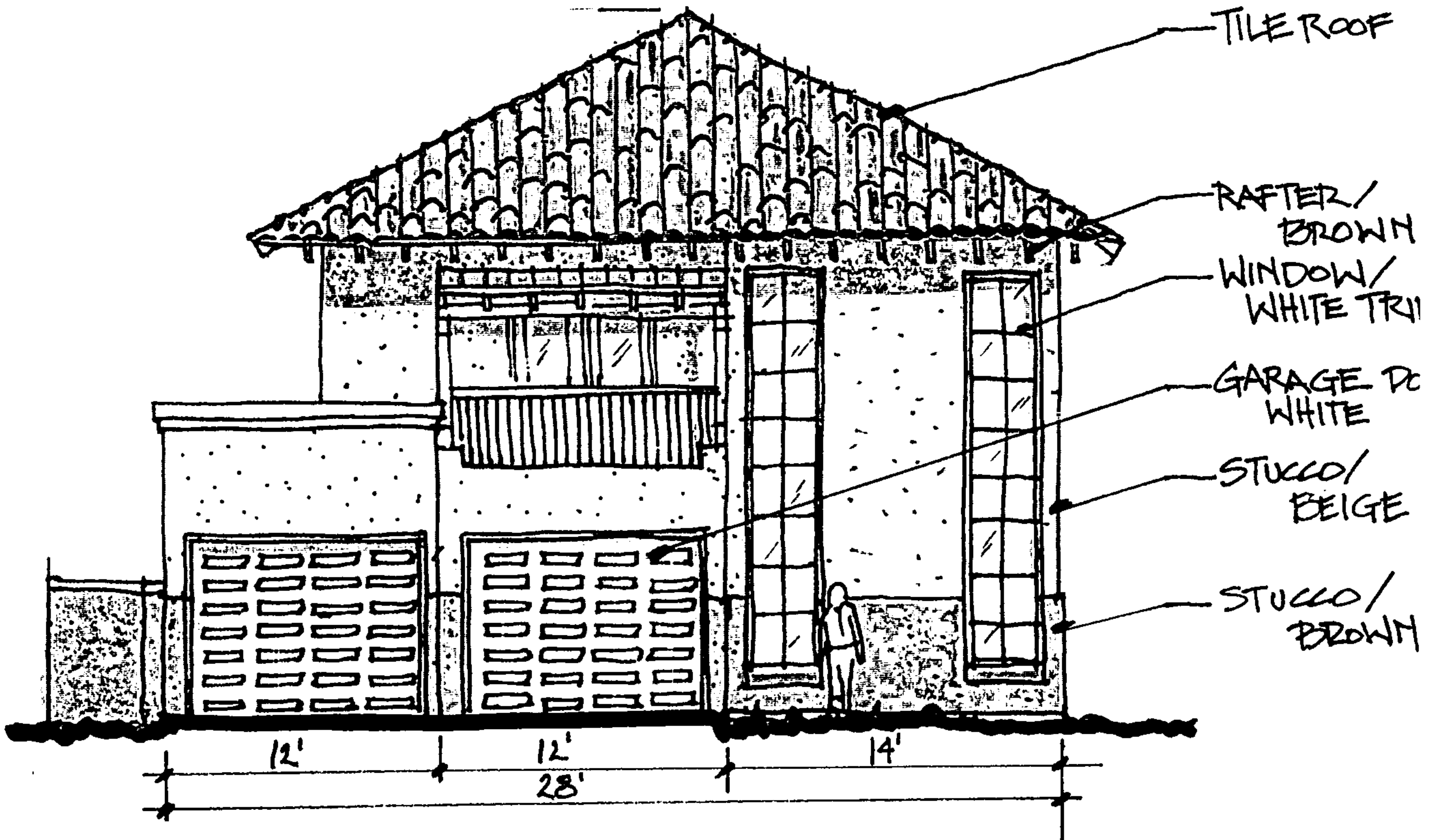
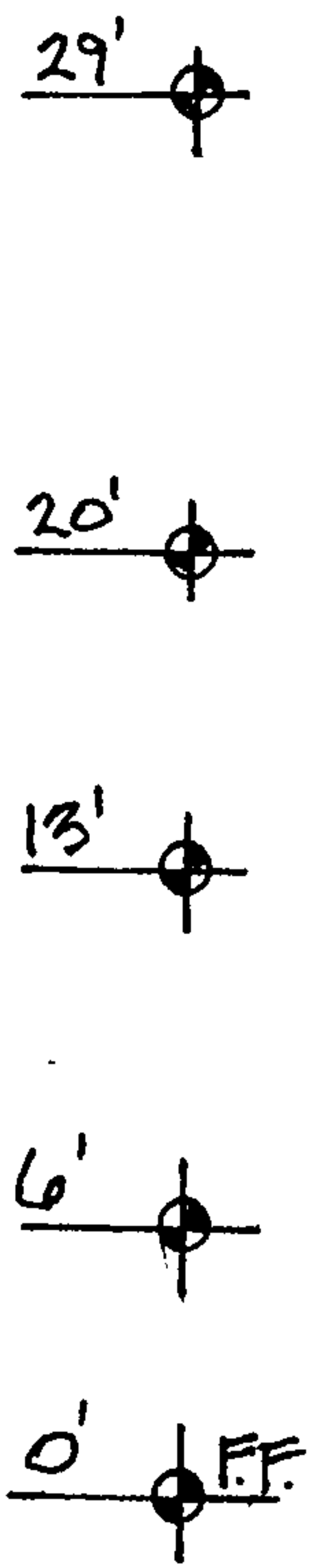
UNIT-A

ISAAC BENTON &

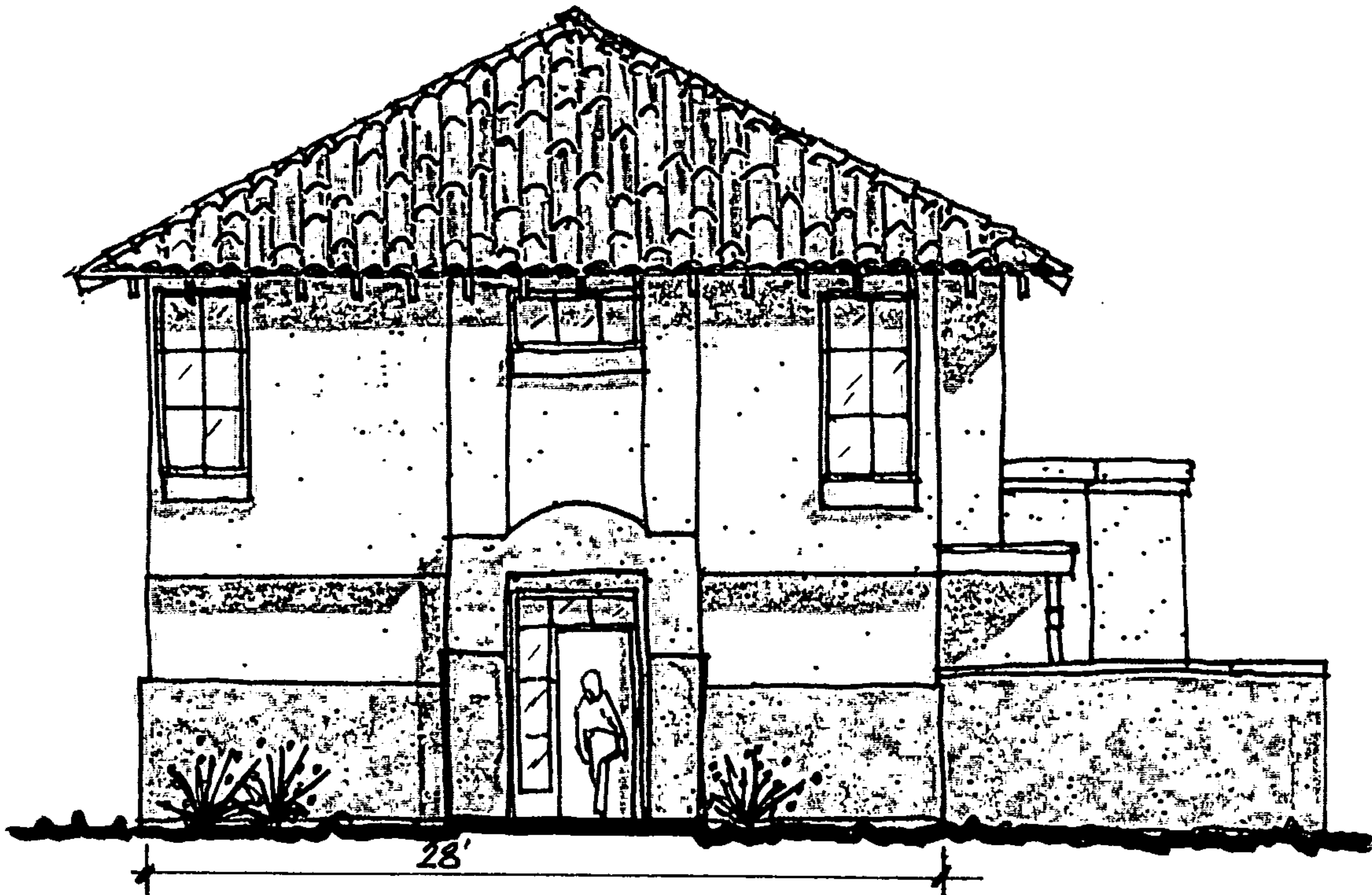
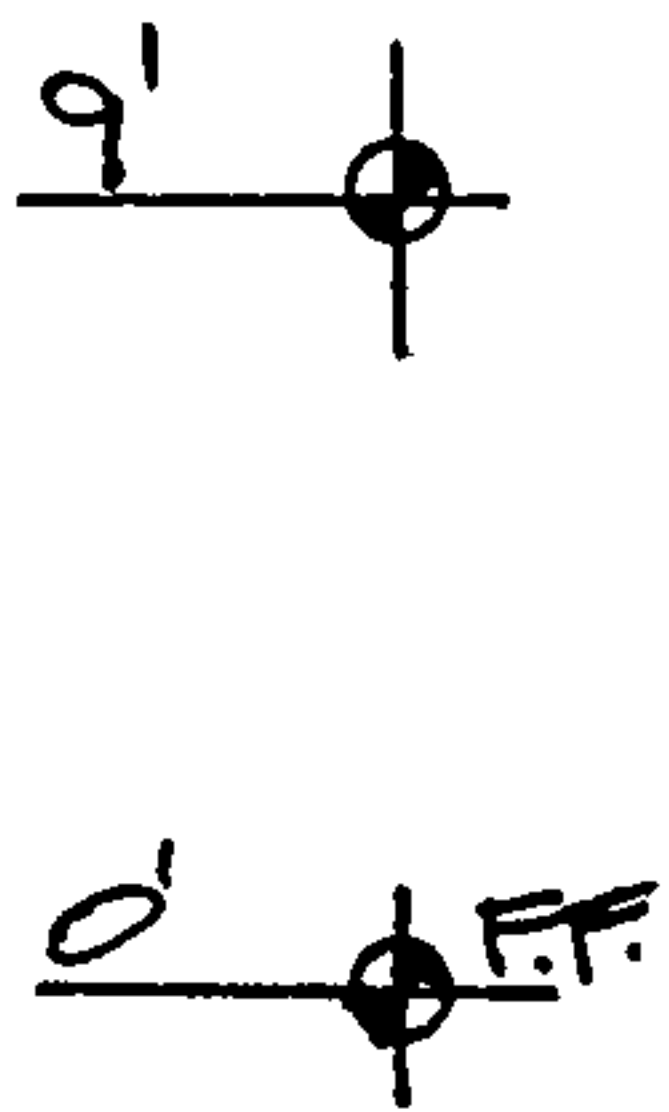
LAS MIRADAS TOWNHOMES

ASSOCIATES AIA





EAST ELEVATION (ALLEY)



WEST ELEVATION (STREET)

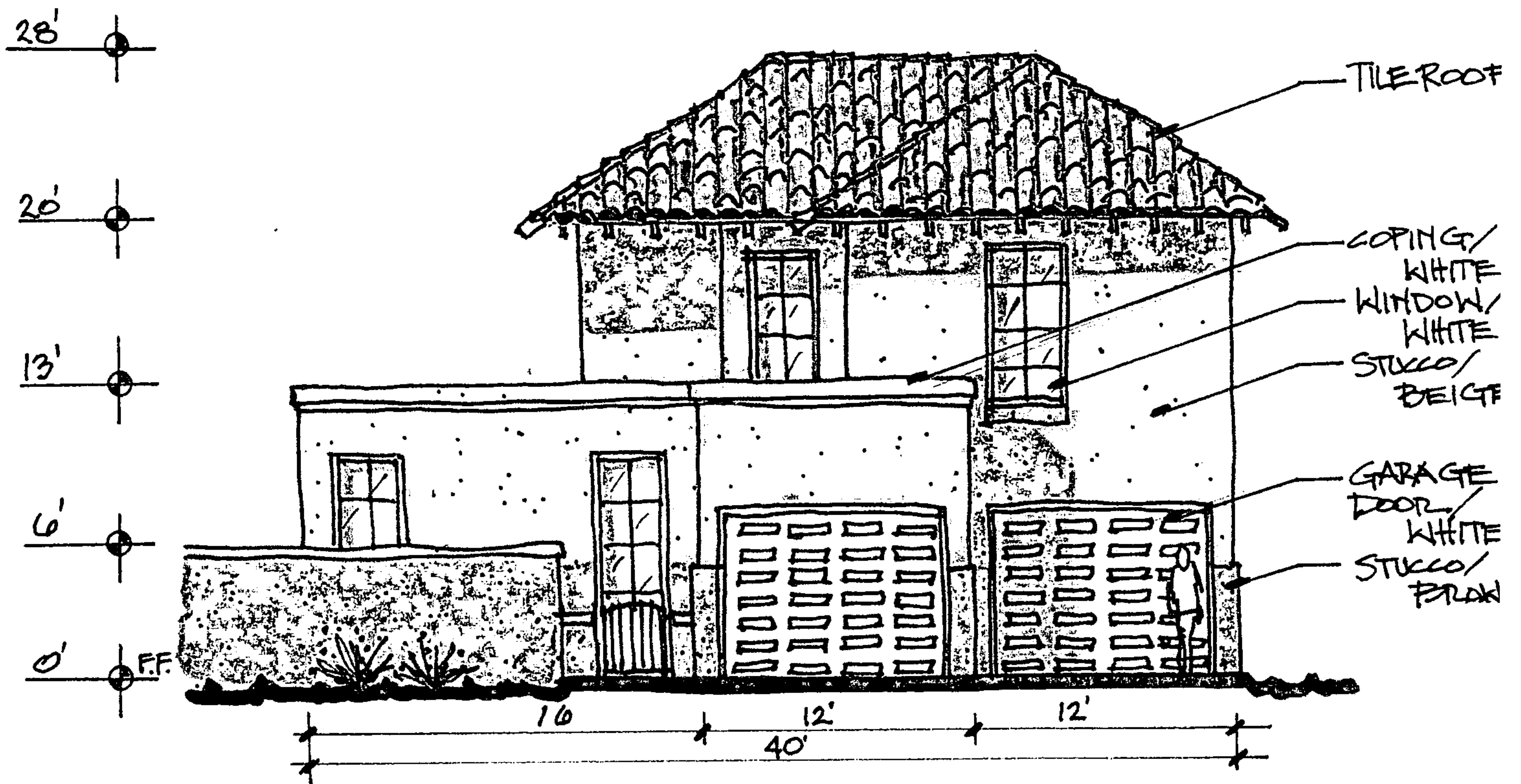
UNIT - B

ISAAC BENTON &

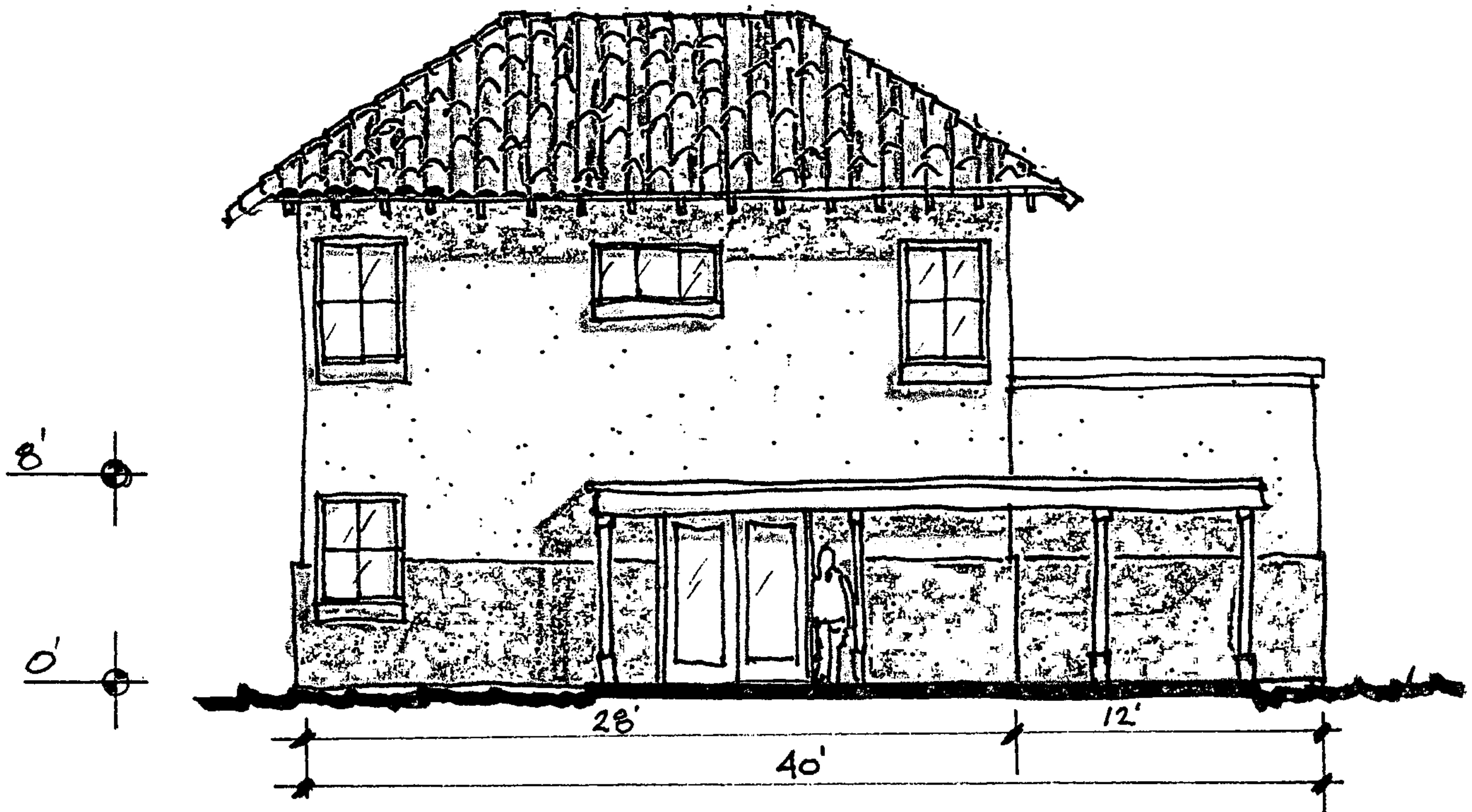
LAS MIRADAS TOWNHOMES

ASSOCIATES AIA





EAST ELEVATION



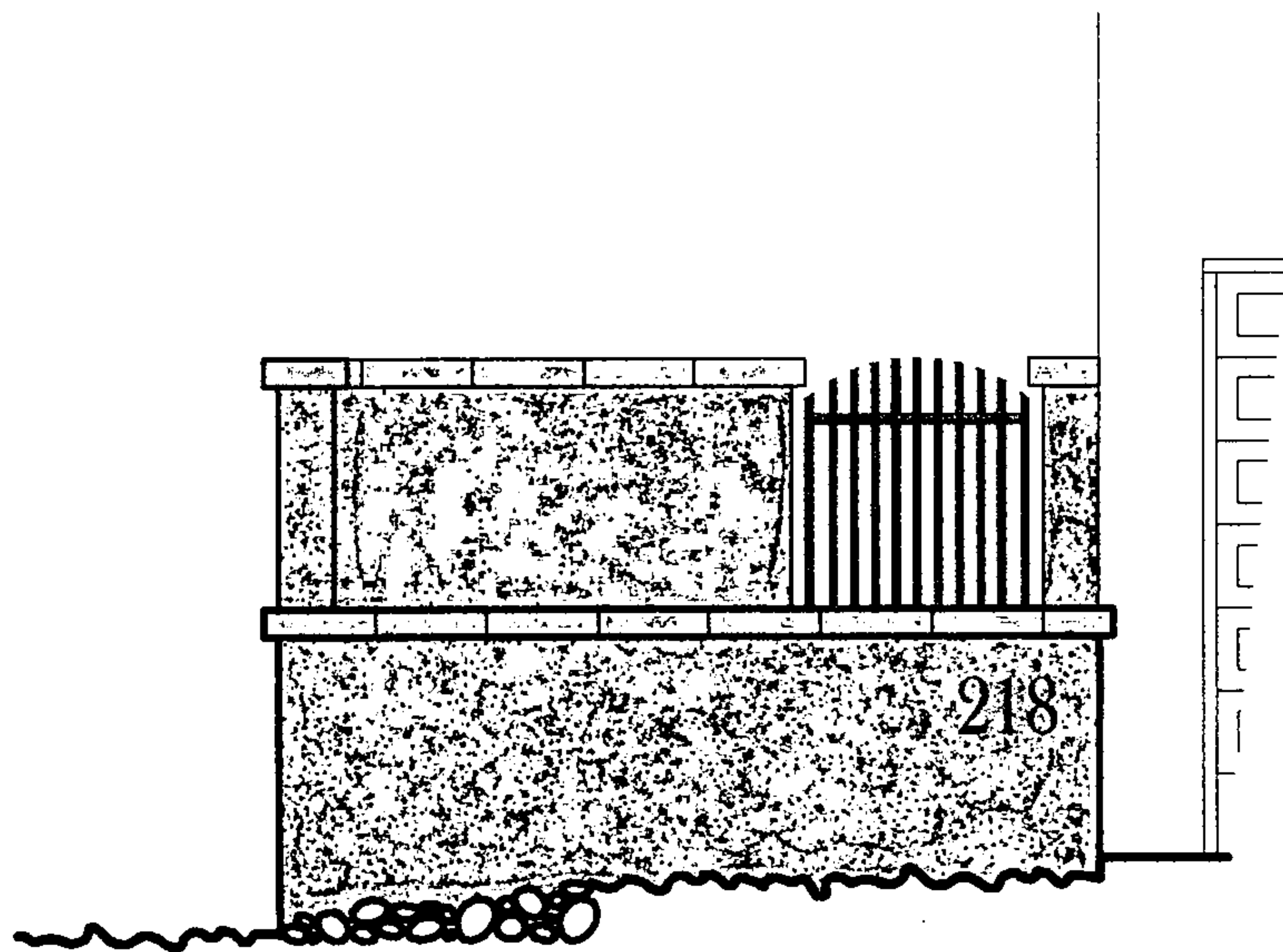
WEST ELEVATION

UNIT - C

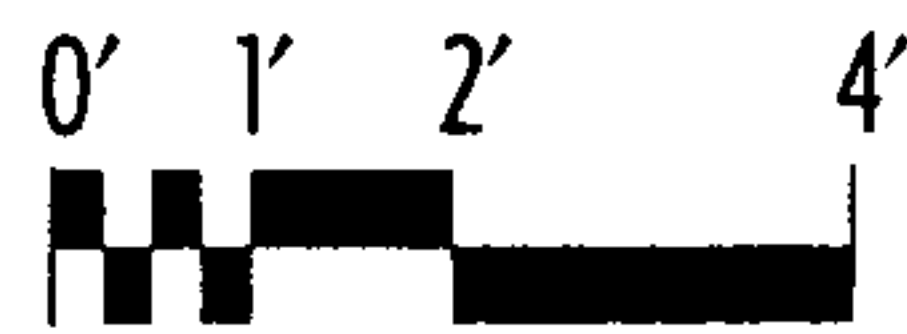
ISAAC BENTON &

LAS MIRADAS TOWNHOMES
ASSOCIATES AIA

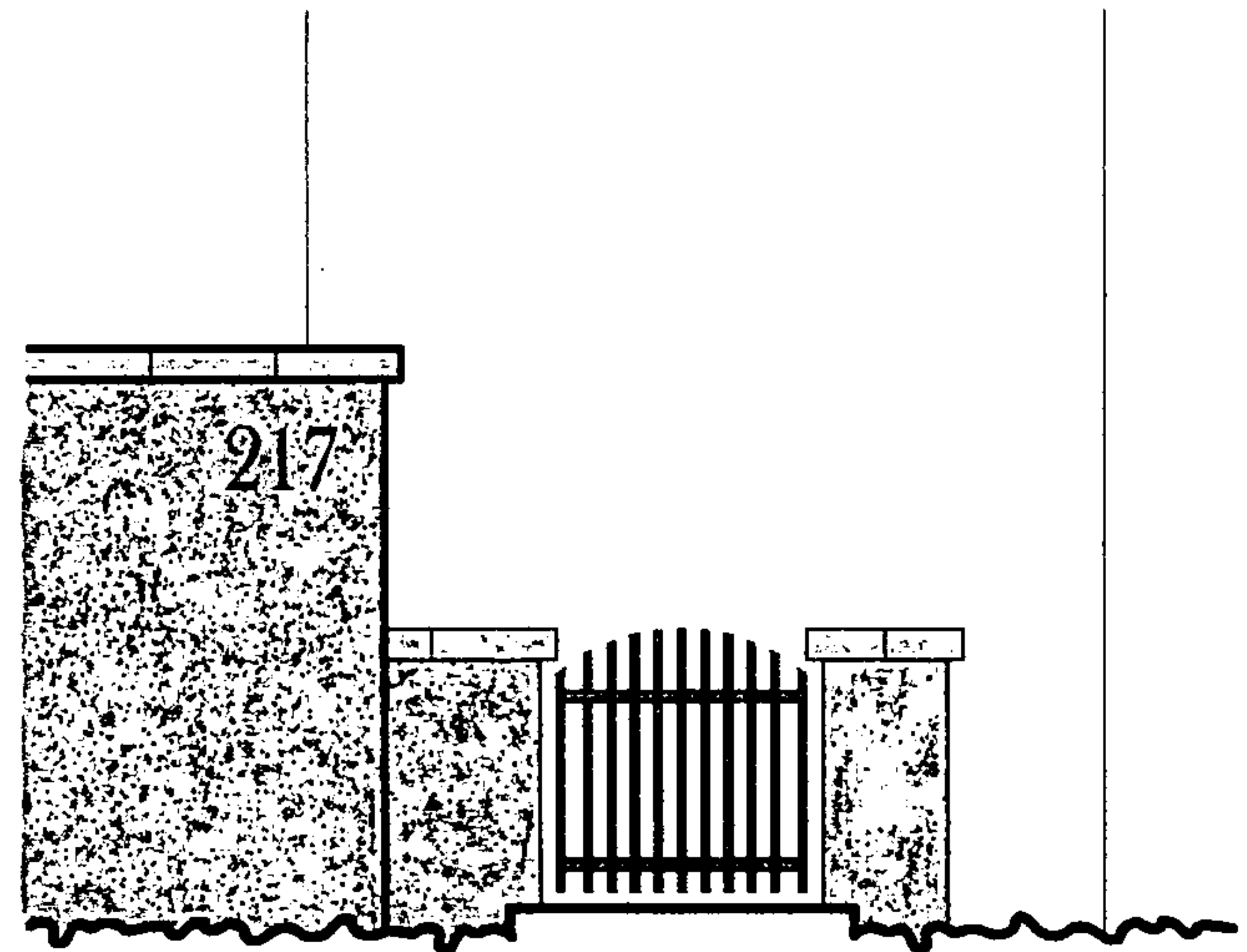




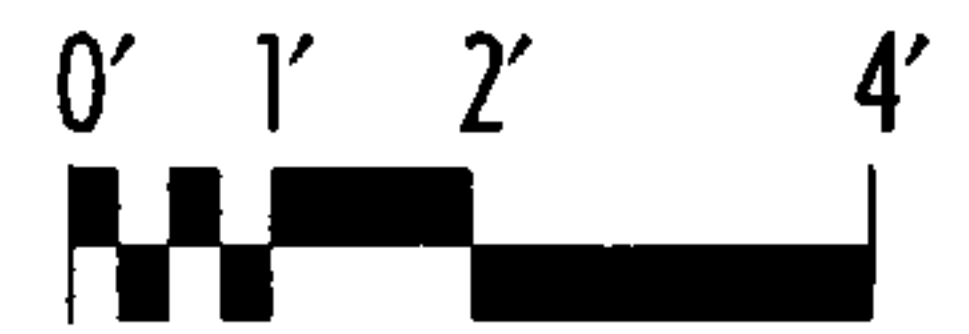
WEST SIDE OF STREET



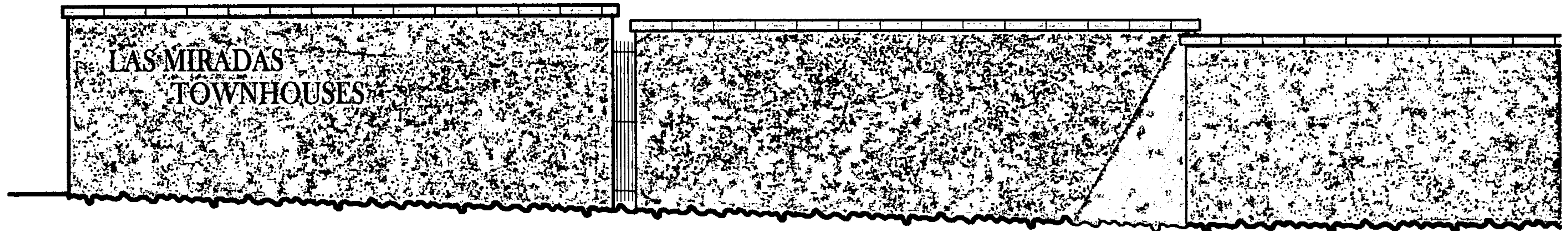
1/4" = 1'-0"



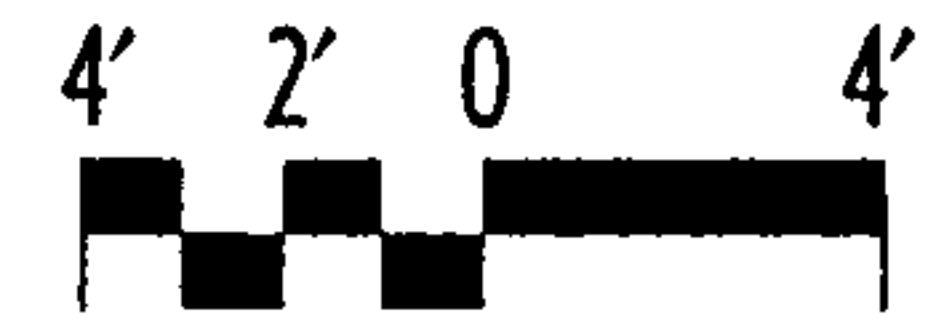
EAST SIDE OF STREET



1/4" = 1'-0"



MARNA LYNN STEET LOOKING NORTH



1/8" = 1'-0"

LAS MIRADAS TOWNHOUSES

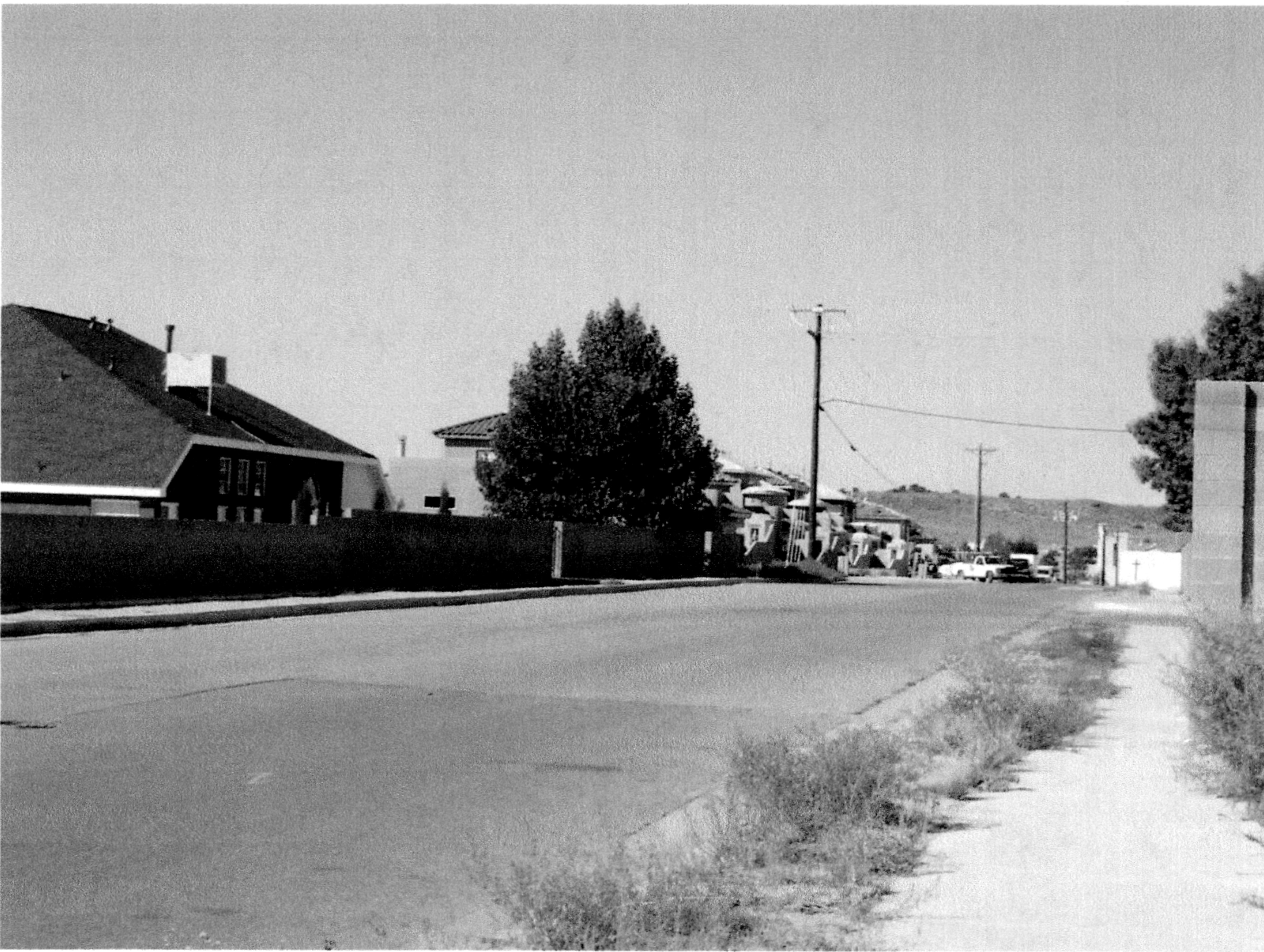
SITE YARD WALL



ISAAC BENTON & ASSOCIATES AIA

NOVEMBER 18, 2005

Attachment "B"

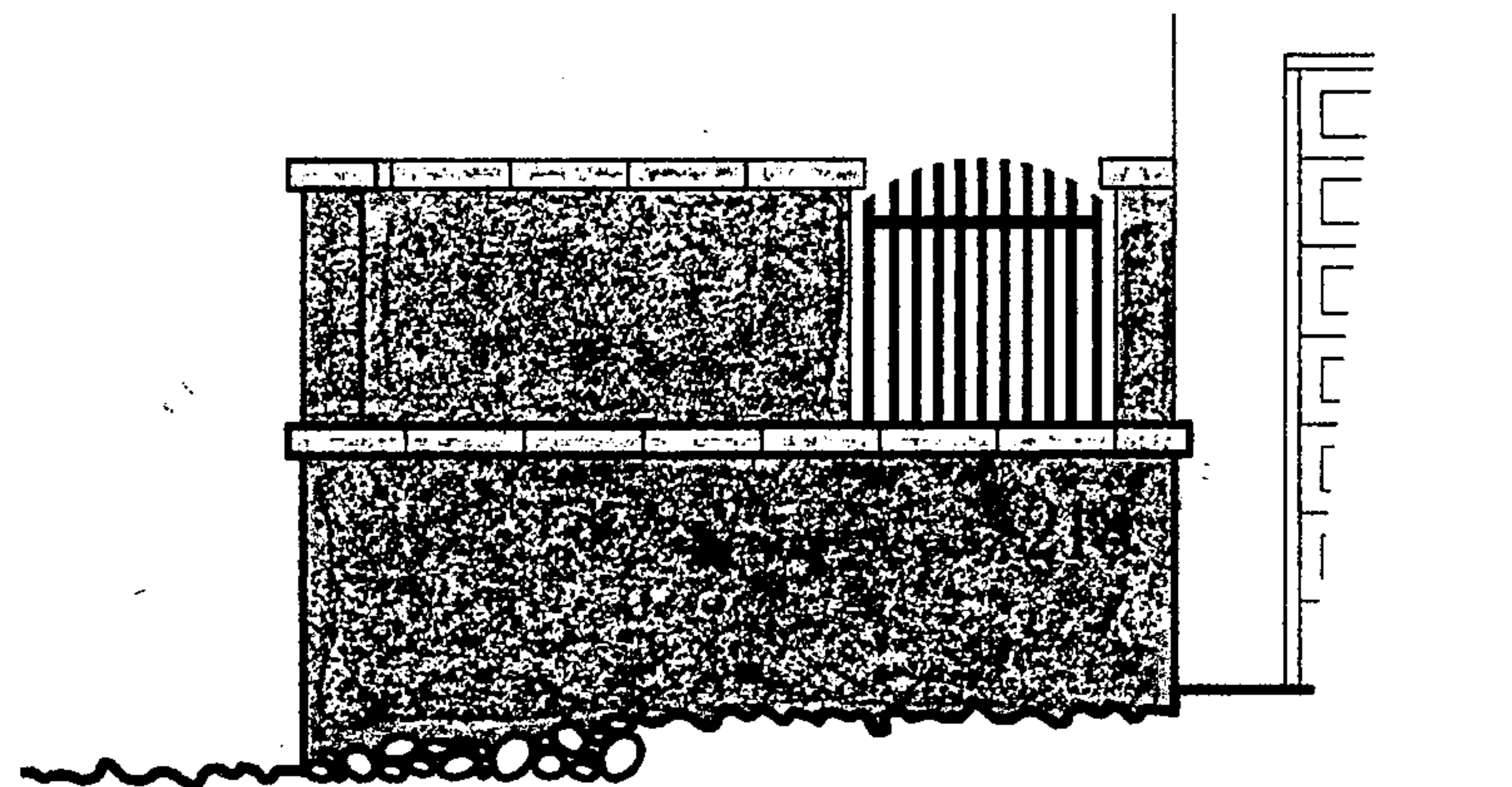


Marna Lynn Ave N.W
Continuation

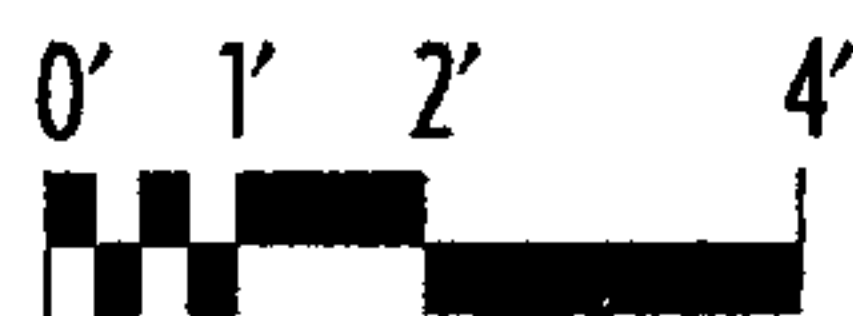
DRB Project # 1004530

Zone Atlas Page: C-12

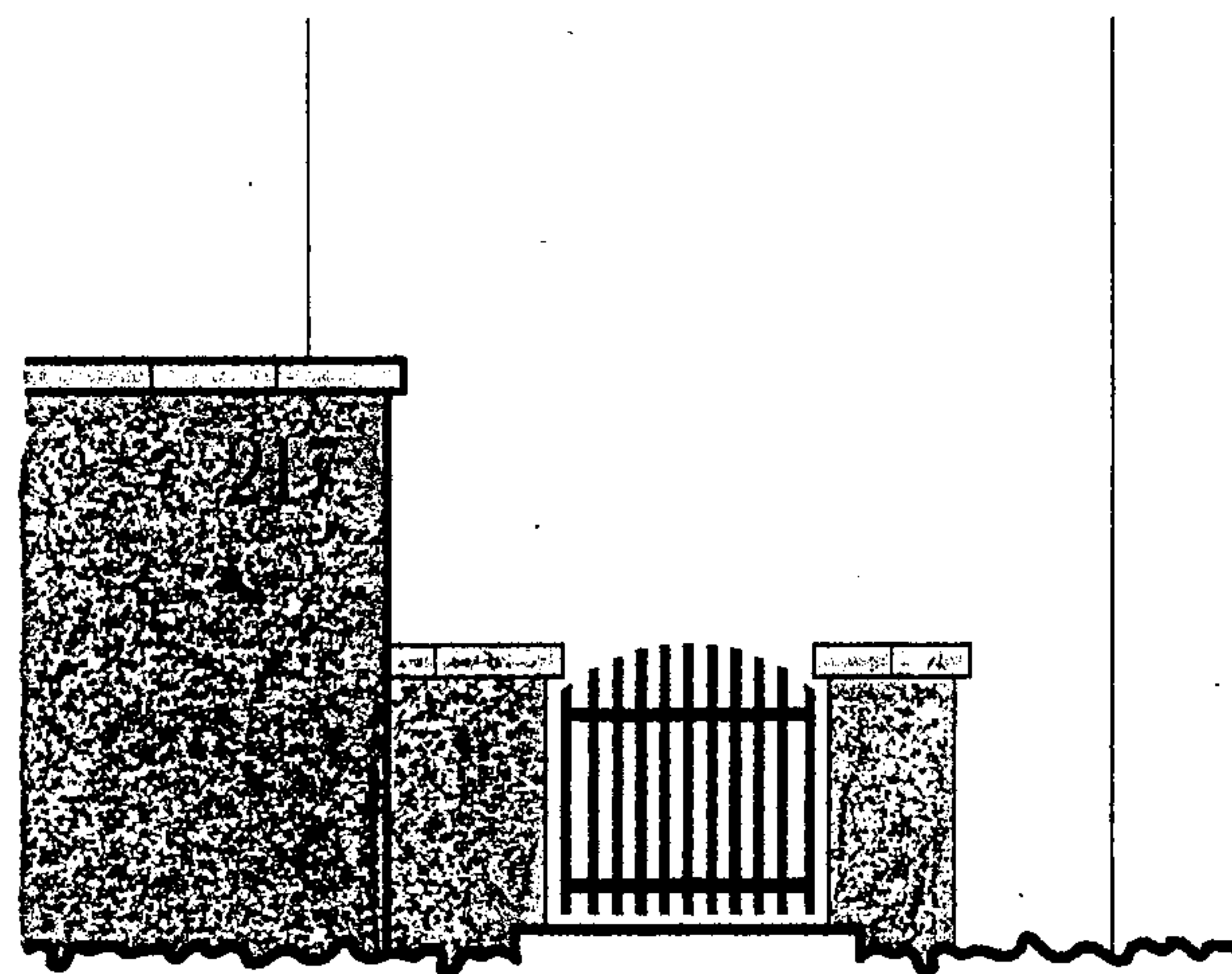
Closest Intersection: Paradise Blvd. & Marna Lynn Ave. NW



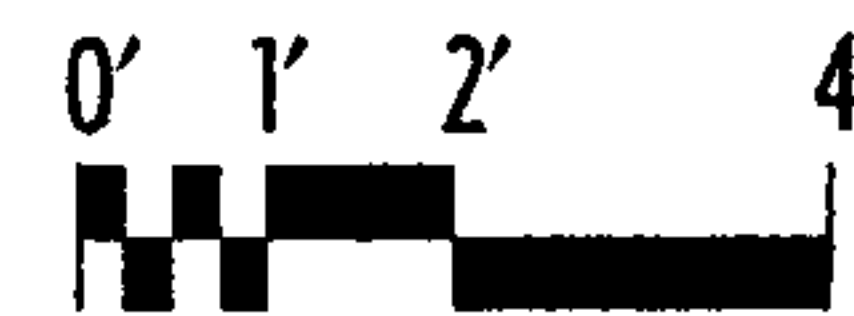
WEST SIDE OF STREET



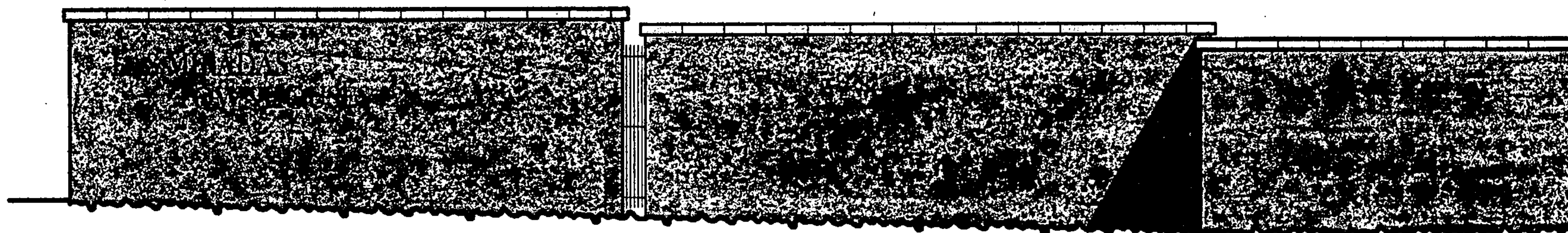
1/4" = 1'-0"



EAST SIDE OF STREET



1/4" = 1'-0"



MARNA LYNN STREET LOOKING NORTH



3/16" = 1'-0"

LAS MIRADAS TOWNHOUSES

Perimeter Wall Approved

DRB Chair

12/12/05

Date

SITE YARD WALL

ISAAC BENTON & ASSOCIATES AIA

NOVEMBER 18, 2005



#1



DRB CASE ACTION LOG (SITE PLAN B.P.)

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-01773 (SBP)**

Project # **1004530**

Project Name: **ALBUQUERQUE WEST, UNIT 1**

Agent: Isaac Benton

Phone No.: 243-3499

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

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

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

- UTILITIES: _____
- _____
- _____
- _____

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

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

- PLANNING (Last to sign): _____
- _____
- _____
- _____

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

Project Number

1004530

*** TX REPORT ***

TRANSMISSION OK

TX/RX NO 4475
CONNECTION TEL 9p2433583
SUBADDRESS
CONNECTION ID
ST. TIME 12/06 13:29
USAGE T 00'56
PGS. 2
RESULT OK



**DEVELOPMENT REVIEW BOARD
FAX FORM**

TO: Bob Hall

FAX NUMBER: 243-3583 # PAGES 2

SENT BY: Sheran Matson, DRB Chair DATE: 12/6/05

PHONE NUMBER: 924-3880 FAX # 924-3864

PROJECT NO: 1004530 APPLICATION NO: _____
Maura Lynn Townhomes

Planning's comments only.



**PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE**

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW, on Wednesday, December 21, 2005, beginning at 9:00 a.m.** for the purpose of considering the following:

Project # 1004530

05DRB-01769 Major-Vacation of Public Easements

05DRB-01774 Major-Preliminary Plat Approval

05DRB-01773 Major-SiteDev Plan BldPermit

05DRB-01772 Minor-Vacation of Private Easements

05DRB-01770 Minor-Sidewalk Waiver

05DRB-01771 Minor-Temp Defer SDWK

ISAAC BENTON & ASSOCIATES agent(s) for AMERI-CONTRACTORS request(s) the above action(s) for all or a portion of Tract(s) G-2, **ALBUQUERQUE WEST, UNIT 1**, zoned SU-1 FOR PDA TO INCLUDE C-3, located on MARNA LYNN AVE NW, between DAVENPORT ST NW and CACTUS TRAIL DR NW containing approximately 2 acre(s). [REF: DRB-94-65, DRB-94-624, DRB-94-616, Z-94-134] (C-12)

✓ This property lies within the Albuquerque West Subdivision annexed into the City with an annexation agreement. Exhibit A delineates which applications for development go to DRB and which must receive EPC approval first. Because the proposed use for Tract G-2 in this application is residential, the SPBP and subdivision actions go directly to DRB per this annexation agreement.

○ The preliminary plat has incomplete current zoning designation listed under "Subdivision Data/Notes". The correct zoning is "SU1 for PDA incl. C3 uses". To correct this zoning will be a condition of final plat.

ok ✓ The Sidewalk Exhibit has the temporary deferral of sidewalk application highlighted. However, the portion where the sidewalk waiver is requested is not marked. Please re-submit 5 colored copies of this Exhibit showing the deferral portion in one color and the waiver portion in another. Give to Claire, the DRB Assistant for distribution at least one week before the scheduled hearing date for this project.

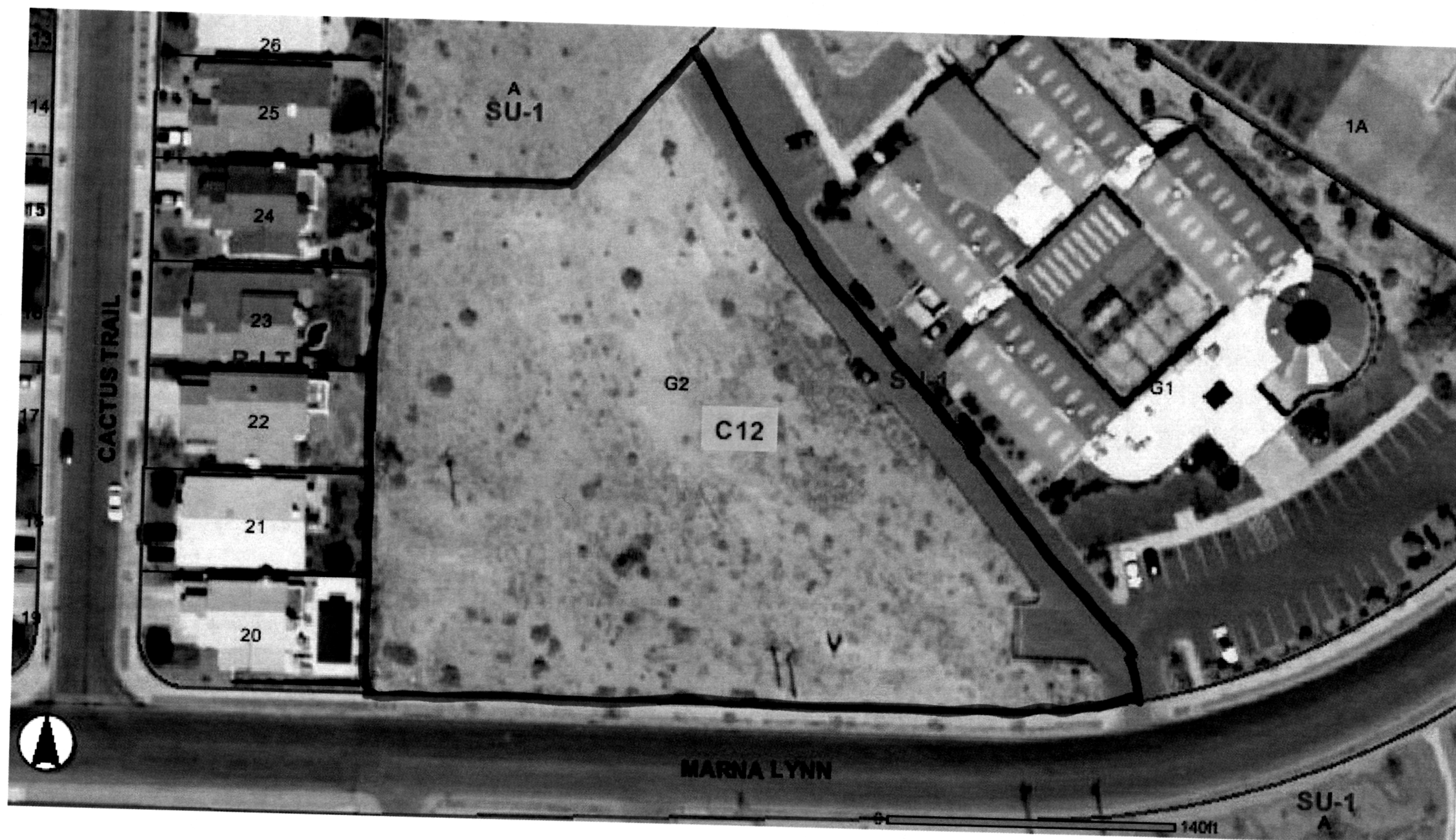
✓ The plat and the site plan appear to match which is important.

Agent was contacted on 12/6/05 & asked to pick up the perimeter wall submittal & design requirements and to re-submit the proposed designs. Also, the 2 segments of the walls closest to the entrance to El Ojito on each side of the street should be a maximum 3' garden wall as they are within 20 feet of the front yard property line

*comment
will be
added*

Site Plan for Building Permit (SPBP). Site Plan Sheet: Please add the words "for Building Permit" to the title.

No objection to the vacation requests. Planning defers to the *affected agencies.*

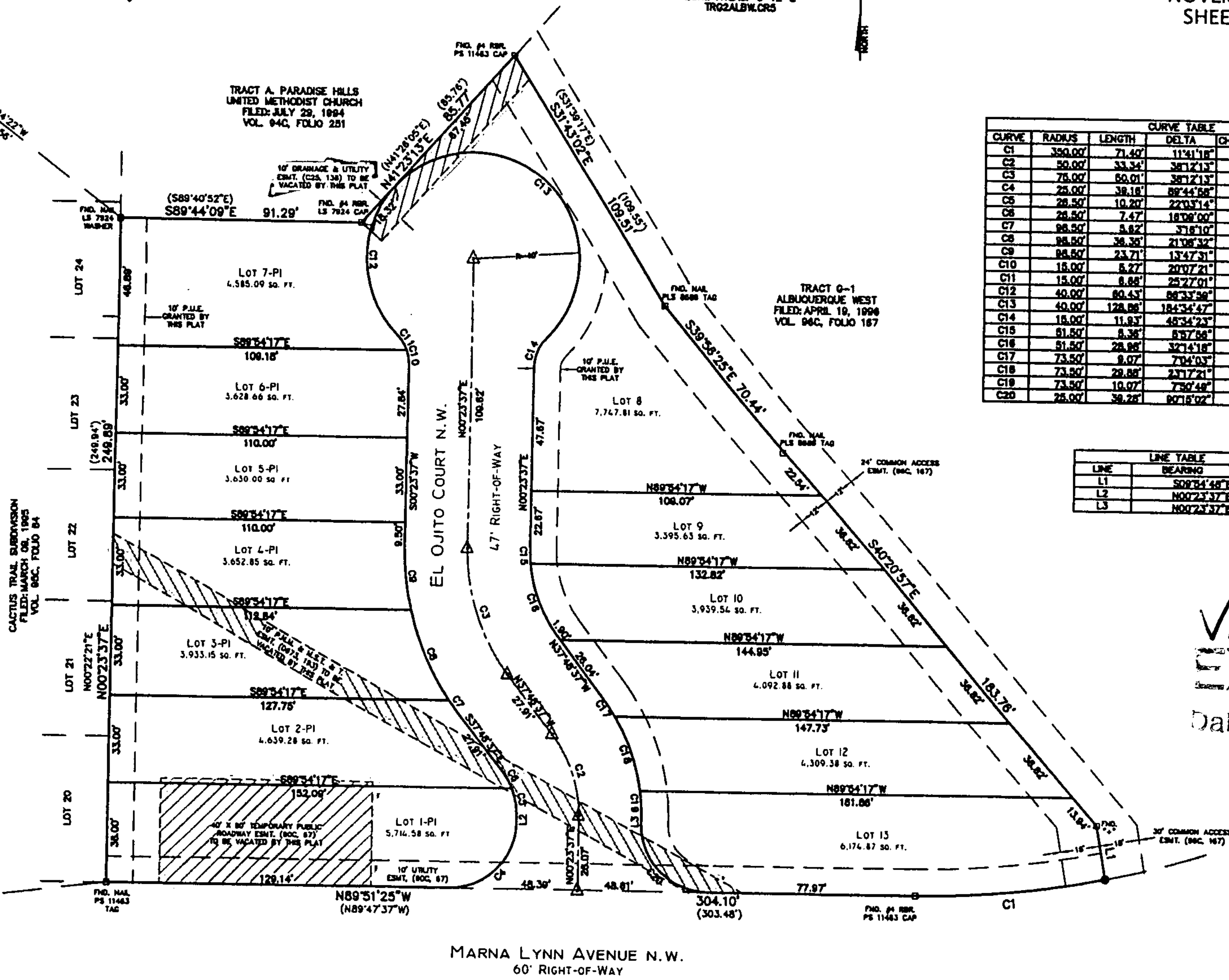


PLAT OF
 LAS MIRADAS TOWNHOUSES
 PROJECTED SECTION 13, T. 11 N., R. 2 E., N.M.P.M.,
 TOWN OF ALAMEDA GRANT
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 NOVEMBER 2005
 SHEET 2 OF 2

EXHIBIT A

STATION 3-012
 X = 349,484.87
 Y = 1,524,345.87
 GROUND TO GRID = 0.9996671
 DELTA ALPHA = -00715'08"
 NEW MEXICO STATE PLANE
 COORDINATE SYSTEM
 CENTRAL ZONE
 NAD 1927
 ELEV. = 5277.243

SCALE: 1" = 30'
 PROJECT NO. 0511P010
 DRAWN BY PGB
 ZONE ATLAS: C-12-Z
 TR02ALBW.CRS



CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	350.00'	71.40'	11°41'18"	N84°15'04"E	71.28'
C2	50.00'	33.34'	38°12'13"	N18°42'30"W	32.72'
C3	75.00'	60.01'	38°12'13"	N18°42'30"W	48.09'
C4	25.00'	38.18'	88°44'58"	S48°18'08"W	38.28'
C5	28.50'	10.20'	22°03'14"	S10°38'00"E	10.14'
C6	28.50'	7.47'	18°08'00"	S28°44'07"E	7.44'
C7	88.50'	5.82'	37°18'10"	S38°10'32"E	5.82'
C8	88.50'	38.38'	21°08'32"	S23°58'11"E	38.14'
C9	88.50'	23.71'	13°47'31"	S08°30'09"E	23.85'
C10	15.00'	8.27'	20°07'21"	S09°40'04"E	8.24'
C11	15.00'	8.88'	25°27'01"	S32°27'18"E	8.81'
C12	40.00'	80.43'	86°33'38"	S01°53'47"E	54.85'
C13	40.00'	128.88'	184°34'47"	N48°17'47"W	79.84'
C14	15.00'	11.83'	45°34'23"	S23°10'48"W	11.82'
C15	61.50'	8.38'	85°7'56"	S02°35'21"E	8.38'
C16	61.50'	28.88'	32°14'18"	S21°41'28"E	28.80'
C17	73.50'	9.07'	7°04'03"	S34°18'35"E	9.08'
C18	73.50'	28.88'	23°17'21"	S19°08'53"E	28.87'
C19	73.50'	10.07'	7°30'48"	S03°31'48"E	10.08'
C20	25.00'	38.28'	80°18'02"	N44°43'54"W	38.43'

LINE TABLE

LINE	BEARING	LENGTH
L1	S08°34'48"E	20.53'
L2	N00°23'37"E	3.28'
L3	N00°23'37"E	2.85'

VACATION
 EXHIBIT B
 Date 12/21/05

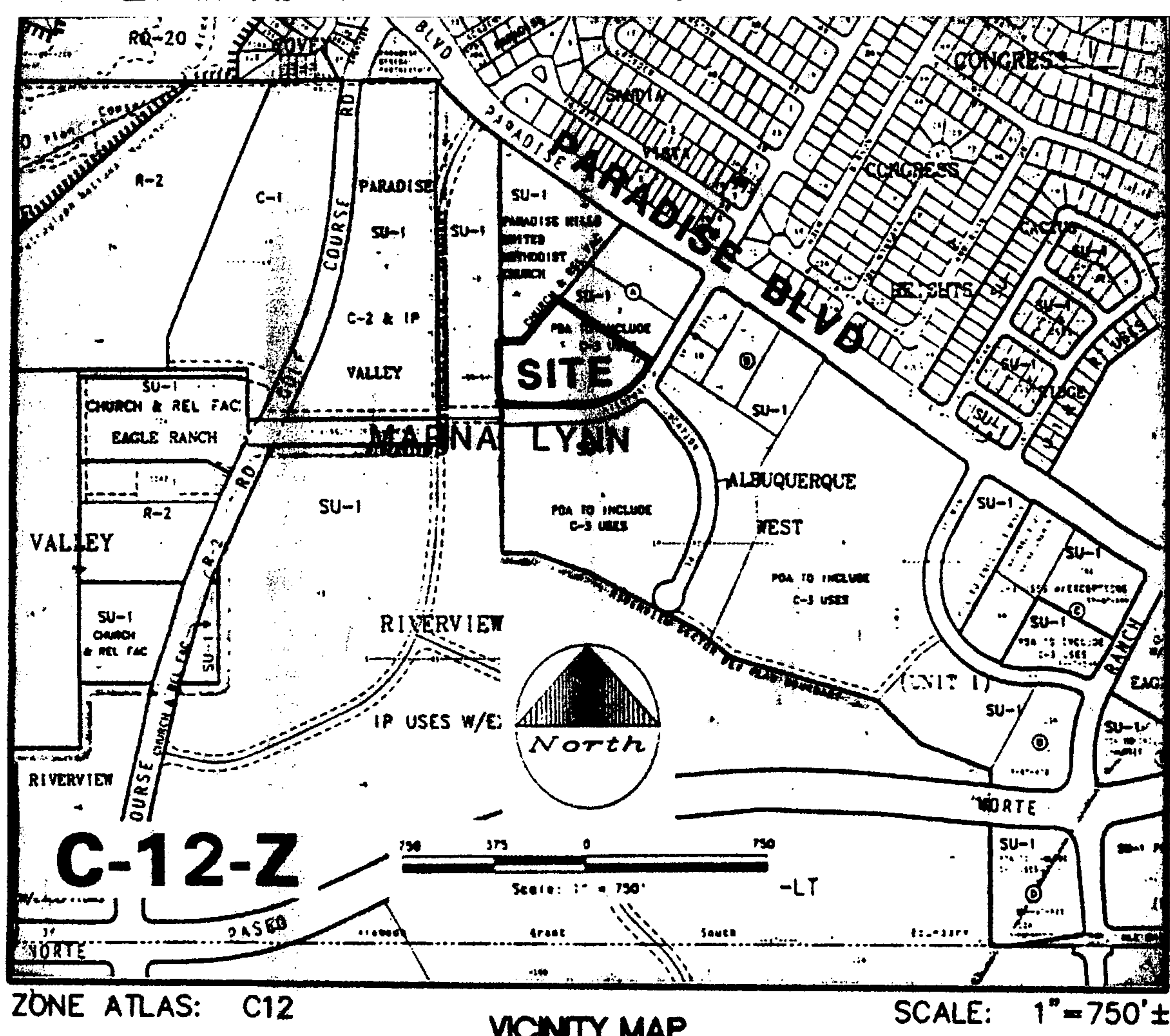
STATION 3-C11
 X = 345,203.94
 Y = 1,522,311.81
 GROUND TO GRID = 0.9996668
 DELTA ALPHA = -00715'36"
 NEW MEXICO STATE PLANE
 COORDINATE SYSTEM
 CENTRAL ZONE
 NAD 1927
 ELEV. = 5308.774

MONUMENT LEGEND

- △ - CENTERLINE MONUMENT
- ⊕ - FOUND CONTROL STATION AS NOTED
- - FOUND MONUMENT AS NOTED
- - SET 1/2" REBAR W/YELLOW PLASTIC CAP STAMPED "GRITSKO LS8888" UNLESS OTHERWISE NOTED

SURVEYS SOUTHWEST LTD.
 333 LOMAS BLVD., N.E. ALBUQUERQUE, NEW MEXICO 87102
 PHONE: (505) 998-0303
 FAX: (505) 998-0306
 T11N R2E SEC. 13

THIS IS TO CERTIFY THAT
 SAID C.O.A. NO. 1-012
 PROJECTED OWNER OF R
 Werschow, K
 BERNALILLO COUNTY TR
 Christina



C.O.A. STD NOTES

This tract is within the New Mexico Utilities, Inc. franchise area. Water and sanitary sewer system capabilities are based on New Mexico Utilities, Inc.'s facilities, and not the City of Albuquerque's. Water and sanitary sewer infrastructure improvements must, however, meet the City of Albuquerque and New Mexico Utilities, Inc.'s design and construction standards.

LEGAL DESC

A tract of land... Projected Section... New Mexico Franchise... being all of Tract... shown and described... of the County, New Mexico... 1990 in Volu... described as

BEGINNING at... said point bei... line of Mar... H-2, RIVERVIEW... filed for recor... County, New M... whence the A... N 46°36'20" V

THENCE leavin... easterly line M... corner, said p... TRACT A, PAR... shown and de... of the County... 1994 in Volu...

THENCE leavin... said TRACT A

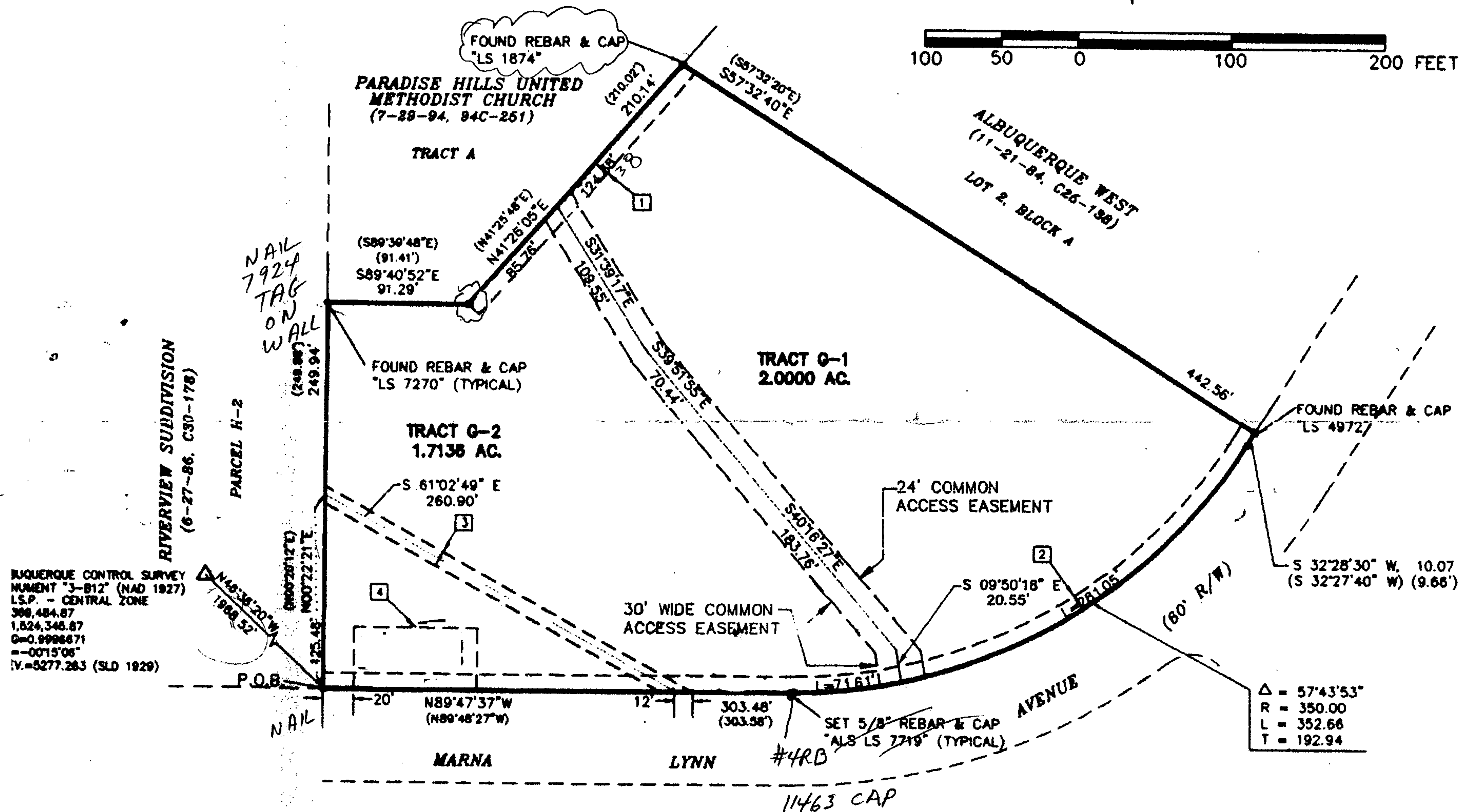
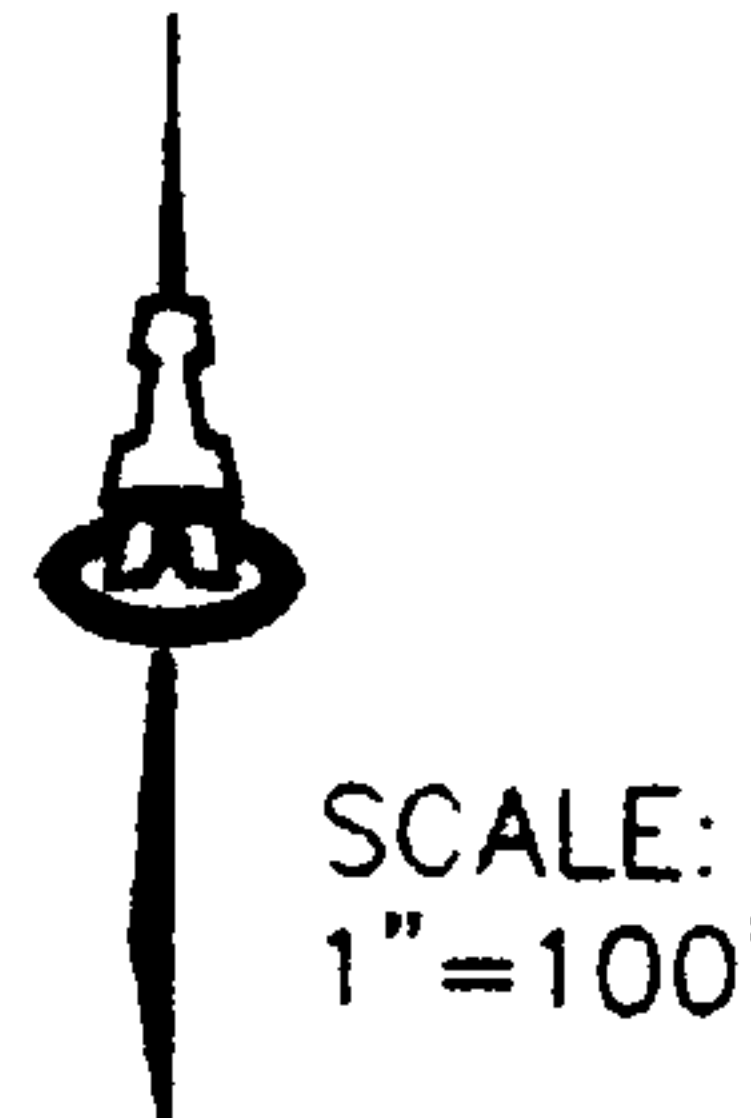
THENCE contri... point being co... ALBUQUERQUE... filed for recor... County, New M...

THENCE leavin... of said LOT 2... corner, said p... LOT 2, and fu... Mar... Lynn A

THENCE along... 10.07 feet to

THENCE contri... radius is 350... whose long ch... tangency;

THENCE contri... beginning and



SUBDIVISION DATA / NOTES

- Bearings are New Mexico State Plane Grid Bearings (Central Zone).
- Distances are ground distances.
- Bearings and distances in parenthesis are record.
- Basis of boundary are the following plats of record entitled:
 "ALBUQUERQUE WEST" (11-21-84, C25-138),
 "PLAT OF ALBUQUERQUE WEST, UNIT 1" (3-8-90, 90C-67),
 "VACATION AND SUBDIVISION PLAT FOR RIVERVIEW" (6-27-86, C30-178),
 "SURVEY PLAT FOR TRACT A, PARADISE HILLS UNITED METHODIST CHURCH" (7-29-94, 94C-251),
 all being records of Bernalillo County, New Mexico.
- Field Survey performed December 8, 1994.
- Title Report provided by Albuquerque Title Company, Inc., File No. 127599VM, dated July 25, 1994.
- This property is apparently affected by reservations, restrictions and agreements contained within easements, documents and memorandums as listed within the above mentioned Title Report.

EASEMENT DATA

- 10 FOOT DRAINAGE AND UTILITY EASEMENT (11-21-84, C25-138)
- 10 FOOT UTILITY EASEMENT (3-8-90, 90C-67)
- 10 FOOT PNM AND MST&T EASEMENT (12-21-62, BK. D673, PG. 193)
- 40 FOOT X 80 FOOT TEMPORARY PUBLIC ROADWAY EASEMENT (3-8-90, 90C-67)

DISCLOSURE STATEMENT

THE INTENT OF THIS PLAT IS TO DIVIDE INTO TWO SEPARATE TRACTS AND TO GR

FREE CONSENT / DEDICATION

THE SUBDIVISION SHOWN HEREON IS WITH THE DESIRES OF THE UNDERSIGNED AND SAID OWNER(S) AND/OR PROPRIETOR(S) SHOWN HEREON INCLUDING THE RIGHT TO FACILITIES THEREIN. SAID OWNER(S) AND ALL OF THE FOREGOING AND DO HEREBY ACT AND DEED.

OWNER: EL PUEBLO PROPERTIES, A NE

Robert J. Schaefer
 ROBERT J. SCHAEFER, MANAGING GENER.

EASEMENT

(193)

THIS INSTRUMENT made this 17th day of December 1920 by and between
PARADISE INTERNATIONAL CORP., A DELAWARE CORPORATION
 first parties, and **PUBLIC SERVICE COMPANY OF NEW MEXICO, a New Mexico corporation, and MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, a Colorado corporation authorized to do business in New Mexico, second parties, their successors and assigns.**

WITNESSETH:
 That the said first parties, for and in consideration of the sum of One Dollar (\$1.00) to them in hand paid, and other valuable consideration, the receipt of which is hereby acknowledged, do hereby give and grant unto said second parties an easement to build, construct, operate and maintain a power transmission and communications line on, over, beneath and across the lands hereinafter described, and to erect all necessary poles, guy wires and other equipment, fixtures and structures necessary to maintain the said power and communications line on, over, beneath and across said lands or near the points hereinafter designated, at the course of said power and communications line on, over, beneath and across said lands; together with rights and privileges of going, coming over and across said lands for the purpose of maintaining said line, and trimming any trees which interfere with the operation of said line, said lands being situated in the County of Bernalillo State of New Mexico, and more particularly described as follows, to-wit:

An easement within the unplatted Southeast portion of Paradise Hills Development in The Town of Alameda Grant, Bernalillo County, New Mexico.

An easement ten (10) feet in width, being five (5) feet on each side of the following described centerline beginning for a tie on the South boundary line of the Town of Alameda Grant, whence the closing corner common to Section 13, T.11N., R.2E., and Section 16, T.11N., R.3E., N.M.P.M. and the South boundary line of the Town of Alameda Grant, bears S.89°55'E., 101.6 feet distant; thence N.38°30'E., 846.4 feet, to PI No. 1, the beginning point of the following described easement, running thence from PI No. 1, N.61°34'W., 3320.4 feet to PI No. 2, thence N.47°20'W., 534.05 feet to PI No. 3, thence N.57°26'W., 677.37 feet the westerly beginning point of this easement.

Also the following described five (5) foot wide distribution extension easements and anchor easements:

- Beginning at PI No. 1, running thence S.61°34'E., 30.0 feet.
- Beginning at PI No. 2, running thence as a ten (10) foot wide distribution easement to the Sewage Treatment Plant S.28°35'W., 315.0 feet.
- Beginning at PI No. 2, running thence N.28°35'E., 30.0 feet.
- Beginning at PI No. 3, running thence N.32°04'E., 30.0 feet

IN WITNESS WHEREOF, the said first parties have hereunto set their hands and seals the day and year first above written.

[Signature]
 Assistant Secretary

PARADISE INTERNATIONAL CORP.
[Signature]
 Vice President

On this 17th day of December 1920 before me personally appeared _____ to me known, to be the person described in and who executed the foregoing instrument and acknowledged that _____ executed the same as _____ free act and deed.
 Witness my hand and seal the day and year last above written.

NOTARY PUBLIC

ACKNOWLEDGEMENT

STATE OF NEW MEXICO
 COUNTY OF Bernalillo
 On this 17th day of December 1920 before me personally appeared G. E. Julian to me personally known, who being by me duly sworn, did say that he is Vice President of Paradise International Corp. a corporation, organized under the laws of the State of Delaware and that the seal affixed to said instrument is the corporate seal of said corporation, and that said instrument was signed and sealed in behalf of said corporation, by authority of its board of directors, and said G. E. Julian acknowledged said instrument to be the free act and deed of said corporation.

WITNESS MY HAND AND SEAL the day and year last above written.
 My commission expires April 2006
 NOTARY PUBLIC

(193)

194

State of New Mexico }
County of Bernalillo } \$

This instrument was filed for record on

9:55 DEC 21 1982

At 9:55 o'clock a.m. Recorded in Vol. 673
of records of said County Folio 123

[Signature] Clerk & recorder
Deputy Clerk

12-21-82

CLERK & RECORDER
COUNTY OF BERNALILLO
NEW MEXICO

COUNCIL BILL NO. F/S 0-186 ENACTMENT NO. 33-1985

SPONSORED BY: PATRICK J. BACA

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ORDINANCE

ANNEXING THAT LAND GENERALLY BOUNDED BY PARADISE BOULEVARD, COORS BOULEVARD, THE SOUTH BOUNDARY OF THE TOWN OF ALAMEDA GRANT AND TRACT A-2-2 EAGLE RANCH SUBDIVISION CONTAINING APPROXIMATELY 93 ACRES, TO THE CITY OF ALBUQUERQUE, NEW MEXICO; AND AMENDING THE ZONE MAP OF THE CITY OF ALBUQUERQUE.

WHEREAS, the owner of the area to be annexed and hereinbelow described in this ordinance, which land is contiguous to the boundaries of the City of Albuquerque, New Mexico, has heretofore presented a petition properly signed, accompanied by a map of said contiguous territory, petitioning the Governing Body of the City of Albuquerque, New Mexico, to pass and adopt an ordinance annexing said land to the City;

BE IT ORDAINED BY THE COUNCIL, THE GOVERNING BODY OF THE CITY OF ALBUQUERQUE:

Section 1. The following described territory is hereby annexed to and made a part of the City of Albuquerque for all purposes upon filing a copy of this ordinance and map of the territory so annexed in the office of the County Clerk of Bernalillo County, New Mexico, and publication of this ordinance according to law:

A. All of Albuquerque West Subdivision as shown on a plat filed in the office of the County Clerk of Bernalillo County, New Mexico on November 21, 1984 excluding therefrom Lot 6, Block C, of said Albuquerque West Subdivision.

Section 2. The zone map, adopted by Section 7-14-46.C R.O. 1974, is hereby amended as follows:

1 A. Establishment of SU-1 (Special Use for a Planned Development
 2 Area) to include uses permissive and conditional in the C-3 (Heavy
 3 Commercial Zone) for the area described in Section 1 above. The
 4 development parameters shown on Exhibit "A" attached hereto and made a
 5 part hereof are adopted as a component for this SU-1 zoning for a
 6 Planned Development Area.

7 Section 3. Effective Date and Publication. This ordinance shall
 8 become effective five days after publication in full.

9 PASSED AND ADOPTED THIS 20th DAY OF MAY, 1985.
 10 BY A VOTE OF 9 FOR AND 0 AGAINST.

11
 12
 13 Thomas W. Hoover
 14 Thomas W. Hoover, President
 City Council

15
 16 APPROVED THIS 4th DAY OF June, 1985.

17
 18 Harry E. Kinney
 19 Harry E. Kinney, Mayor
 20 City of Albuquerque

21 ATTEST:

22
 23 Cynthia Luedi
 24 City Clerk

25
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EXHIBIT "A"

LAND OF R. J. SCHAEFER

CITY OF ALBUQUERQUE

ZONING AND SPECIAL USE OF PARAMETERS

<u>ALBUQUERQUE</u> <u>WEST SUBDIVISION</u>	<u>ZONING</u>	<u>DEVELOPMENT PARAMETERS</u>	
		<u>F.A.R.</u>	<u>HEIGHT</u>
Lots 4 and 5, Block F; Lots 1 thru 4, Block E;	SU-1 (Special Use) For permissive and conditional uses in the C-3 zone listed.*	1.0	6.0 Stories
Lots 1 thru 4, Block A; Lots 1 thru 10, Block B; Lots 1 thru 9, Block C; Lots 1 thru 10; Block D; Lots 1 thru 3, Block F;		.8	3.5 Stories
Lots 11 and 12, Block D;		.5	Unspecified

*The following uses are expressly excluded whether first listed as permissive or conditional uses in the C-3 Zone: Tire recapping or retreading, contractors yard, equipment rental, bulk fuel storage or sales, auto dismantling, outdoor building material storage or sales unless incidental to retail sales and adequately screened.

1. The property listed above is in the Established Urban Area pursuant to the City/County Comprehensive Plan.
2. The lots referred above were created by approval and filing of Albuquerque West Subdivision, a Subdivision in Paradise Hills Development within the Town of Alameda Grant, Projected Section 13, T 11 N, R 2 E, NMPM, and Projected Section 18, T 11 N, R 3 E, NMPM, Bernalillo County, New Mexico, dated August, 1984 and recorded in the office of the County Clerk

of Bernalillo County on November 21, 1984 at Volume C-25, Folio 138 (herein referred to as "Albuquerque West Subdivision");

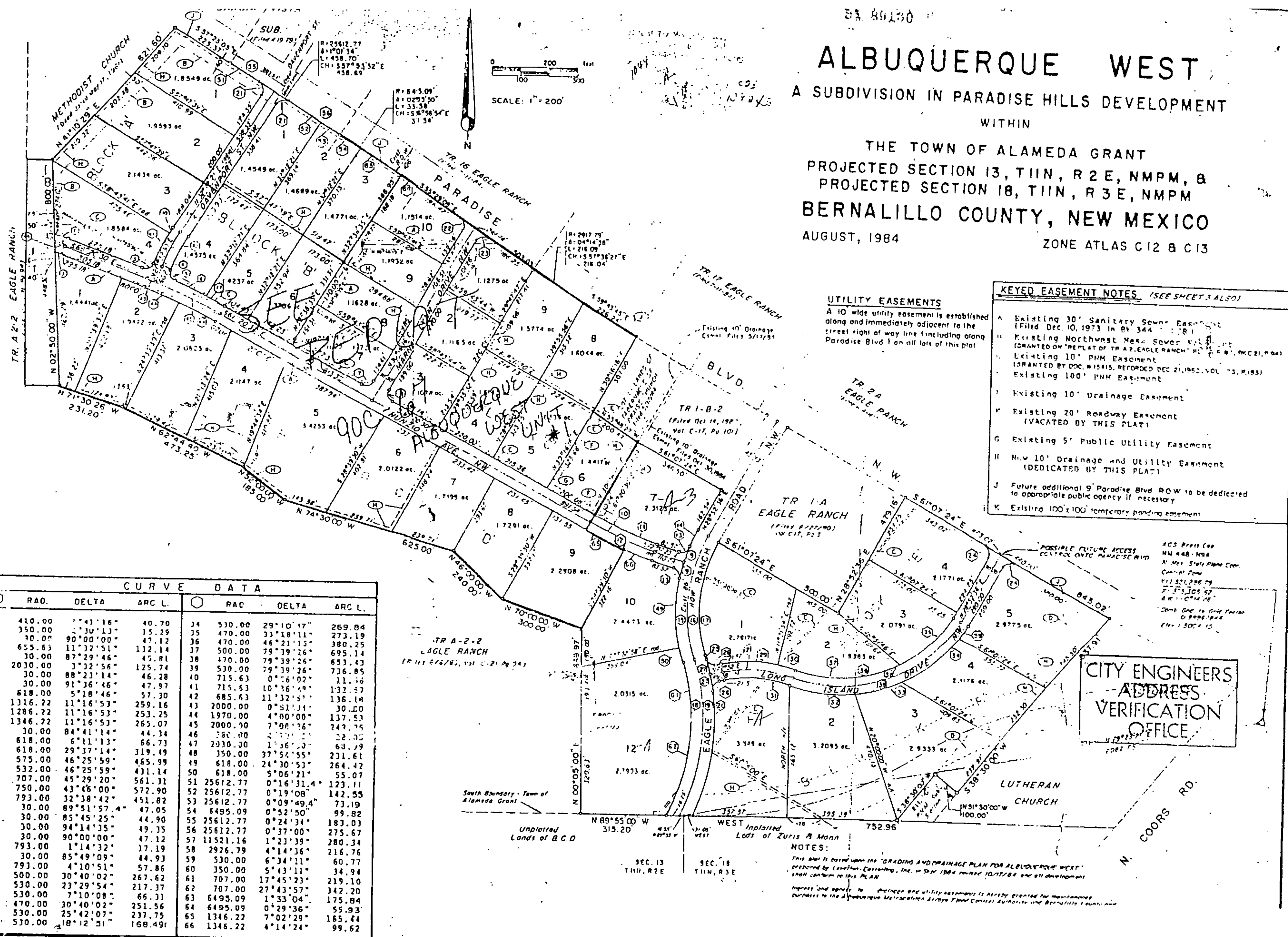
- a. Albuquerque West Subdivision was reviewed and approved pursuant to the City's Subdivision Ordinance, Enactment No. 56-1983, R.O. 1974. It is understood that necessary infrastructure improvements (roads and storm drainage) have been approved by the County of Bernalillo and the City of Albuquerque and their completion has been bonded or otherwise financially guaranteed by the property owners. Such improvements are designed to City specifications and are accepted by the City. No further bonding or other financial guarantee of those improvements will be required.
 - b. A drainage plan has been approved covering all tracts.
 - c. The road system providing ingress and egress to all tracts is approved except that final determination of an El Pueblo bridge road should not prevent platting or replatting on tracts not impacted by such alignment.
3. Zoning and special use parameters are established in the above Table allowing site development plan review to be the next step in the Land Use Planning process.
- a. The following matters are delegated to the Development Review Board for approval:
 - (1) All platting or replatting.
 - (2) Site development plans for building permits provided that:
 - (a) The proposed uses are either residential or among those first listed as permissive in the C-1 or O-1 zones, and;
 - (b) Structures do not exceed 2.5 stories in height, and;
 - (c) 15% of the paved parking areas are landscaped and buffer landscaping is in accordance with section 40.J of the Comprehensive Zoning Ordinance;
 - (d) The F.A.R. does not exceed .50.

- b. Approval of a Site Development Plan for Subdivision pursuant to Section 5B92(a) of the City Zoning Ordinance, and all Site Development Plans for building permit other than those listed above are to be reviewed by the Environmental Planning Commission. However, if a Site Development Plan for Subdivision is approved by the E.P.C., all subsequent site development plans for building permits shall be delegated to the Development Review Board.
4. Because of the owners commitment to comply with the above referenced provisions, this property shall not be included in a Sector Development Plan Area and its inclusion in a Sector Development Plan shall not be required as a condition precedent to the development and/or sale of the property.

ALBUQUERQUE WEST

A SUBDIVISION IN PARADISE HILLS DEVELOPMENT

WITHIN
 THE TOWN OF ALAMEDA GRANT
 PROJECTED SECTION 13, T11N, R2E, NMPM, 8
 PROJECTED SECTION 18, T11N, R3E, NMPM
 BERNALILLO COUNTY, NEW MEXICO
 AUGUST, 1984
 ZONE ATLAS C12 & C13



UTILITY EASEMENTS
 A 10' wide utility easement is established along and immediately adjacent to the street right of way line (including along Paradise Blvd) on all lots of this plat.

- KEYED EASEMENT NOTES (SEE SHEET 3 ALSO)**
- A Existing 30' Sanitary Sewer Easement (Filed Dec. 10, 1973 in Bk 344 p. 28)
 - B Existing Northwest Water Sewer Easement (GRANTED ON RE-PLAT OF TR A-2, EAGLE RANCH, BERNALILLO COUNTY, NEW MEXICO)
 - C Existing 10' PNM Easement (GRANTED BY DOC. 15415, RECORDED DEC 21, 1982, VOL. 73, P. 193)
 - D Existing 100' PNM Easement
 - E Existing 10' Drainage Easement
 - F Existing 20' Roadway Easement (VACATED BY THIS PLAT)
 - G Existing 5' Public Utility Easement
 - H New 10' Drainage and Utility Easement (DEDICATED BY THIS PLAT)
 - J Future additional 9' Paradise Blvd ROW to be dedicated to appropriate public agency if necessary.
 - K Existing 100' x 100' temporary ponding easement

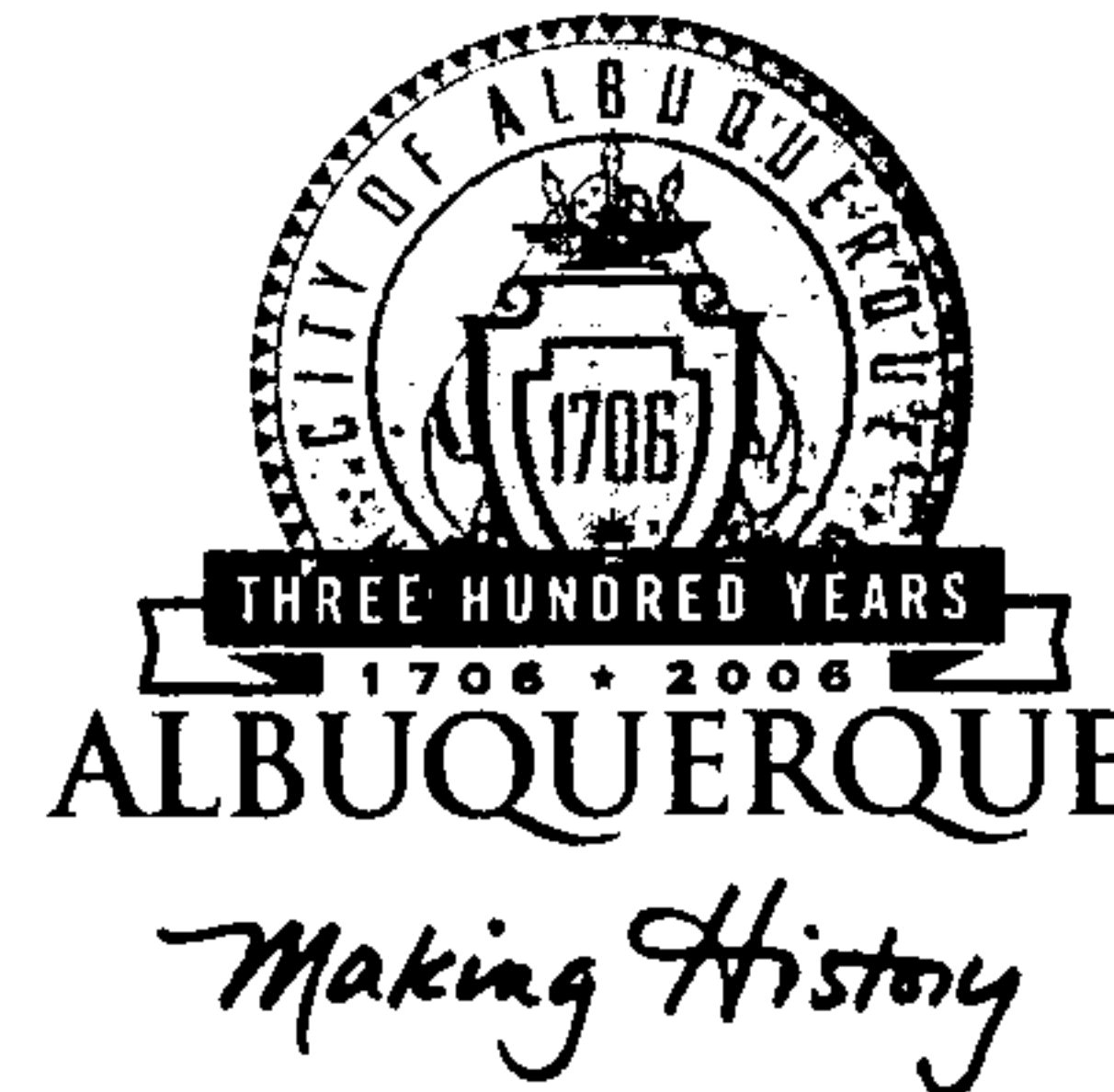
CURVE DATA						
RAD.	DELTA	ARC L.	RAC	DELTA	ARC L.	
410.00	41°16'	40.70	34	530.00	29°10'17"	269.84
350.00	30°13'	15.29	35	470.00	33°18'11"	273.19
30.00	90°00'00"	47.12	36	470.00	46°21'15"	380.25
655.63	11°32'51"	132.14	37	500.00	79°39'26"	695.14
30.00	87°29'46"	45.81	38	470.00	79°39'26"	653.43
2030.00	3°32'56"	125.74	39	530.00	79°39'26"	736.85
30.00	88°23'14"	46.28	40	715.63	0°56'02"	11.56
30.00	91°36'46"	47.97	41	715.63	10°36'49"	132.57
618.00	5°18'46"	57.30	42	685.63	11°32'51"	136.18
1316.22	11°16'53"	259.16	43	2000.00	0°51'31"	30.00
1286.22	11°16'53"	253.25	44	1970.00	4°00'00"	137.53
1346.22	11°16'53"	265.07	45	2000.00	7°00'36"	242.75
30.00	84°41'14"	44.34	46	380.00	4°00'00"	28.20
618.00	6°11'13"	66.73	47	2930.00	1°36'30"	63.79
618.00	29°37'14"	319.49	48	350.00	37°54'55"	231.61
575.00	46°25'59"	465.99	49	618.00	24°30'51"	264.42
532.00	46°25'59"	431.14	50	618.00	5°06'21"	55.07
707.00	45°29'20"	561.31	51	25612.77	0°16'31.4"	123.11
750.00	43°46'00"	572.90	52	25612.77	0°19'08"	142.55
793.00	32°38'42"	451.82	53	25612.77	0°09'49.4"	73.19
30.00	89°51'57.4"	47.05	54	6495.09	0°52'50"	99.82
30.00	85°45'25"	44.90	55	25612.77	0°24'34"	183.03
30.00	94°14'35"	49.35	56	25612.77	0°37'00"	275.67
30.00	90°00'00"	47.12	57	11521.16	1°23'39"	280.34
793.00	1°14'32"	17.19	58	2926.79	4°14'36"	216.76
30.00	85°49'09"	44.93	59	530.00	6°34'11"	60.77
793.00	4°10'51"	57.86	60	350.00	5°43'11"	34.94
500.00	30°40'02"	267.62	61	707.00	17°45'23"	342.20
530.00	23°29'54"	217.37	62	707.00	27°43'53"	219.10
530.00	7°10'08"	66.31	63	6495.09	1°33'04"	175.84
470.00	30°40'02"	251.56	64	6495.09	0°29'36"	55.93
530.00	25°42'07"	237.75	65	1346.22	7°02'29"	165.44
530.00	18°12'51"	168.49	66	1346.22	4°14'24"	99.62

CITY ENGINEERS ADDRESS VERIFICATION OFFICE

NOTES:
 This plat is based upon the "GRADING AND DRAINAGE PLAN FOR ALBUQUERQUE WEST" prepared by Lovell-Castagna, Inc. in May 1984 revised 10/27/84 and all dimensions shall conform to this PLAN.
 Easements and utility easements are hereby granted for maintenance purposes to the Albuquerque Metropolitan Storm Flood Control Authority and Bernalillo County.

ACS Draft Cop
 NM 448-1084
 N. Mex. State Plane Coord.
 Contour Topo
 7-15-85
 4-10-84
 Date Cop is 5/14/84
 0 900 1984
 ETR-15024 15

CITY OF ALBUQUERQUE



PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1004530

AGENDA ITEM NO: 24

SUBJECT:

Sketch Plat/Plan

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

An approved drainage report is required for Preliminary Plat approval.
An approved infrastructure list is required for Preliminary Plat approval.

P.O. Box 1293

Albuquerque

New Mexico 87103

RESOLUTION:

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

discussed

www.cabq.gov

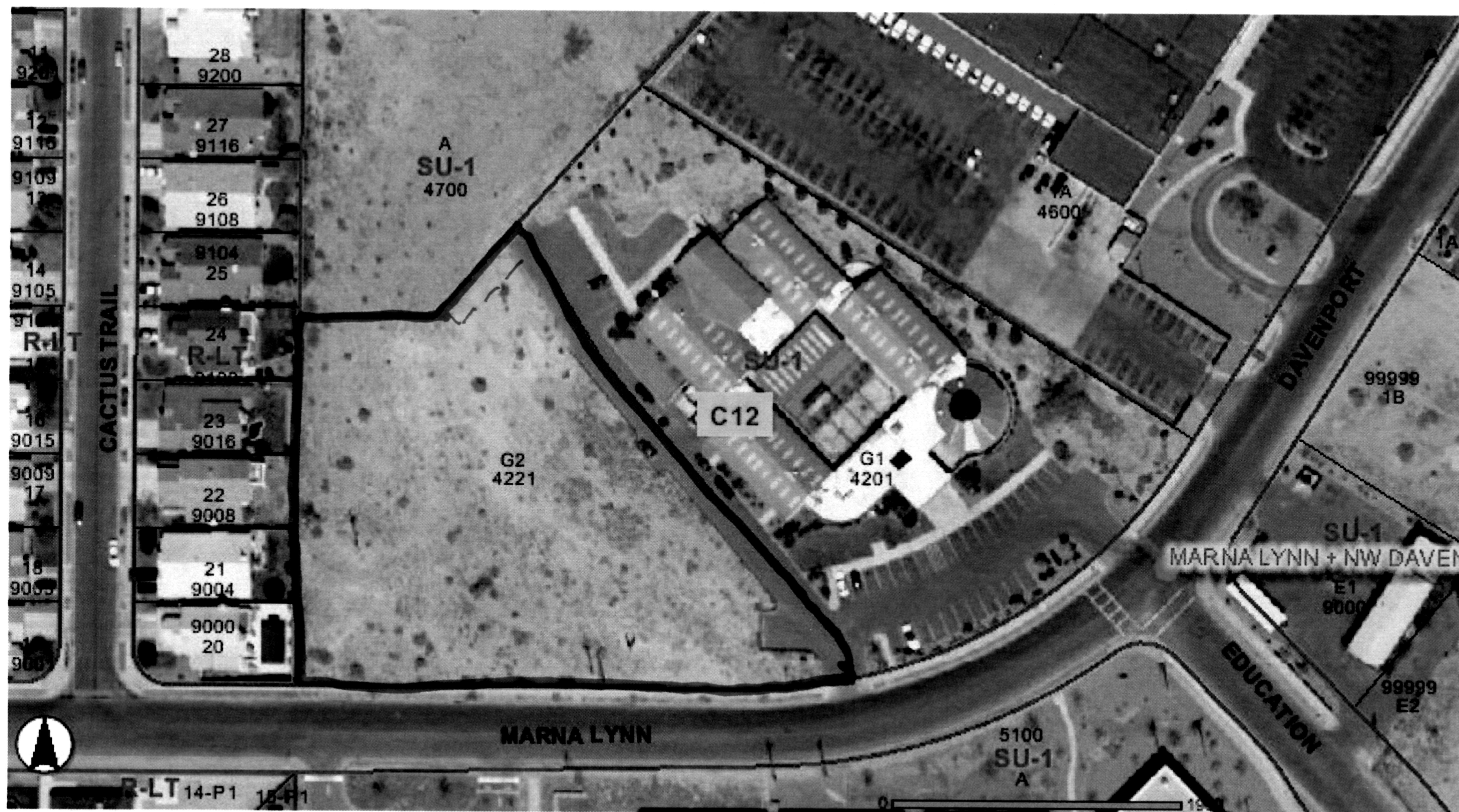
SIGNED-OFF: (SEC-PLN) (SP-SUB) (SP-BP) (FP) BY: (UD) (CE) (TRANS) (PKS) (PLNG)

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: November 9, 2005



CITY OF ALBUQUERQUE
Planning Department
November 9, 2005
DRB Comments

ITEM # 24

PROJECT # 1004530 APPLICATION # 05-01686

RE: Albuquerque West, Unit 1, Tract G-2/sketch

This proposed project lies within the Albuquerque West area which has an annexation agreement governing, in part, the requirements for City approval of projects. Exhibit A of the Annexation Agreement states in Part 3a(2)(a-d) that residential uses require a SPBP delegated to DRB. Structures cannot exceed 2.5 stories in height.

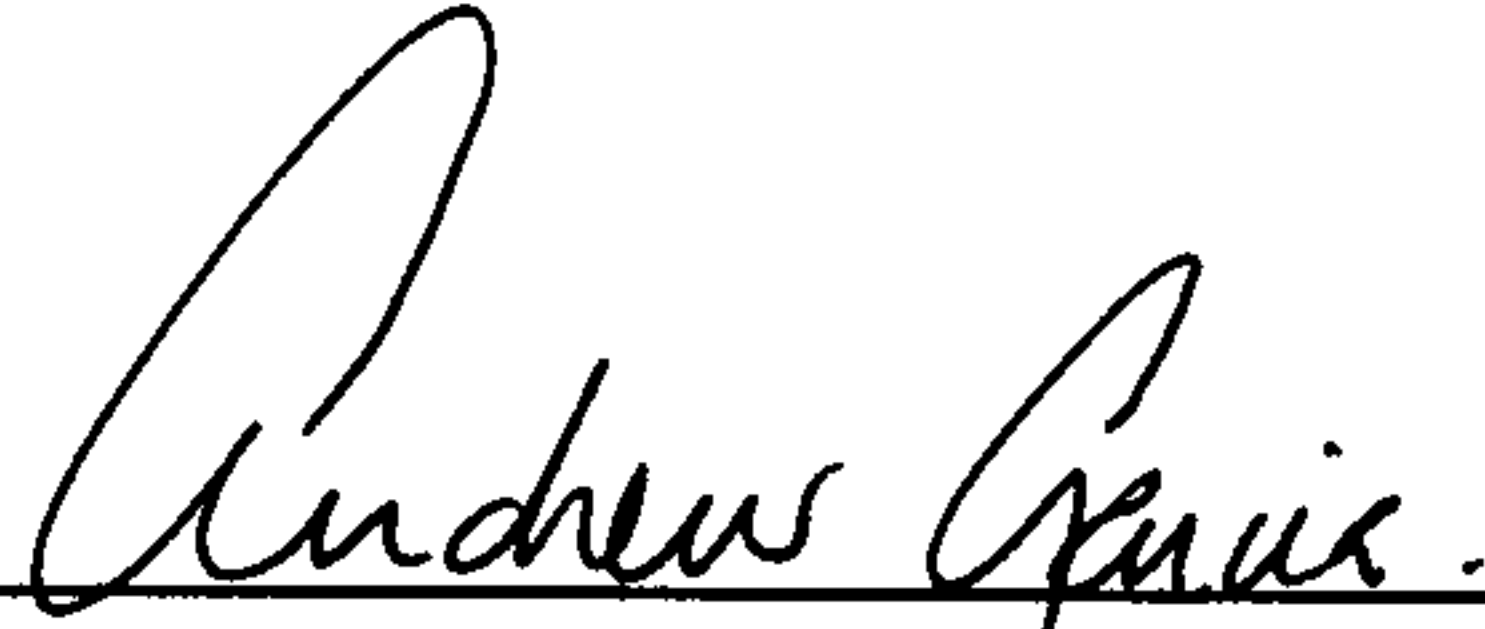
This project will also require replatting. The SPBP must be approved prior to the replat per the City Subdivision Ordinance.

Garden or perimeter walls facing streets require design approval by the DRB Chair. This includes side walls as well.

It is nice to see some residential units with garages at the back of the unit.

Planning encourages the use of native and/or drought tolerant plants in landscaping. The use of junipers is strongly discouraged.

Be sure to follow the EPC SPBP Checklist in preparing your DRB submittal.



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



SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

Supplemental form

S

V

P

L

Supplemental form

ZONING

- Annexation & Zone Establishment
- Sector Plan (Phase I, II, III)
- Amendment to Sector, Area, Facility or Comprehensive Plan
- Zone Change
- Text Amendment

APPEAL / PROTEST of...

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

Z

A

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: Ameri-Contractors PHONE: 239-0920
 ADDRESS: PO Box 56883 FAX: 890-7278
 CITY: Albuquerque STATE NM ZIP 87187 E-MAIL: _____
 Proprietary interest in site: Purchaser / Developer List all owners: Joan Wershaw as Trustee of the Arthur S. Wershaw Marital Trust UTA May 25, 2001, Joan Wershaw
 AGENT (if any): Isaac Benton & Associates PHONE: 243-3499
 ADDRESS: 624 Tijeras Avenue NW FAX: 243-3583
 CITY: Albuquerque STATE NM ZIP 87102 E-MAIL: bhall@swcp.com

DESCRIPTION OF REQUEST: Sketch plat review of proposed townhome development

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. Tract G-2, Plat of Tracts G-1 and G-2 Block: _____ Unit 1
 Subdiv. / Addn. Albuquerque West, Unit 1, Am
 Current Zoning: SU-1 for PDA to include C-3 uses Proposed zoning: Same
 Zone Atlas page(s): C-12-2 No. of existing lots: 1 No. of proposed lots: 13
 Total area of site (acres): 1.7132 Density if applicable: dwellings per gross acre: 13 dwellings per net acre: 13
 Within city limits? Yes. No , but site is within 5 miles of the city limits (DRB jurisdiction.) Within 1000FT of a landfill? No
 UPC No. 1-012-064-304-417-12124 MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: 4221 Marna Lynn Ave. NW
 Between: Davenport ST. NW and Cactus Trail DR. NW

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_, Z_, V_, S_, etc.): DRB-94-65, DRB-94-624, DRB-94-616, 2-94-134

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

SIGNATURE

(Print) Bob Hall

DATE Nov. 1, 2005

Applicant Agent

FOR OFFICIAL USE ONLY

Form: revised 9/01, 3/03

INTERNAL ROUTING

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

Application case numbers	Action	S.F.	Fees
<u>05DRB - 0686</u>	<u>SK</u>	<u>P(3)</u>	<u>\$ 0.00</u>
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
Hearing date <u>11/09/05</u>			Total <u>\$ 0.00</u>

Sandy Handley 11/01/05
 Planner signature / date

Project # 1004530

FORM P(3): SITE PLAN REVIEW - D.R.B. MEETING (UNADVERTISED)

SKETCH PLAN REVIEW AND COMMENT

- Scaled site sketch and related drawings showing proposed land use including structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etc. (folded to fit into an 8.5" by 14" pocket) 6 copies.
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Any original and/or related file numbers are listed on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

SITE DEVELOPMENT PLAN FOR SUBDIVISION

- Scaled site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 6 copies.
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Letter of authorization from the property owner if application is submitted by an agent
- Copy of the document delegating approval authority to the DRB
- Infrastructure List, if relevant to the site plan
- 2 copies of the Conceptual Utility Layout Plan (mark one for Planning, one for Utility Development)
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. Your attendance is required.**

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

- Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 6 copies.
- Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. 6 copies.
- Solid Waste Management Department signature on Site Plan
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Letter of authorization from the property owner if application is submitted by an agent
- Copy of the document delegating approval authority to the DRB
- Infrastructure List, if relevant to the site plan
- Completed Site Plan for Building Permit Checklist
- 2 copies of the Conceptual Utility Layout Plan (mark one for Planning, one for Utility Development)
- Blue-line copy of Site Plan with Fire Marshal's stamp
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. Your attendance is required.**

AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION

AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

- Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) 6 copies.
- DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) Copies as needed above
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Letter of authorization from the property owner if application is submitted by an agent
- Infrastructure List, if relevant to the site plan
- Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. Your attendance is required.**

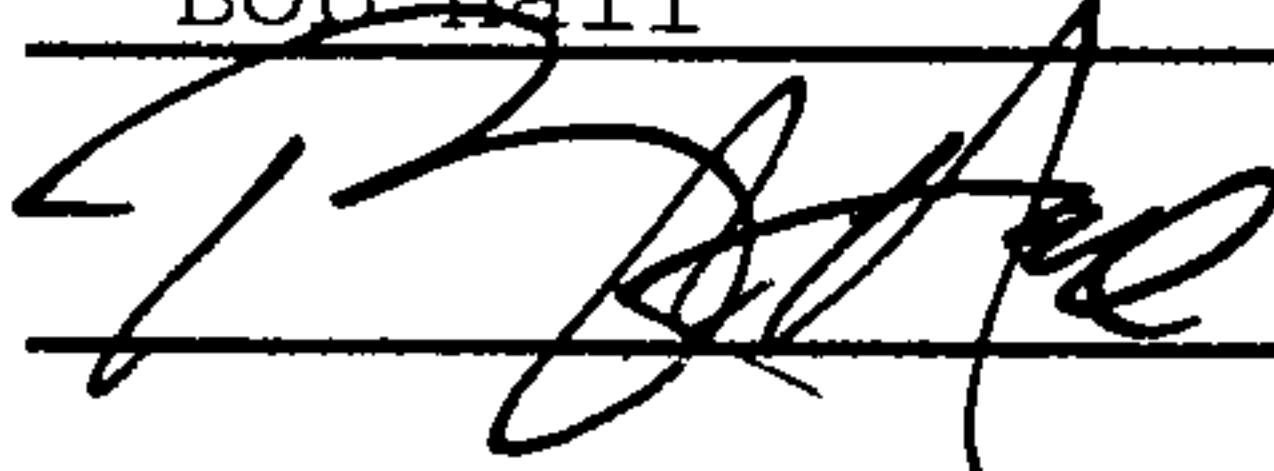
D.R.B. FINAL SIGN-OFF FOR E.P.C. APPROVED S.D.P. for SUBDIVISION

D.R.B. FINAL SIGN-OFF FOR E.P.C. APPROVED S.D.P. for BUILDING PERMIT

- Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 6 copies.
- Approved Grading and Drainage Plan (folded to fit into an 8.5" by 14" pocket) 6 copies.
- Solid Waste Management Department signature on Site Plan (not required for SDP for Subdivision)
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter carefully explaining how each EPC condition has been met and a copy of the EPC Notification of Decision
- Infrastructure List, if relevant to the site plan
- 2 copies of the Conceptual Utility Layout Plan (mark one for Planning, one for Utility Development)
- Blue-line copy of Site Plan with Fire Marshal's stamp (not required for SDP for Subdivision)
- Any original and/or related file numbers are listed on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. Your attendance is required.**

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

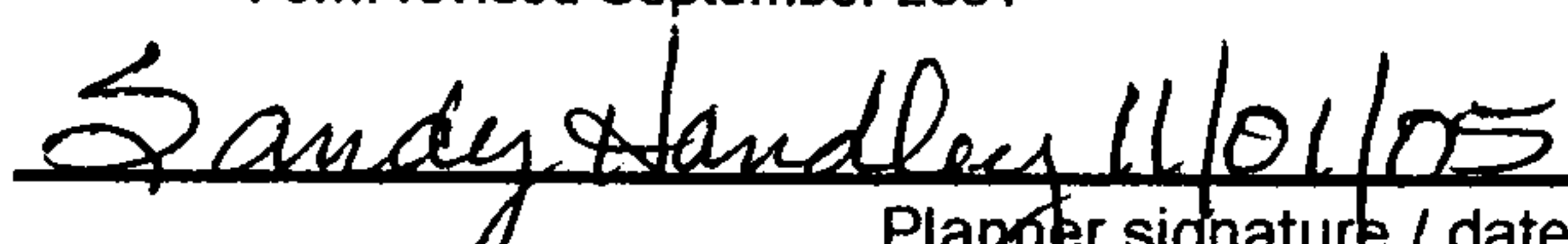
Bob Hall

 Applicant name (print)
 11/1/05
 Applicant signature / date

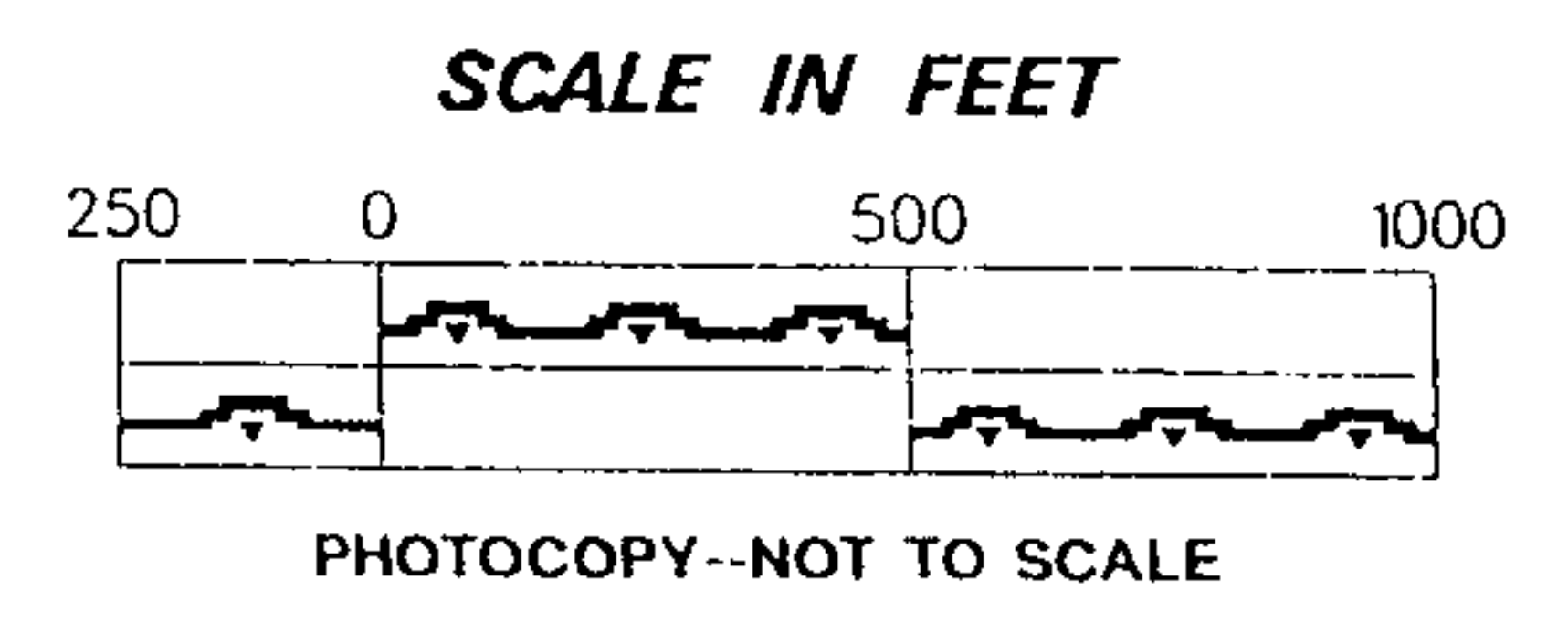
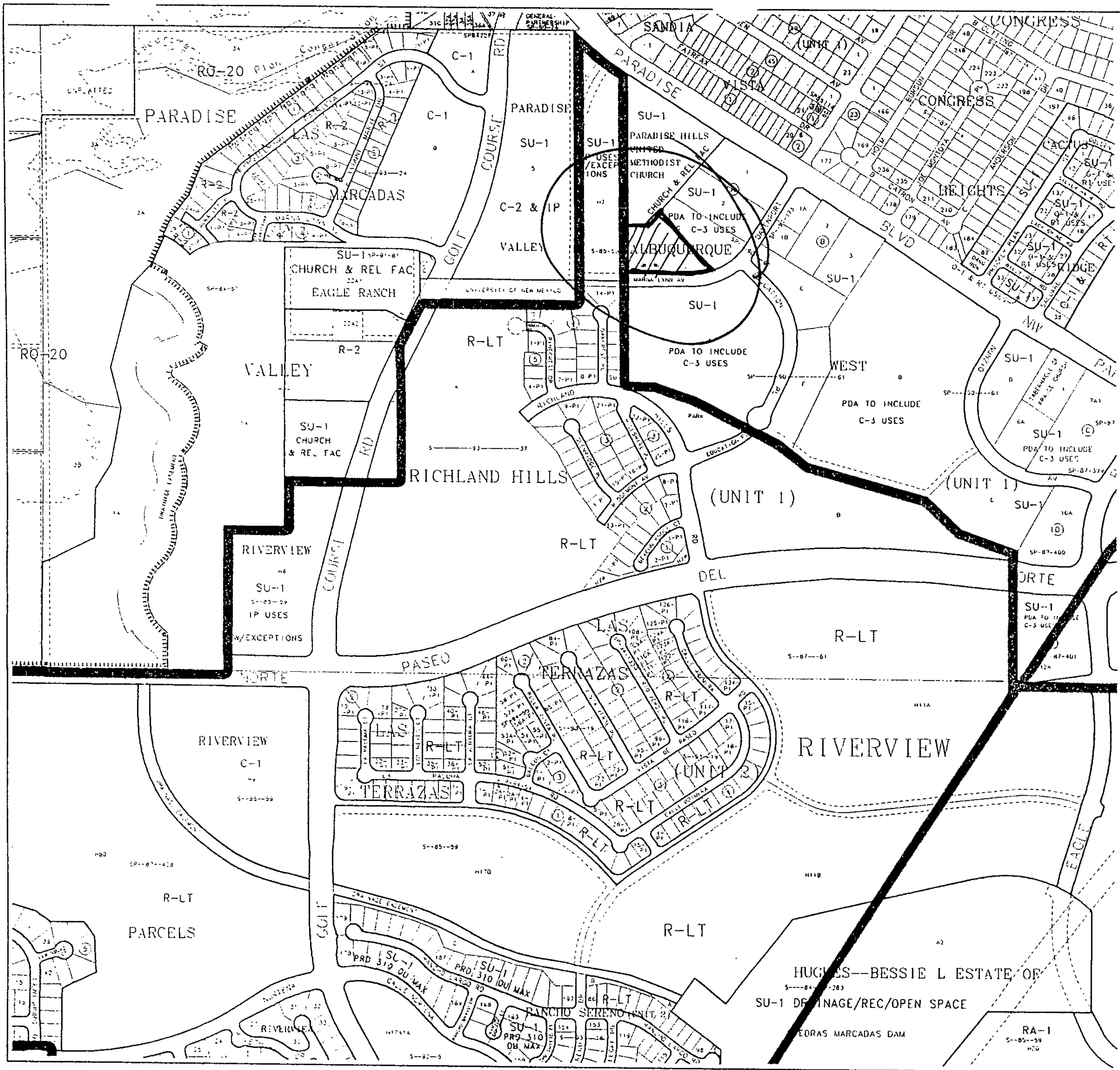


Form revised September 2001

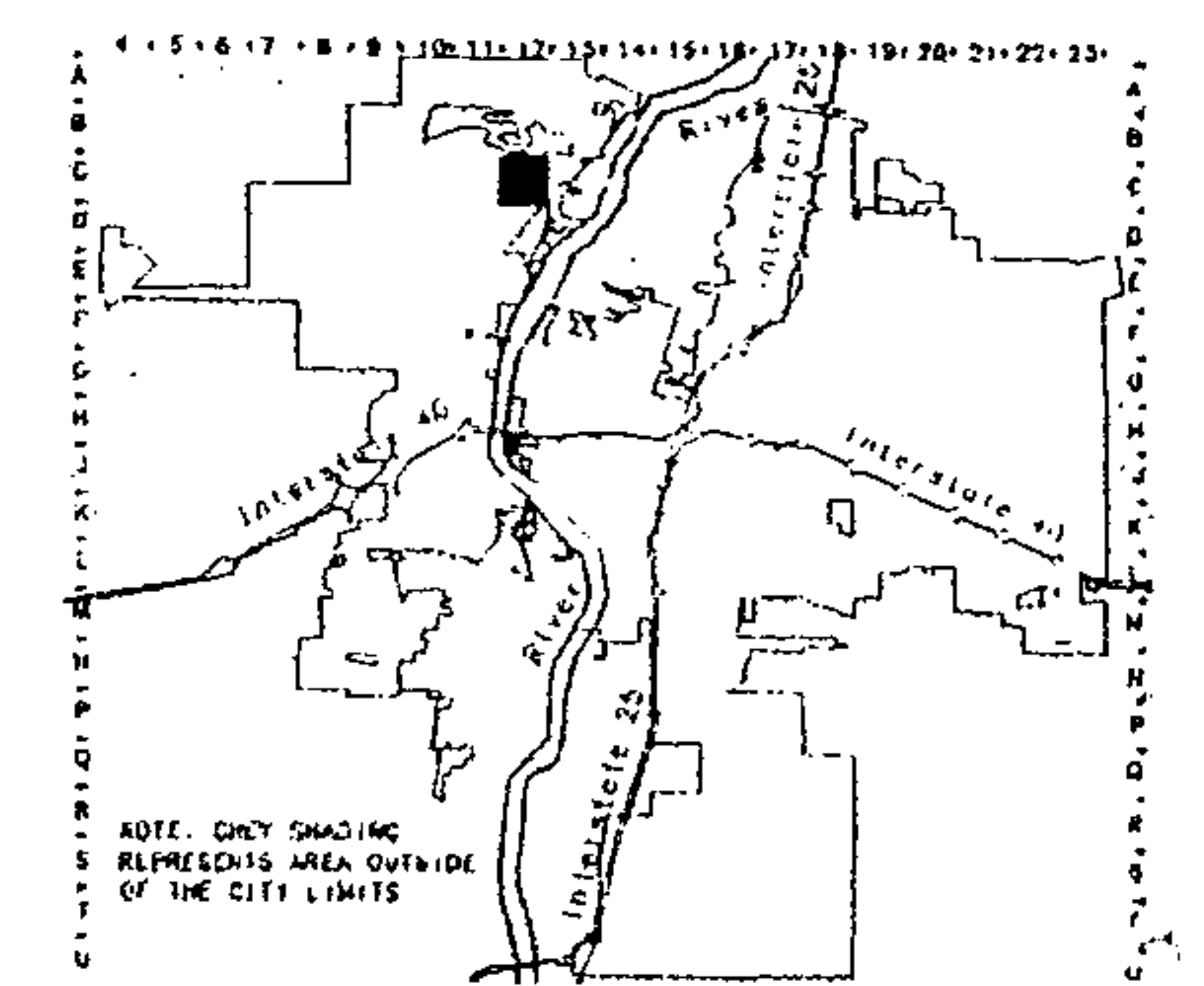
- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers
 OSDEB - _____ - 01686
 _____ - _____ - _____
 _____ - _____ - _____


 Planner signature / date
Project # 1004530



A G I S
 Albuquerque
 City of Albuquerque
 © Planning Department
 Map Amended through July 29, 1994



LEGAL DESCRIPTION
 T11N
 R2E
 SEC 13

UNIFORM PROPERTY CODE
 1-012-084

C-12-Z

ISAAC
BENTON &
ASSOCIATES AIA

November 1, 2005

City of Albuquerque
DRB Committee
600 2nd St. NW
Albuquerque, New Mexico 87103

RE: Sketch Plat Review
Proposed Townhouse Development
4221 Marna Lynn Ave. N.W.

Dear Ms. Matson and DRB Committee Members:

Isaac Benton and Associates Architects have been retained by Ameri-Contractors to design a town house project for a site located at 4221 Marna Lynn Ave. N.W.

The proposed project, which is allowed under the current zoning, requires that the builder develop the following documents for submittal to the City of Albuquerque DRB committee;

1. Site Development plan for Building Permit
2. Major Subdivision Preliminary Plat Approval
3. Vacation of Public Easement

These documents will be developed based upon the comments obtained from the DRB Committee following this review.

The following information is available on the existing property:

Applicable Plans and Policies: Albuquerque/Bernalillo County Comprehensive Plan; Westside Strategic Plan and Northwest Mesa Escarpment Plan.

The legal description: A track of land situated within the Town of Alameda Grant within Projected Section 13, Township 11 North, Range 2 East. New Mexico Principal Meridian, Bernalillo County, New Mexico, being all of Track G, Albuquerque West, Unit 1 as the same is shown and designated on said plot filed for record in the office of the County Clerk of Bernalillo County, New Mexico on March 8, 1990 in Volume 90C, Folio 57. Track G-2.

Address: 4221 Marna Lynn Ave. N.W.

Zoning: SU-1 for PDA to include C-3 uses.

Proposed Use: Residential town homes allowed under the zoning.

Property Size: 1.7132 Acres.

Neighbors:

East:	Canine Country Club & Feline Inn	4201 Marna Lynn Ave. NW.
North:	Paradise Hills United Methodist Church	4700 Paridise Blvd. NW.
South:	Petroglyph Elementary School	5100 Marna Lynn Ave. NW.
West:	5 residential homes	9000 – 9016 Cactus Trail Dr. NW.

Site Amenities: The site is an undeveloped parcel with native vegetation. It is comprised of native sandy soils. It slopes 14' from South to North with the low end at the sidewalk on Marna Lynn Avenue. There is a PNM overhead power easement, which runs along the Southern edge of the site then cuts diagonally north and west to the western property line. We have enclosed a survey of the site showing the existing easements

Proposed Development:

Isaac Benton & Associates Architects has been fortunate to have worked with several small builders in the design and development of infill housing projects. These projects are in line with our firm's commitment to helping Albuquerque grow up rather than out. Our design philosophy is to design energy efficient attractive homes that meet the needs of the surrounding community and homebuyer. This project falls in line with those goals. It also falls in line with the City's desire to develop infill projects rather than more fringe growth.

The site's allowable development has uses, which would impact the neighborhood much greater than the proposed housing. We have started the design of three bedroom two story town homes that will range between 1700 s.f. and 2000 s. f. Based on the unit layout and site amenities, we can fit 13 units on the site. We are using the existing road and easement located on the East side of the site for site access as well as a new street connecting to Marna Lynn Ave.

We have spent time on the site and have not noted any pedestrian traffic through it. The adjacent housing development to the West does not allow any ability for pedestrian traffic to cross due to the existing 6' high CMU wall. We can provide public access at the North end of our site to allow access to the Southern end of the adjacent undeveloped Church property.

Isaac Benton & Associates feels fortunate to be working with Ameri-Contractors on this project. They are the builders of the homes currently under construction on Marna Lynn Ave. just West of the site. These homes, photos attached, represent the quality of construction they strive for. The appraised cost of which exceed the existing comparable in the community.

We plan on submitting to the DRB in mid November and mailed certified letters to the neighborhood association to inform them of the proposed development. We proposed meeting with the association to discuss any concerns that they might have in advance of our DRB submittal. We received a receipt from one of the association contacts on October 15 but have not heard if they want to meet.

Agent / Contact person:

Bob Hall, AIA
Principal
Isaac Benton & Associates Architects
624 Tijeras Ave. NW
Albuquerque, New Mexico 87102

505-243-3499 (work)
505-243-3583 (Fax)
bhall@swcp.com

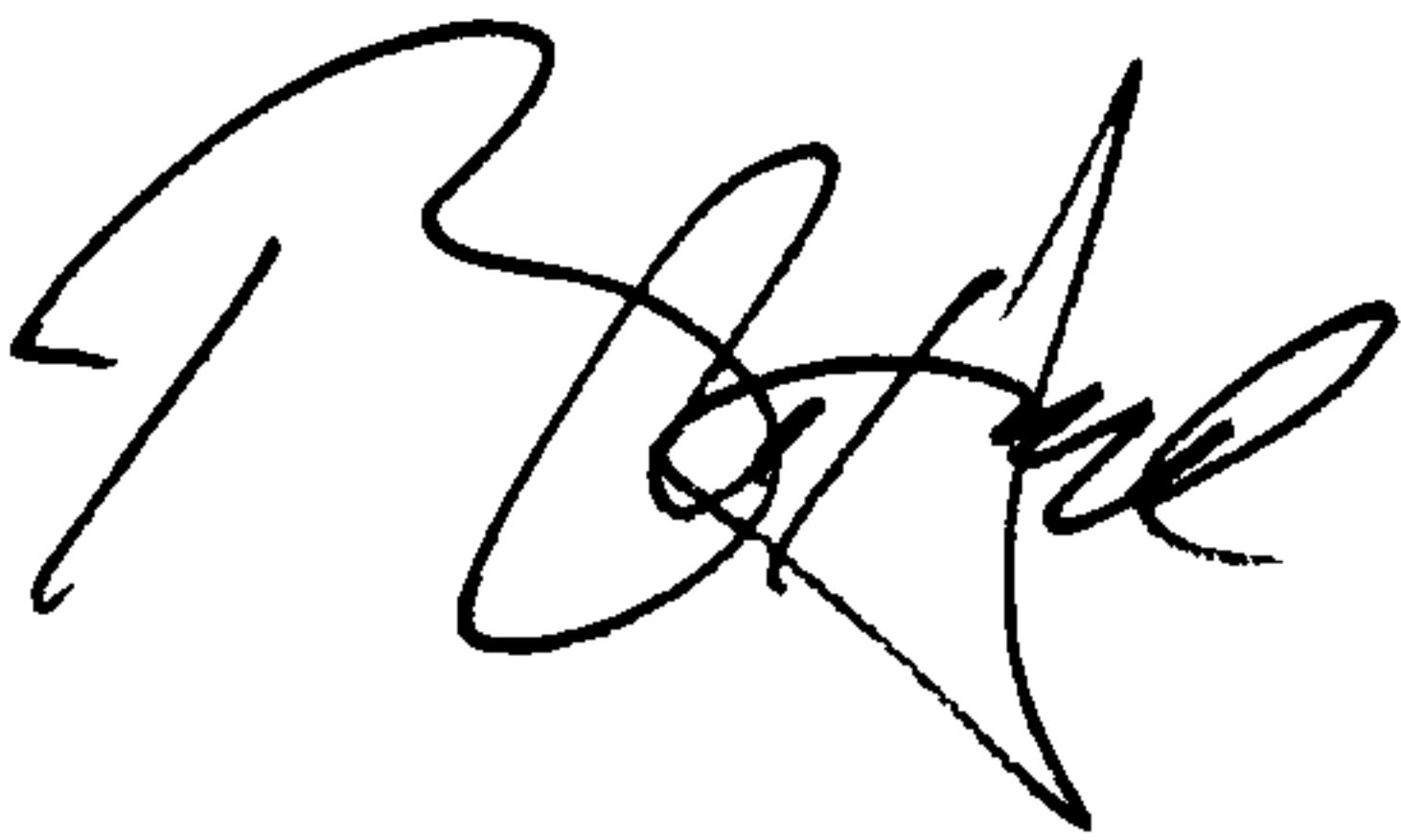
We have included the following attachments for your use;

- a. City of Albuquerque Development Plan Review Application.
- b. Zoning atlas page C-12-Z.
- c. Site Development Plan (Scale 1/16" = 1' 0").
- d. Site survey with existing easements. We plan on requesting modification of the existing easements as part of our DRB submittal;
 1. Elimination of temporary public roadway easement in the southwest corner of the site.
 2. Relocation of the public utility easement cutting diagonally through the site.
 3. Modification of the drainage easement on the Northwest edge of the site.
- e. Letter from developer / property purchaser noting Isaac Benton & Associates as agent.
- f. Original City ordinance on plat allowing residential development of SU-1 zone.

g. Photos of homes developer is currently building on Marna Lynn Ave.

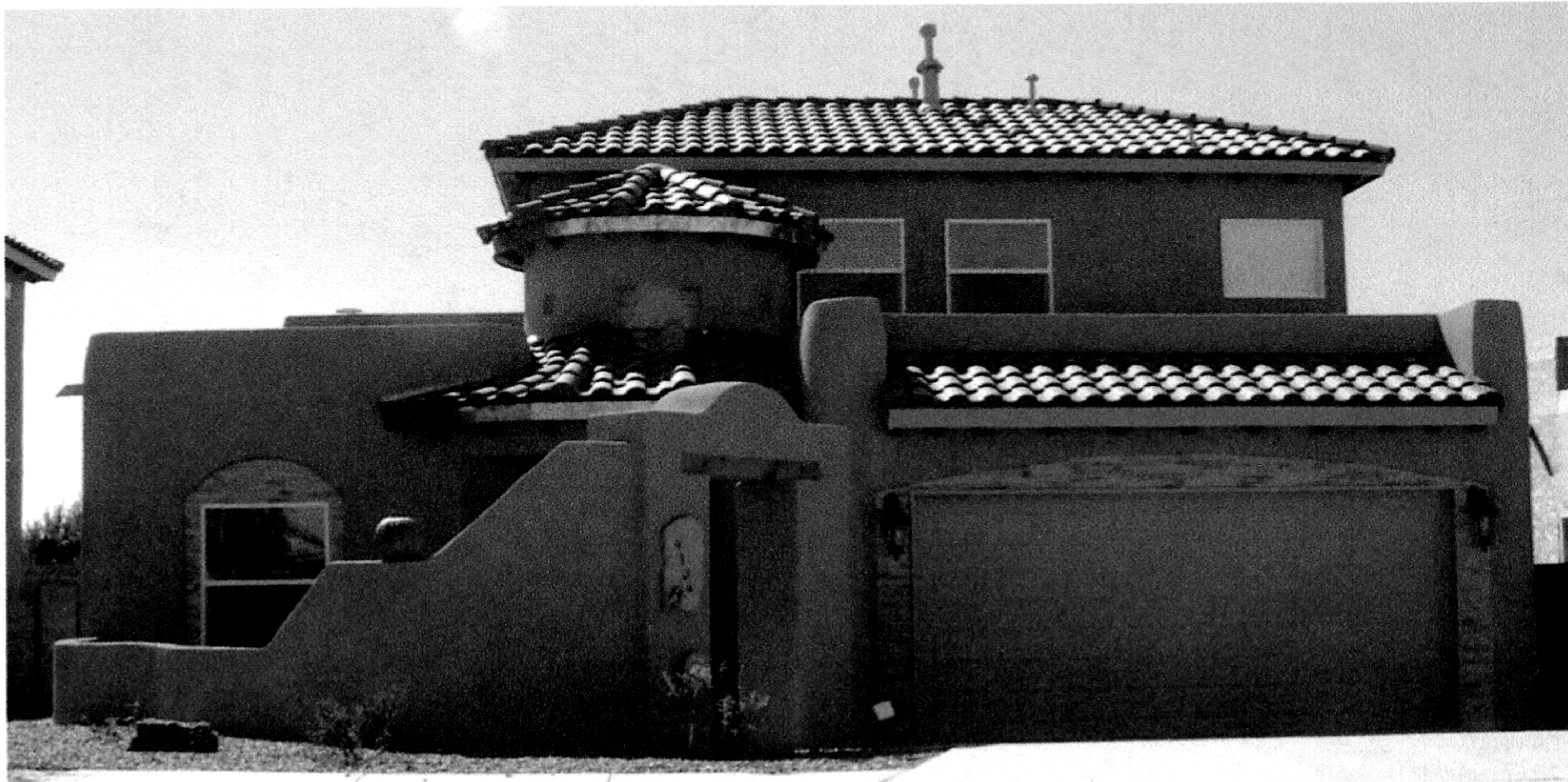
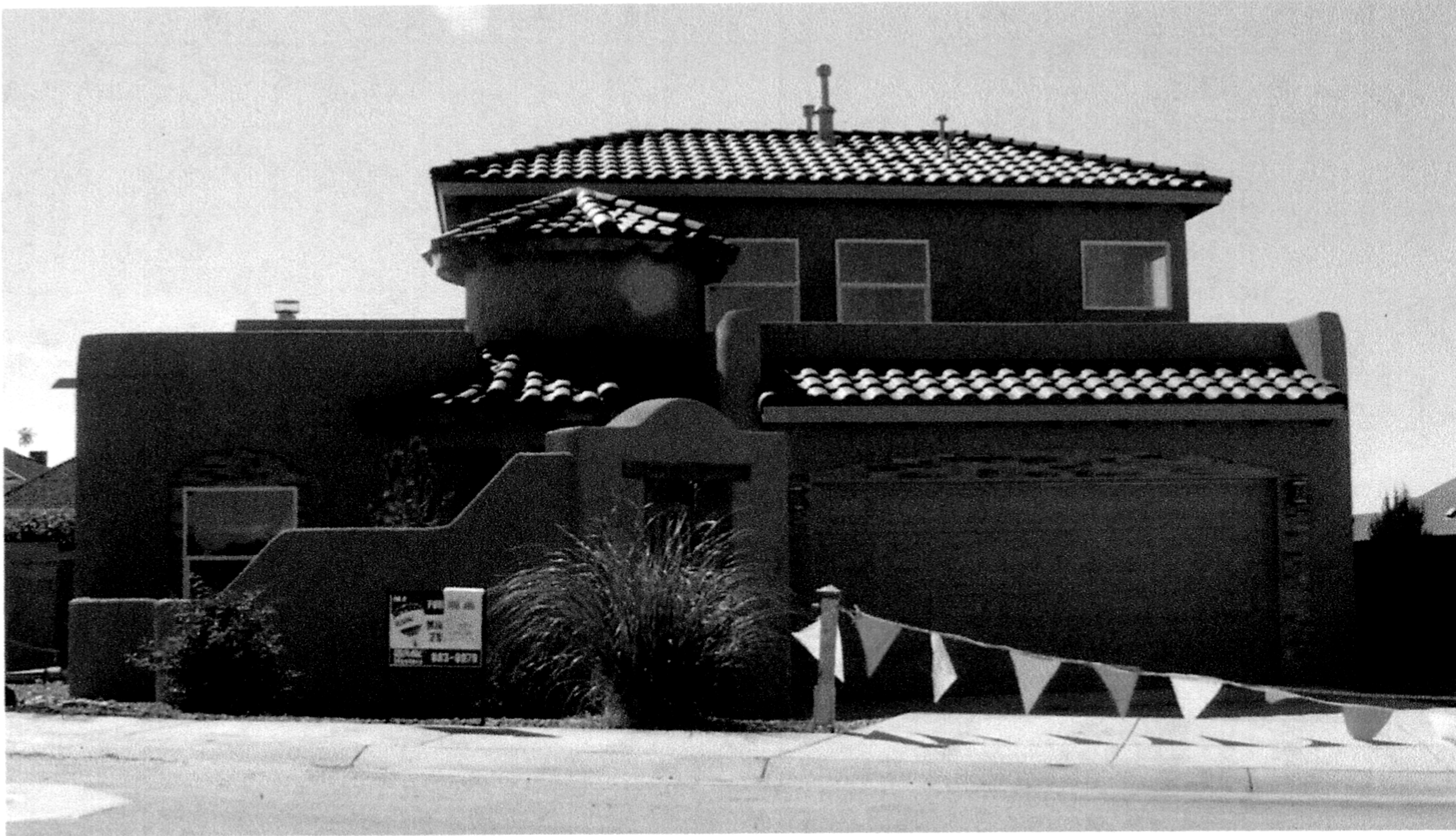
We look forward to working with you and the DRB committee to insure that this project meets your needs and expectations.

Sincerely,

A handwritten signature in black ink, appearing to read 'Bob Hall', written in a cursive style.

Bob Hall, AIA
Principal

Cc: Dwayne Pino
Mike Novak



Marna Lynn Ave N.W
Homes West of Site



Monday, October 31, 2005

RE: Tract G-2, Albuquerque West, Unit 1
1.7138 Acres (the Property)

We, Ameri-Contractors LLC (the contract purchaser of the Property) authorize Isaac Benton & Associates to be our agent for the development and design of the property.

A handwritten signature in black ink that reads "Dwayne Pino". The signature is written in a cursive style with a horizontal line underneath the name.

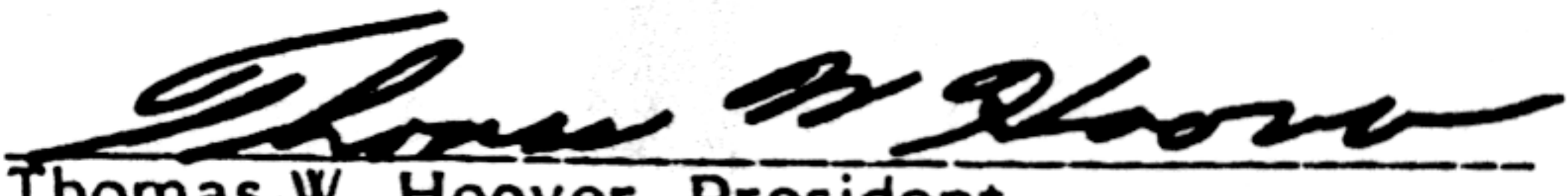
Dwayne Pino
Managing Partner for Ameri-Contractors LLC

1 A. Establishment of SU-1 (Special Use for a Planned Development
 2 Area) to include uses permissive and conditional in the C-3 (Heavy
 3 Commercial Zone) for the area described in Section 1 above. The
 4 development parameters shown on Exhibit "A" attached hereto and made a
 5 part hereof are adopted as a component for this SU-1 zoning for a
 6 Planned Development Area.

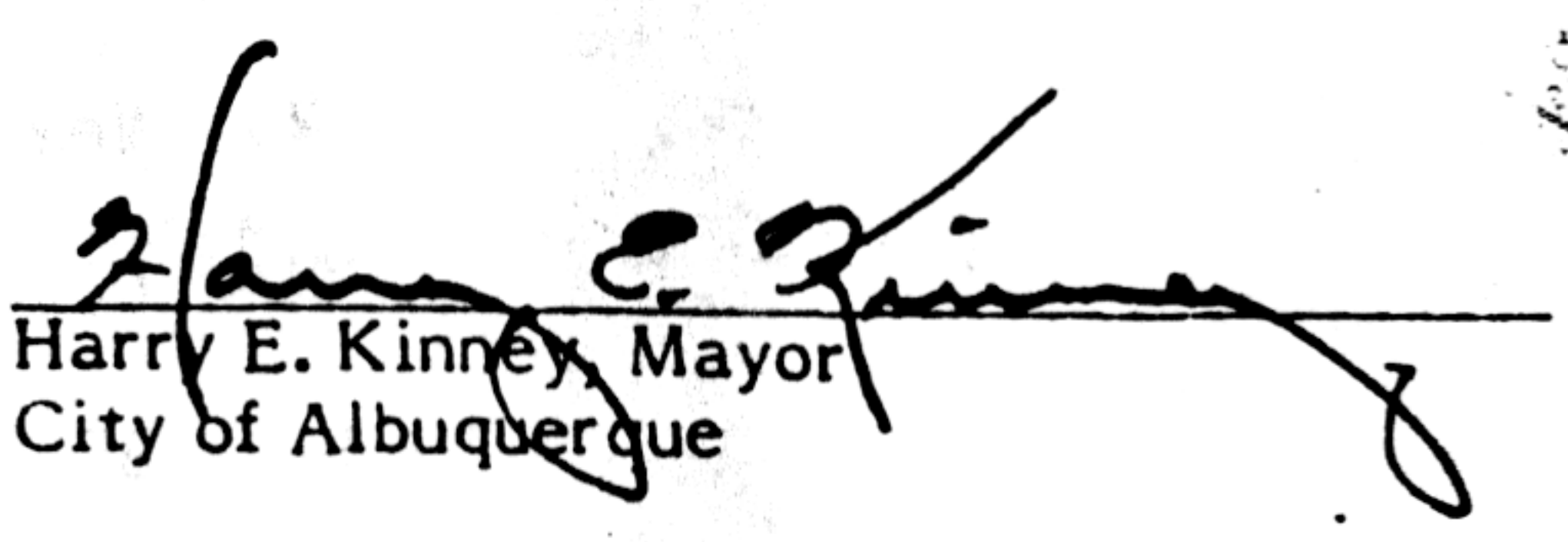
7 Section 3. Effective Date and Publication. This ordinance shall
 8 become effective five days after publication in full.

9 PASSED AND ADOPTED THIS 20th DAY OF MAY, 1985.
 10 BY A VOTE OF 9 FOR AND 0 AGAINST.


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 Thomas W. Hoover, President
 City Council

APPROVED THIS 4th DAY OF June, 1985.


 Harry E. Kinney, Mayor
 City of Albuquerque

ATTEST:


 City Clerk

005

EXHIBIT "A"

LAND OF R. J. SCHAEFFER

CITY OF ALBUQUERQUE

ZONING AND SPECIAL USE OF PARAMETERS

ALBUQUERQUE
WEST SUBDIVISION

ZONING

DEVELOPMENT PARAMETERS
F.A.R. HEIGHT

Lots 4 and 5,
Block F;
Lots 1 thru 4,
Block E;

SU-1 (Special Use)
For permissive and
conditional uses
in the C-3 zone
listed.*

1.0

6.0 Stories

Lots 1 thru 4,
Block A;
Lots 1 thru 10,
Block B;
Lots 1 thru 9,
Block C;
Lots 1 thru 10;
Block D;
Lots 1 thru 3,
Block F;

.8

3.5 Stories

Lots 11 and 12,
Block D;

.5

Unspecified

*The following uses are expressly excluded whether first listed as permissive or conditional uses in the C-3 Zone: Tire recapping or retreading, contractors yard, equipment rental, bulk fuel storage or sales, auto dismantling, outdoor building material storage or sales unless incidental to retail sales and adequately screened.

1. The property listed above is in the Established Urban Area pursuant to the City/County Comprehensive Plan.
2. The lots referred above were created by approval and filing of Albuquerque West Subdivision, a Subdivision in Paradise Hills Development within the Town of Alameda Grant, Projected Section 13, T 11 N, R 2 E, NMPM, and Projected Section 18, T 11 N, R 3 E, NMPM, Bernalillo County, New Mexico, dated August, 1984 and recorded in the office of the County Clerk

of Bernalillo County on November 21, 1984 at Volume C-25, Folio 138 (herein referred to as "Albuquerque West Subdivision"):

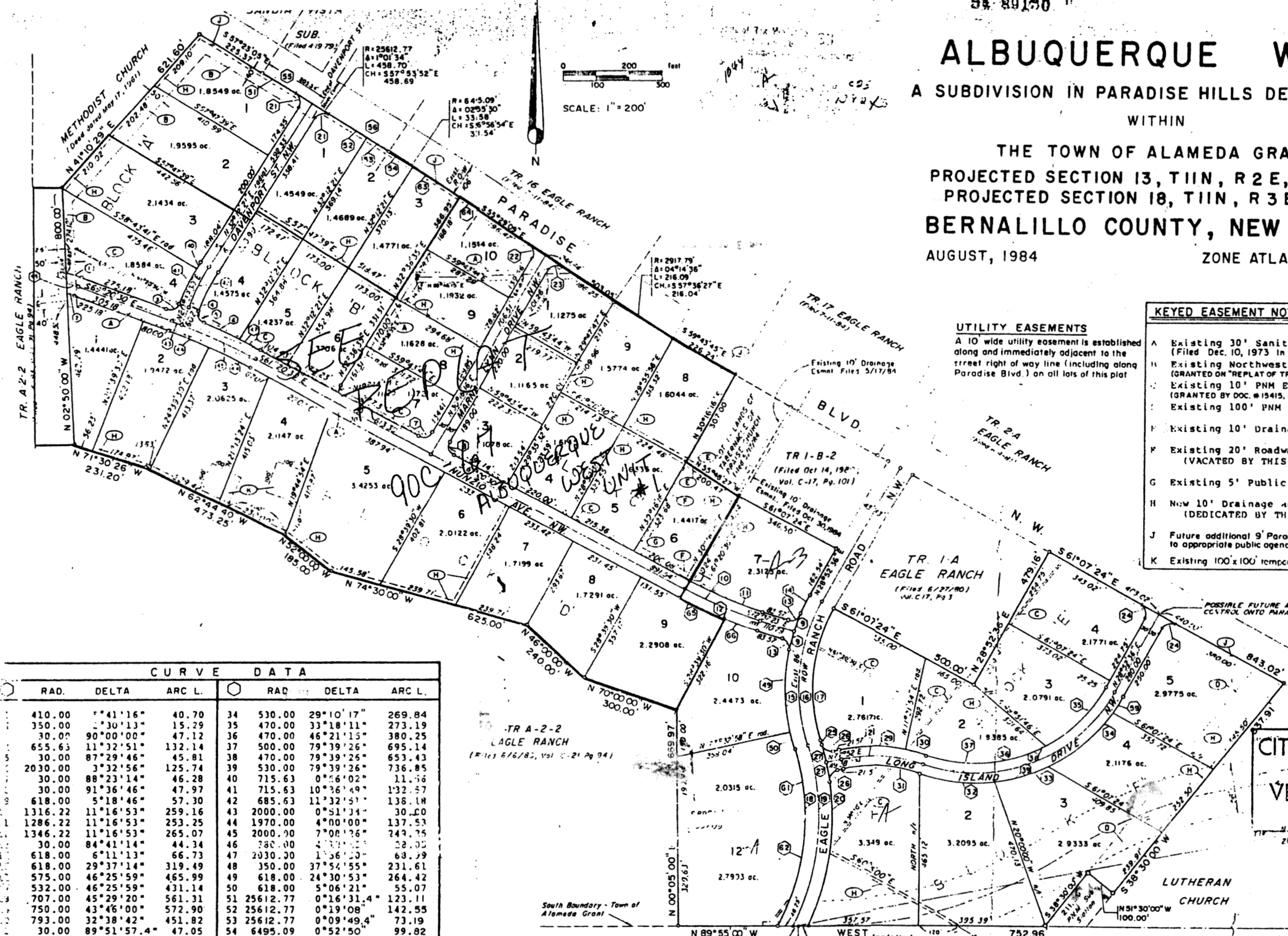
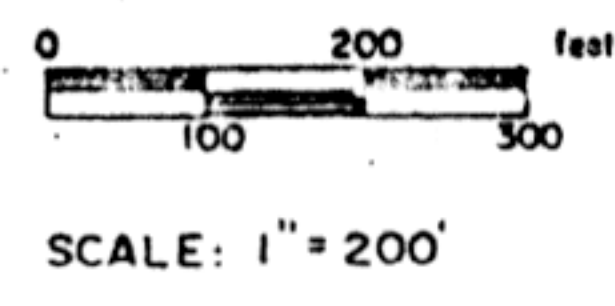
- a. Albuquerque West Subdivision was reviewed and approved pursuant to the City's Subdivision Ordinance, Enactment No. 56-1983, R.O. 1974. It is understood that necessary infrastructure improvements (roads and storm drainage) have been approved by the County of Bernalillo and the City of Albuquerque and their completion has been bonded or otherwise financially guaranteed by the property owners. Such improvements are designed to City specifications and are accepted by the City. No further bonding or other financial guarantee of those improvements will be required.
 - b. A drainage plan has been approved covering all tracts.
 - c. The road system providing ingress and egress to all tracts is approved except that final determination of an El Pueblo bridge road should not prevent platting or replatting on tracts not impacted by such alignment.
3. Zoning and special use parameters are established in the above Table allowing site development plan review to be the next step in the Land Use Planning process.
- a. The following matters are delegated to the Development Review Board for approval:
 - (1) All platting or replatting.
 - (2) Site development plans for building permits provided that:
 - (a) The proposed uses are either residential or among those first listed as permissive in the C-1 or O-1 zones, and;
 - (b) Structures do not exceed 2.5 stories in height, and;
 - (c) 15% of the paved parking areas are landscaped and buffer landscaping is in accordance with section 40.J of the Comprehensive Zoning Ordinance;
 - (d) The F.A.R. does not exceed .50.

- 201
nib
- b. Approval of a Site Development Plan for Subdivision pursuant to Section 5B92.(a) of the City Zoning Ordinance, and all Site Development Plans for building permit other than those listed above are to be reviewed by the Environmental Planning Commission. However, if a Site Development Plan for Subdivision is approved by the E.P.C., all subsequent site development plans for building permits shall be delegated to the Development Review Board.
4. Because of the owners commitment to comply with the above referenced provisions, this property shall not be included in a Sector Development Plan Area and its inclusion in a Sector Development Plan shall not be required as a condition precedent to the development and/or sale of the property.

BK 89150

ALBUQUERQUE WEST

A SUBDIVISION IN PARADISE HILLS DEVELOPMENT
 WITHIN
 THE TOWN OF ALAMEDA GRANT
 PROJECTED SECTION 13, T11N, R2 E, NMPM, &
 PROJECTED SECTION 18, T11N, R3 E, NMPM
BERNALILLO COUNTY, NEW MEXICO
 AUGUST, 1984 ZONE ATLAS C12 & C13



- KEYED EASEMENT NOTES (SEE SHEET 3 ALSO)**
- A Existing 30' Sanitary Sewer Easement (Filed Dec. 10, 1973 in BK 344, P. 608)
 - B Existing Northwest Mesa Sewer Easement (GRANTED ON REPLAT OF TR. A-2, EAGLE RANCH, RECORDED IN B.C.C. 21, P. 94)
 - C Existing 10' PNM Easement (GRANTED BY DOC. #15415, RECORDED DEC. 21, 1962, VOL. 673, P. 193)
 - D Existing 100' PNM Easement
 - E Existing 10' Drainage Easement
 - F Existing 20' Roadway Easement (VACATED BY THIS PLAT)
 - G Existing 5' Public Utility Easement
 - H New 10' Drainage and Utility Easement (DEDICATED BY THIS PLAT)
 - J Future additional 9' Paradise Blvd. ROW to be dedicated to appropriate public agency if necessary.
 - K Existing 100'x100' temporary ponding easement

UTILITY EASEMENTS
 A 10' wide utility easement is established along and immediately adjacent to the street right of way line (including along Paradise Blvd.) on all lots of this plat

ACS Brass Cap
 NM 448 - NSA
 N. Mex. State Plane Coord.
 Control Zone
 Y=1,521,296.79
 X=375,305.62
 Z=0.00000000
 Elev = 5004.15

**CITY ENGINEERS
 ADDRESS
 VERIFICATION
 OFFICE**

CURVE DATA						
RAD.	DELTA	ARC L.	RAD.	DELTA	ARC L.	
410.00	41'16"	40.70	34	530.00	29'10"17"	269.84
350.00	30'13"	15.29	35	470.00	33'18"11"	273.19
30.00	90'00"00"	47.12	36	470.00	46'21"15"	380.25
655.63	11'32'51"	132.14	37	500.00	79'39'26"	695.14
30.00	87'29'46"	45.81	38	470.00	79'39'26"	653.43
2030.00	3'32'56"	125.74	39	530.00	79'39'26"	736.85
30.00	88'23'14"	46.28	40	715.63	0'56'02"	11.14
30.00	91'36'46"	47.97	41	715.63	10'36'49"	132.57
618.00	5'18'46"	57.30	42	685.63	11'32'51"	138.18
1316.22	11'16'53"	259.16	43	2000.00	0'51'34"	30.00
1286.22	11'16'53"	253.25	44	1970.00	4'00'00"	137.53
1346.22	11'16'53"	265.07	45	2000.00	7'00'36"	249.25
30.00	84'41'14"	44.34	46	780.00	4'37'11"	32.00
618.00	6'11'13"	66.73	47	2030.00	1'36'20"	63.29
618.00	29'37'14"	319.49	48	350.00	37'54'55"	231.61
575.00	46'25'59"	465.99	49	618.00	24'30'53"	264.42
532.00	46'25'59"	431.14	50	618.00	5'06'21"	55.07
707.00	45'29'20"	561.31	51	25612.77	0'16'31.4"	123.11
750.00	43'46'00"	572.90	52	25612.77	0'19'08"	142.55
793.00	32'38'42"	451.82	53	25612.77	0'09'49.4"	73.19
30.00	89'51'57.4"	47.05	54	6495.09	0'52'50"	99.82
30.00	85'45'25"	44.90	55	25612.77	0'24'34"	183.03
30.00	94'14'35"	49.35	56	25612.77	0'37'00"	275.67
30.00	90'00'00"	47.12	57	11521.16	1'23'39"	280.34
793.00	1'14'32"	17.19	58	2926.79	4'14'36"	216.76
30.00	85'49'09"	44.93	59	530.00	6'34'11"	60.77
793.00	4'10'51"	57.86	60	350.00	5'43'11"	34.94
500.00	30'40'02"	267.62	61	707.00	17'45'23"	219.10
530.00	23'29'54"	217.37	62	707.00	27'43'57"	342.20
530.00	7'10'08"	66.31	63	6495.09	1'33'04"	175.84
470.00	30'40'02"	251.56	64	6495.09	0'29'36"	55.93
530.00	25'42'07"	237.75	65	1346.22	7'02'29"	165.44
530.00	18'12'51"	168.49	66	1346.22	4'14'24"	99.62

NOTES:
 This plat is based upon the "GRADING AND DRAINAGE PLAN FOR ALBUQUERQUE WEST" prepared by Leveton-Easterday, Inc. in Sept. 1984 revised 10/17/84 and all development shall conform to this PLAN.
 Ingress and egress to drainage and utility easements is hereby granted for maintenance purposes to the Albuquerque Metropolitan Arroyo Flood Control Authority and Bernalillo County.

DRB - 94 - 624
94 616
2 - 94 - 134

PROPOSED PROPERTY LINE

LOT 'B'
1.08 AC

PROPOSED USE:
ANY USE PERMITTED UNDER C-3 ZONE
MAX BUILDING HEIGHT - 26'
MIN BUILDING SETBACK - 20'
MAX FLOOR AREA 8400 S.F.
MAX FLOOR AREA RATIO 17.9%

- EXIST. 10' PNM & MT. STATES
TELEPHONE & TELEGRAPH CO. ESMT.

Marva Lyman

MMs - 94 - 624

This note on SDP
for Kennel
next door.

390.25
45.54
77.97
52.06

4' R

15' R

4'

12'



IMPACT FEES

Project # 1000933

Development Review Board 11/9/05
Agenda Item #24
Sketch Plat: Tracts G1 & G2
Townhouse Development

Construction of a new (Townhome) single family residence within the proposed subdivision will require the payment of Impact Fees. Based on a townhouse size of 1800sf and .1 for an impervious acre the estimated impact fees are as follows.

1. Public Safety Facilities for the Westside are approximately \$372.60/unit
2. Parks, Rec., Trails and Open Space for the NW Mesa Volcano are approximately \$2178.00/unit.
3. Drainage Facilities for the NW Mesa are approximately \$1405.20/unit
4. Roadway Facilities for the NW Mesa are approximately \$1098.00/unit.

Total Impact fees of \$5053.80 are to be paid in full at the time of issuance of building permits; However, the total impact fee may be paid at the rate of 34% if building permits are obtained by December 30, 2005 and 67% if permits are obtained by December 29, 2006.

JACK CLOUD
IMPACT FEE ADMINISTRATOR