



> Completed 6.10.09

DRB CASE ACTION LOG (Final/Final)

REVISED 10/08/07

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.: 09DRB-70161 Project # 1004564
 Project Name: North Albuquerque Acres
 Agent: Forstbauer Surveying Co Phone No.: _____

Your request 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): OK [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.**

OK → [Signature]

Created On:



DRB CASE ACTION LOG *(Pre/Final)*

REVISED 10/08/07

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.: 09DRB-70161 Project # 1004564
 Project Name: North Albuquerque Acres
 Agent: Forstbauer Surveying Co Phone No.: _____

Your request 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): edf

- 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.

Created On:

4564

DXF Electronic Approval Form

DRB Project Case #: 1004564

Subdivision Name: NORTH ALBUQUERQUE ACRES UNIT A TRACT A BLOCK 21 LOT 22A1

Surveyor: RONALD A FORSTBAUER

Contact Person: RONALD A FORSTBAUER

Contact Information: 268-2112

DXF Received: 4/27/2009

Hard Copy Received: 4/27/2009

Coordinate System: NMSP Grid (NAD 83)


Approved

06-10-2009
Date

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

AGIS Use Only

Copied fc **4564** to agiscov on **6/10/2009** Contact person notified on **6/10/2009**

05/06/09

4564

DXF Electronic Approval Form

DRB Project Case #: 1004564

Subdivision Name: NORTH ALBUQUERQUE ACRES UNIT A TRACT A BLOCK 21 LOT 22A1

Surveyor: RONALD A FORSTBAUER

Contact Person: RONALD A FORSTBAUER

Contact Information: 268-2112

DXF Received: 4/27/2009

Hard Copy Received: 4/27/2009

Coordinate System: NMSP Grid (NAD 83)


Approved

05-01-2009
Date

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

AGIS Use Only
Copied fc 4564 to agiscov on 5/1/2009 Contact person notified on 5/1/2009

CITY OF ALBUQUERQUE



CITY OF ALBUQUERQUE PLANNING DEPARTMENT HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1004564

AGENDA ITEM NO: 4

SUBJECT:

Final Plat

ACTION REQUESTED:

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

PO Box 1293

ENGINEERING COMMENTS:

No adverse comments.

Albuquerque

NM 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)

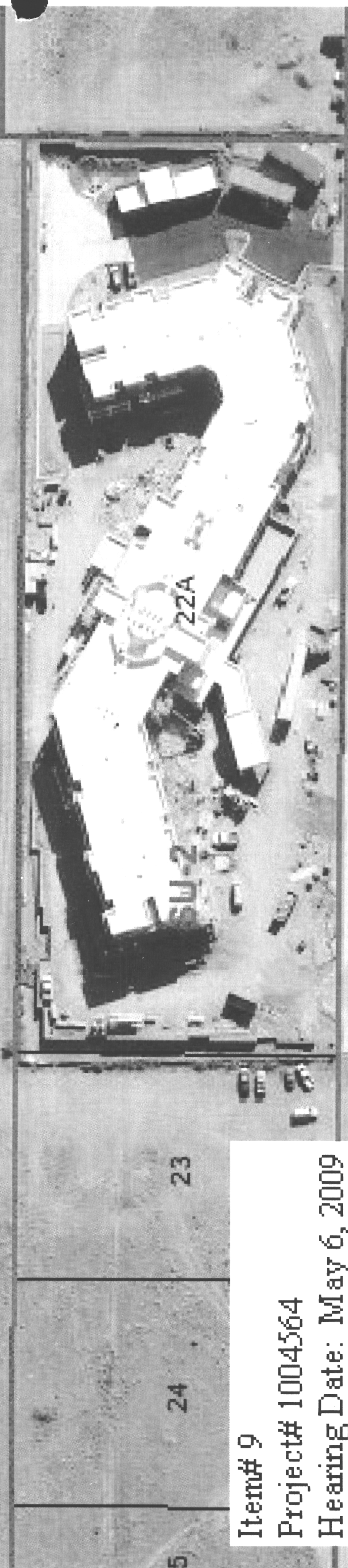
DELEGATED: (SEC-PLN) (SP-SUB) (SP-BP) (FP) TO: (UD) (CE) (TRANS) (PKS) (PLNG)

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee
924-3986

DATE: June 10, 2009

PASEO DEL NORTE



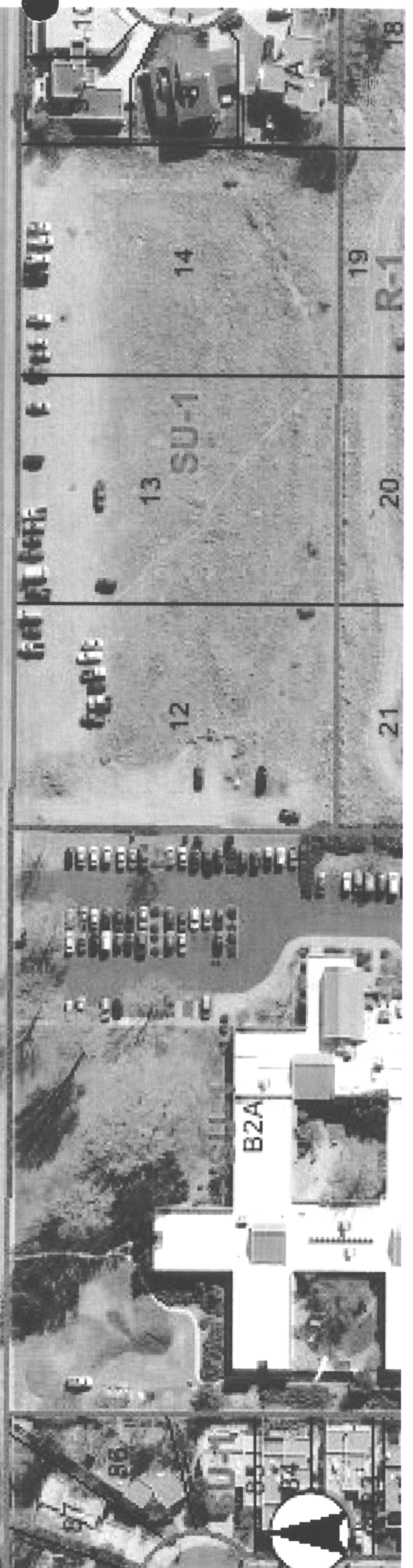
23

24

5

Item# 9
Project# 1004564
Hearing Date: May 6, 2009

PALOMAS



PASEO DEL NORTE

14

SU-1

12

13

19

20

21

B2A

86

87

85

84

7A

18



4564

DXF Electronic Approval Form

DRB Project Case #: 1004564

Subdivision Name: NORTH ALBUQUERQUE ACRES UNIT A TRACT A BLOCK 21 LOT 22A1

Surveyor: RONALD A FORSTBAUER

Contact Person: RONALD A FORSTBAUER

Contact Information: 268-2112

DXF Received: 4/27/2009

Hard Copy Received: 4/27/2009

Coordinate System: NMSP Grid (NAD 83)


Approved

6/10/09
Date

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

AGIS Use Only
Copied fc **4564** to agiscov on **6/10/2009** Contact person notified on **6/10/2009**



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

May 6, 2009

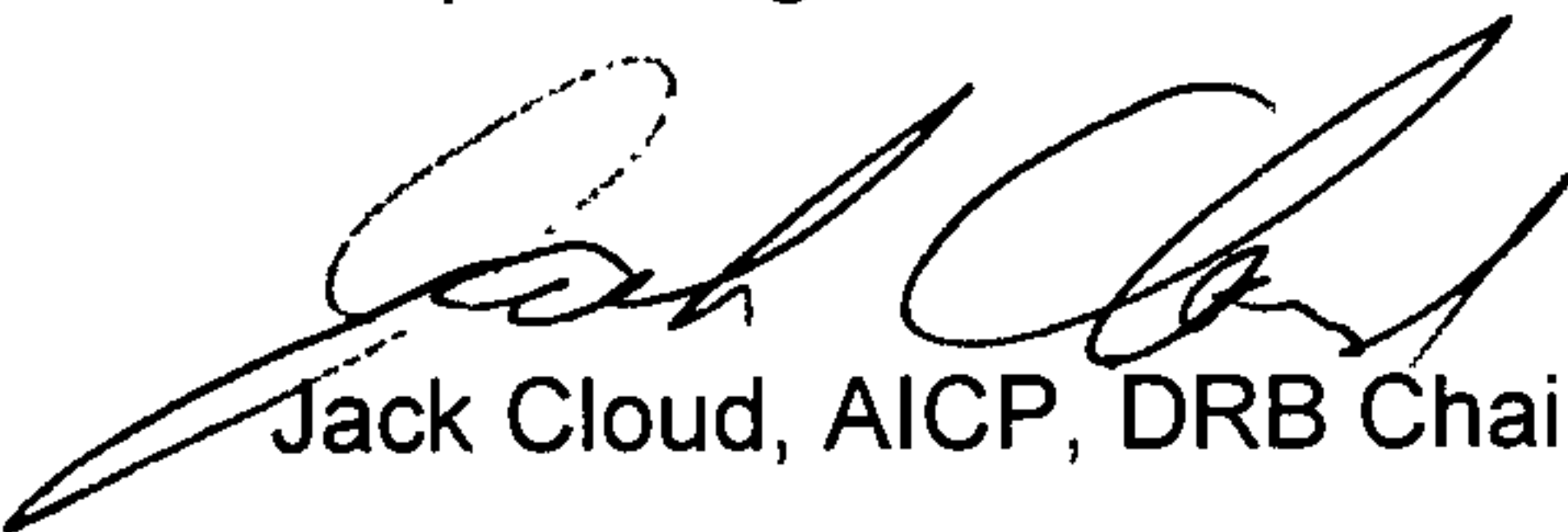
Project# 1004564

09DRB-70161 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

09DRB-70162 EXT OF SIA FOR TEMP DEFR SDWK CONST

FORSTBAUER SURVEYING CO LLC agent(s) for PALOMA LANDING RETIREMENT RESIDENCE request(s) the above action(s) for all or a portion of Lot(s) 22-A, 11-14, Block(s) 21, Tract(s) A, **NORTH ALBUQUERQUE ACRES Unit(s) A**, zoned SU-2 O-1, located on PALOMAS AVE NE BETWEEN WYOMING BLVD NE AND BARSTOW ST NE containing approximately 3.8423 acre(s). (D-19)

At the May 6, 2009 Development Review Board meeting, the temporary deferral of construction of sidewalks on the interior streets was approved as shown on exhibit 'C' in the planning file.



Jack Cloud, AICP, DRB Chair

Cc: Forstbauer Surveying LLC – 4116 Lomas Bl NE – Albuquerque, NM 87110
Cc: Paloma Landing Retirement – 9310 NE Vancouver Mal, - Vancouver, WA 98662
Marilyn Maldonado, Planning Department, 4th Floor, Plaza Del Sol Bldg.
File

CITY OF ALBUQUERQUE



CITY OF ALBUQUERQUE PLANNING DEPARTMENT HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1004564

AGENDA ITEM NO: 9

SUBJECT:

Sidewalk Variance
Final Plat
Preliminary Plat

ACTION REQUESTED:

PO Box 1293

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

Albuquerque

ENGINEERING COMMENTS:

The Hydrology Section has no objection to the variance request.

NM 87103

RESOLUTION:

www.cabq.gov

APPROVED X *signed I.L.*; DENIED ____; DEFERRED ____; COMMENTS PROVIDED ____; WITHDRAWN

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee
924-3986

DATE: May 6, 2009

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
May 6, 2009
DRB Comments**

ITEM # 9

PROJECT # 1004564 APPLICATION # 09-70161

**RE: Lots 11 – 14 & 22-A, Block 21, North Albuquerque Acres,
Tract A, Unit A**

Refer to comments from Transportation Development regarding
deferral of sidewalk construction.



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

11. **Project# 1007402**
08DRB-70420 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

JACKS HIGH COUNTRY INC agent(s) for TOM and AGNEDA C DE BACA request the above action(s) for all or a portion of Lot(s) 7, **PALMS ADDITION**, zoned C-2, located on 59TH ST SW BETWEEN CENTRAL AVE SW AND LUCCA AVE SW containing approximately .4591 acre(s). (K-11) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION FOR VERIFICATION OF RIGHT-OF-WAY, AGIS DXF FILE, AND A COPY OF THE RECORDED PLAT.**

12. **Project# 1007449**
08DRB-70423 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

JOHN DELMON request(s) the above action(s) for all or a portion of Lot(s) 13-18, Block(s) 1, **WAGGOMAN-DENISON ADDITION**, zoned C-2, located on GENERAL MARSHALL NE BETWEEN CHICO NE AND CENTRAL AVE NE containing approximately .99 acre(s). (K-2010200570229130707) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR PUBLIC UTILITY EASEMENTS, AGIS DXF FILE, AND A COPY OF THE RECORDED PLAT.**

13. ~~**Project# 1006833**~~
08DRB-70398 TEMP DEFR SDWK
CONST

WEBER CO request(s) the above action(s) for all or a portion of Lot(s) 1-15, **UNSER TOWNE CROSSING**, zoned IP W/ CONDITIONAL USE FOR RETAIL, located on TOWNE CROSSING AVE NW BETWEEN UNSER BLVD NW AND GALLETINI PL NW containing approximately 52.5 acre(s). (J-9/10) *[Deferred from 9/24/08]* **THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT 'C' IN THE PLANNING FILE.**

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

14. ~~**Project# 1004564**~~
08DRB-70417 SKETCH PLAT REVIEW
AND COMMENT

FORSTBAUER SURVEYING CO LLC agent(s) for PALOMA LANDING RETIREMENT RESIDENCE request(s) the above action(s) for all or a portion of Lot(s) 22-A & 11-14, Block(s) 21, Tract(s) A, **NORTH ALBUQUERQUE ACRES Unit(s) A**, zoned SU-2 O-1, located on PALOMAS AVE NE BETWEEN WYOMING BLVD NE AND BARSTOW ST NE containing approximately 3.8423 acre(s). (D-19) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**

#7



Close Out

05-06-07

796781

DRB CASE ACTION LOG (SITE PLAN BLD PERMIT)

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-01231 (SBP)**
Project Name: **PALOMAS RETIREMENT RES.**
Agent: **CURRY BRANDAW ARCHITECTS**

Project # **1004564**
Phone No: **503-399-1090**

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 9/6/06 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: _____

UTILITIES: _____

CITY ENGINEER / AMAFCA: SIA *Recorded copies file*

PARKS / CIP: _____

PLANNING (Last to sign): Plat needs to filed and recorded - Done
3 Copies
2/05/07

- 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 1004564



Completed 01/23/07 JP

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-01691(FP)

Project # 1004564

Project Name NORTH ALBUQUERQUE ACRES

Agent: FORSTBAUER SURVEYING

Phone No.: 268-2112

Your request for (SDP for SUB), (SDP for BP), (FINAL PLAT), (MASTER DEVELOP. PLAN), was approved on 12/06/06 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: _____

UTILITIES: _____

CITY ENGINEER / AMAFCA: SIA of SPBP (copy enclosed)

PARKS / CIP: _____

PLANNING (Last to sign): Recorded

- 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 1004564

—OK



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-01691(FP) Project # 1004564
 Project Name: NORTH ALBUQUERQUE ACRES
 Agent: FORSTBAUER SURVEYING Phone No.: 268-2112

Project Number

1004564

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 12/06/06 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: _____

UTILITIES: _____

CITY ENGINEER / AMAFCA: SIA of SPBP

PARKS / CIP: _____

PLANNING (Last to sign): Recorded

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

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

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

OK



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

December 6, 2006

2. Project # 1004564
06DRB-01617 Major-Preliminary Plat Approval
06DRB-01691 Minor-Final Plat Approval

FORSTBAUER SURVEYING LLC agent(s) for CONTINENTAL RETIREMENT HOLDINGS INC request(s) the above action(s) for Lot(s) 19-22, Block(s) 21, TRACT A, UNIT A, **NORTH ALBUQUERQUE ACRES**, zoned SU-2/O-1, located on PALOMAS AVE NE, between WYOMING BLVD NE and BARSTOW ST NE containing approximately 4 acre(s). [REF: 06DRB-00433, 05EPC-01808] (D-19)

At the December 6, 2006, Development Review Board meeting, the preliminary and final plat was approved with final sign off delegated to City Engineer for SIA for site plan for building permit and to Planning to record the plat.

If you wish to appeal this decision, you must do so by December 21, 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).



Sheran Matson, AICP, DRB Chair

Cc:Forstbauer Surveying LLC, 4116 Lomas Blvd NE, 87110
Continental Retirement Holdings Inc., 250 Newport Center Dr #103, Newport Beach, CA 92660
Lance DeYoung, 7920 Palomar Ct NE, 87109
James Greenslade, 7920 Woodwind NE, 87109
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: 1004564

AGENDA ITEM NO: 2

SUBJECT:

Preliminary Plat
Final Plat

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

No adverse comments.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

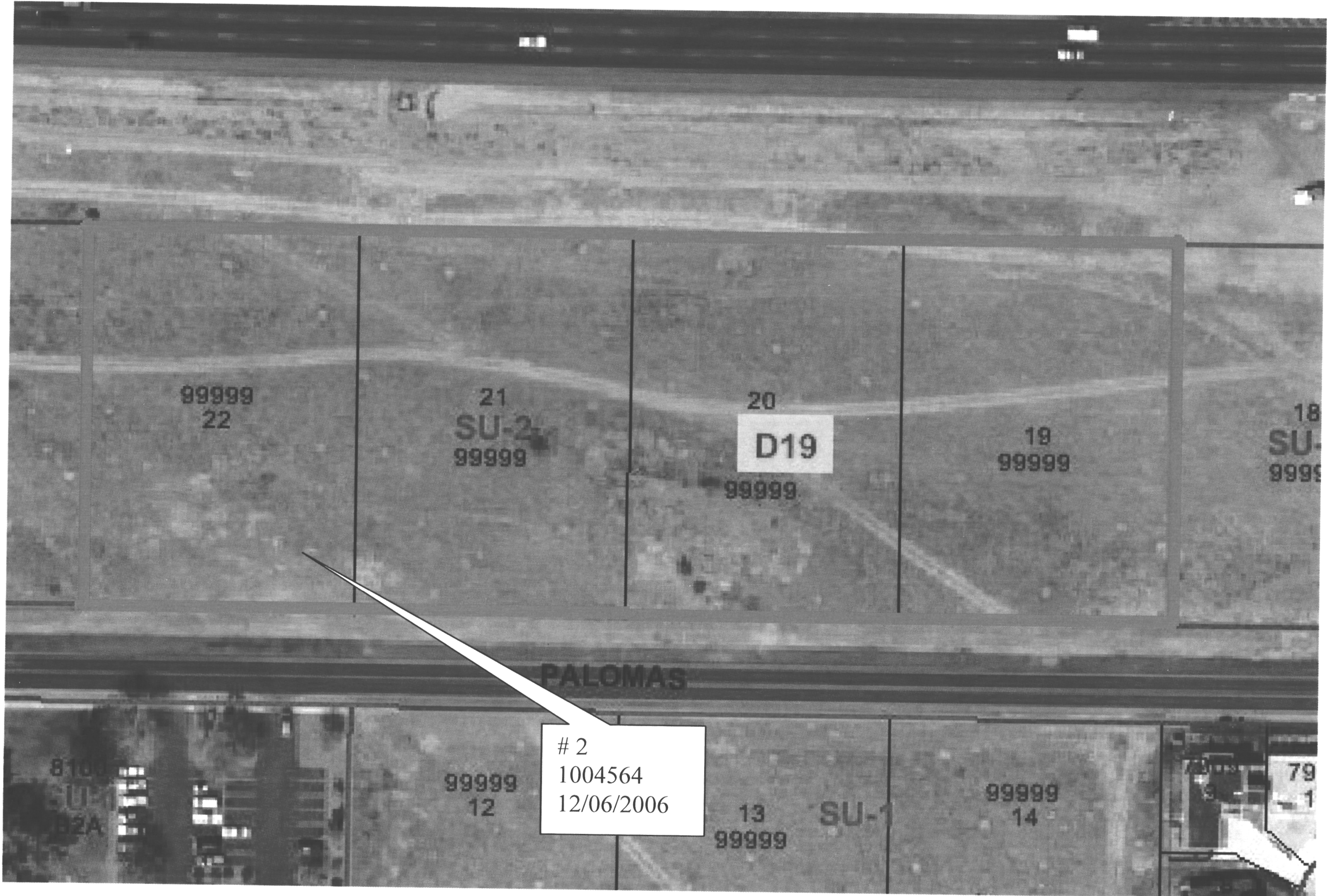
RESOLUTION:

APPROVED __; DENIED __; DEFERRED __; COMMENTS PROVIDED __; WITHDRAWN __

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

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee

DATE: DECEMBER 6, 2006



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SU-2
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SU-
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PALOMAS

2
1004564
12/06/2006

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12

13
99999

SU-1

99999
14

79
- 1

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1004564 AGENDA#: 2 DATE: 12/6/06

✓ 1. Name: Lance DEYoung Address: 7920 Palomar CINE Zip: 87109

✓ 2. Name: FORSTBAUER Address: SURVEYING 5116 LUTHER BLVD Zip: 87110

✓ 3. Name: James Greenslade Address: 7920 Woodwind Dr WOODWIND NE Zip: 87109

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: _____

4564

DXF Electronic Approval Form

DRB Project Case #: 1004564

Subdivision Name: NORTH ALBUQUERQUE ACRES UNIT A TRACT A BLOCK 21 LOT 22A

Surveyor: RONALD A FORSTBAUER

Contact Person: RONALD A FORSTBAUER

Contact Information: 268-2112

DXF Received: 11/22/2006

Hard Copy Received: 11/22/2006

Coordinate System: Ground rotated to NMSP Grid


Approved

11-22-2006
Date

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

AGIS Use Only

Copied fc **4564** to agiscov on **11/22/2006** Contact person notified on **11/22/2006**



CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

December 6, 2006

Project # 1004564
06DRB-01617 Major-Preliminary Plat Approval

FORSTBAUER SURVEYING LLC agent(s) for CONTINENTAL RETIREMENT HOLDINGS INC request(s) the above action(s) for Lot(s) 19-22, Block(s) 21, TRACT A, UNIT A, **NORTH ALBUQUERQUE ACRES**, zoned SU-2/O-1, located on PALOMAS AVE NE, between WYOMING BLVD NE and BARSTOW ST NE containing approximately 4 acre(s). [REF: 06DRB-00433, 05EPC-01808] (D-19)

AMAFCA	No adverse comments.
COG	No adverse comments.
Transit	No comments received.
Zoning Enforcement	No adverse comments.
Neighborhood Coordination	
Letters sent to Countrywood Area NA (R), North Wyoming NA (R) and <i>Courtesy Notify Only: Countrywood HOA</i>	
APS	The request to consolidate 4 lots into one lot for Lots 19-22, Block 21, Tract A, North Albuquerque Acres , in order to develop a retirement residence will have no adverse impacts to the APS district.
Police Department	No crime prevention or CPTED comments at this time.
Fire Department	No adverse comments.
PNM Electric & Gas	Approved.
Comcast	No comments received.
QWEST	No comments received.
Environmental Health	No comments received.
M.R.G.C.D.	No comments received.

Open Space Division

No adverse comments.

City Engineer

No adverse comments.

Transportation Development

Has the SIA been recorded for the site plan? Otherwise, the infrastructure list needs to be attached to this platting action.

Parks & Recreation

No objection.

Utilities Development

Water meter easement should be granted to City of Albuquerque, not the ABCWUA. Grading Plan must be revised to remove the detention pond from the water meter easement area.

Planning Department

Because the perimeter wall was included on the Site Plan approved previously by EPC, the wall design is approved.

The water meter easement should be granted to the City of Albuquerque not the ABCWUA.

Because the SIA was tied to the Site Plan, this plat could have been a minor plat with approval of the preliminary & final plat at the same time. If you will bring the plat mylar with you to the hearing, DRB can approve the plat at this meeting and sign off if all necessary elements appear on the plat. Sometimes DRB ties the SIA to plat & site plan, but it's probably not necessary in this case.

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

Impact Fee Administrator

Impact Fees are not applicable at this time of platting. However, Impact Fees will be required at the time a building permit is issued, based on the square footage of each proposed building and the impervious acreage of the overall site plan.

Maps and Tables for calculating "Impact Fees" are available on the City's website, www.cabq.gov.

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

Cc:Continental Retirement Holdings Inc., 250 Newport Center Dr, #103, Newport Beach, CA 92660

Forstbauer Surveying LLC, 5116 Lomas Blvd NE, 87110

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

Meeting Date: December 6, 2006
Zone Atlas Page: D-19
Notification Radius: 100 Ft.

**Project# 1004564
App#06DRB-01617**

**Cross Reference and Location: ON PALOMAS AVE NE BETWEEN WYOMING
BLVD NE AND BARSTOW ST NE**

**Applicant: CONTINENTAL RETIREMENT HOLDINGS, INC.
250 NEWPORT CENTER DR #103
NEWPORT BEACH, CA 92660**

**Agent: FORTSBAUER SURVEYING LLC
5116 LOMAS BLVD NE
ALBUQUERQUE, NM 87110**

Special Instructions:

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

**Date Mailed: NOVEMBER 17, 2006
Signature: ERIN TREMLIN**

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 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...**
- 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: CONTINENTAL Retirement Holdings, Inc. PHONE: 949-729-1620

ADDRESS: 250 NEWPORT CENTER DR. #103 FAX: _____

CITY: NEWPORT BEACH STATE CA ZIP 92660 E-MAIL: _____

Proprietary interest in site: OWNER List all owners: CONTINENTAL Retirement Holdings

AGENT (if any): FORSTBAUER SURVEYING LLC PHONE: 268-2112

ADDRESS: 4116 LOMAS BL NE FAX: 268-2032

CITY: ALBUQUERQUE STATE NM ZIP 87110 E-MAIL: FORSTSURV@AOL.COM

DESCRIPTION OF REQUEST: CONSOLIDATION OF LOTS 19-22, B 21, TR. A, U. A North Albuquerque Acres into 1 lot; grant water meter easement; dedicate public right-of-way ON Palomas Av NE
 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. 19-22 Block: 21, TR. A Unit: A

Subdiv. / Adn. North Albuquerque Acres

Current Zoning: SU-2 / O-1 Proposed zoning: _____

Zone Atlas page(s): D 19 No. of existing lots: 4 No. of proposed lots: 1

Total area of site (acres): 3.9995 Density if applicable: dwellings per gross acre: _____ dwellings per net acre: _____

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

UPC No. 101906348649510514, 101906347049510513, 101906345449510512, 10190634849510511 MRGCD Map No. _____

LOCATION OF PROPERTY BY STREETS (On or Near): Palomas Av NE

Between: WYOMING BLVD. NE and BARSTOW ST NE

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB, AX, Z, V, S, etc.): _____

Proj # 1004564, 1004800; 05 EPC 0808

Check-off if project was previously reviewed by Sketch Plat/Plan, or Pre-application Review Team? Date of review: 4-12-06

SIGNATURE [Signature] DATE 11/8/06

(Print) FORSTBAUER SURVEYING LLC Applicant Agent

BY RONALD FORSTBAUER

FOR OFFICIAL USE ONLY

Form revised 4/04

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	<u>06DRB 01617</u>	<u>PP</u>	<u>562</u>	<u>\$ 580.00</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	<u>ADV</u>	_____	<u>\$ 75.00</u>
<input checked="" type="checkbox"/> All case #s are assigned	_____	<u>CME</u>	_____	<u>\$ 20.00</u>
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	<u>\$ _____</u>
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	<u>\$ _____</u>
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	<u>\$ _____</u>
<input checked="" type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	<u>\$ _____</u>
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	<u>\$ _____</u>
Hearing date <u>12/06/06</u>			Total <u>\$ 675.00</u>	

Sandy Handley 11/08/06 Project # 1004564

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

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

MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL

- Proposed Preliminary Plat including the Grading Plan (folded to fit into an 8.5" by 14" pocket) 24 copies
 - Proposed Infrastructure List
 - Signed & recorded Preliminary Pre-Development Facilities Fee Agreement for Residential development only
 - Design elevations & cross sections of perimeter walls 3 copies (11" x 17" maximum)
 - Zone Atlas map with the entire property(ies) 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.

FORSTBAUER SURVEYING LLC
BY HONARD FORSTBAUER Applicant name (print)
[Signature] Applicant signature / date 11/8/06



Form revised 11/04, 6/05 and NOV 06

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

Application case numbers
06DRB - 01617

Sandy Handley 11/08/06
Planner signature / date
Project # 1004564

R e c	UPC CODE	OWNER	OWNER ADDRESS	OWNE R CITY	OWNE R ST ATE	OWN ER ZIP CODE	PRO PERT Y CLAS S	TAX DIST RICT	LEGAL
1	10190635 02495105 15	CASEY LEONA	4530 ALTUR A PL NE	ALBUQ UERQU E	NM	8711 0 570 6	VAC	A1A	* 018 021TR A UNIT A NORTH ALB U Q ACRES
2	10190634 86495105 14	CASEY LEONA	4530 ALTUR A PL NE	ALBUQ UERQU E	NM	8711 0 570 6	VAC	A1A	* 019 021TR A UNIT A NORTH ALB U Q ACRES
3	10190634 54495105 12	CASEY LEONA	4530 ALTUR A PL NE	ALBUQ UERQU E	NM	8711 0 570 6	VAC	A1A	* 021 021TR A UNIT A NORTH ALB U Q ACRES
4	10190634 97469103 05	HUTCHISON LAN A K	7909 PALOM AR CT NE	ALBUQ UERQU E	NM	8710 9 526 6	RES	A1A	* 9 VILLA PALOMAR UNIT 1 BEING A REPL OF LTS TR A UNIT A NORTH A
5	10190635 14469103 18	DEYOUNG LANCE G & ROSEMARY T	7920 PALOM AR CT NE	ALBUQ UERQU E	NM	8710 9	RES	A1A	* 1 VILLA PALOMAR UNIT 1 BEING A REPL OF LTS TR A UNIT A NORTH A
6	10190634 54466103 21	DOUGHTY ENTER PRISES INC	7009 PROSP ECT PL NE	ALBUQ UERQU E	NM	8710 9	VAC	A1A	* 012 022TR A UNIT A N ALBU AC
7	10190634 70495105 13	CASEY LEONA	4530 ALTUR A PL NE	ALBUQ UERQU E	NM	8711 0 570 6	VAC	A1A	* 020 021TR A UNIT A NORTH ALB U Q ACRES
8	10190634 23450102 10	LAS PALOMAS HE ALTH CARE CO	1661 OLD HE NDERSON R D	COLUM BUS	OH	4322 0 364 4	COM M	A1A	TRACT B-2- A LOMA DEL NORTE UNI T 9 BEING A RE M A DEL NORTE UN IT
9	10190634 38495105 11	CASEY LEONA	4530 ALTUR A PL NE	ALBUQ UERQU E	NM	8711 0 570 6	VAC	A1A	* 022 021TR A UNIT A NORTH ALB U Q ACRES
1 0	10190635 03469103 04	DONLIN TIMOTHY & KATHLEEN	7913 PALOM AR CT NE	ALBUQ UERQU E	NM	8710 9	RES	A1A	*10 VILLA PALOMAR UNIT 1 BEING A REPL OF LTS TR A UNIT A NORTH A
1 1	10190634 70466103 20	DOUGHTY ENTER PRISES INC	7009 PROSP ECT PL NE	ALBUQ UERQU E	NM	8710 9	VAC	A1A	* 013 022TR A UNIT A N ALBU AC
1 2	10190635 20469103 17	DE YOUNG LANC E G &	7920 PALOM AR CT NE	ALBUQ UERQU E	NM	8710 9	RES	A1A	* 2 VILLA PALOMAR UNIT 1 BEING A REPL OF LTS TR A UNIT A NORTH A
1 3	10190634 21495105 10	CASEY LEONA	4530 ALTUR A PL NE	ALBUQ UERQU E	NM	8711 0 570 6	VAC	A1A	* 023 021TR A UNIT A NORTH ALB U Q ACRES
1 4	10190634 86466103 19	DOUGHTY ENTER PRISES INC	7009 PROSP ECT PL NE	ALBUQ UERQU E	NM	8710 9	VAC	A1A	* 014 022TR A UNIT A N ALBU AC

Or Current Resident
CASEY LEONA
4530 ALTURA PL NE
ALBUQUERQUE, NM 87110 5706

Or Current Resident
DEYOUNG LANCE G & ROSEMARY T
7920 PALOMAR CT NE
ALBUQUERQUE, NM 87109

Or Current Resident
DONLIN TIMOTHY & KATHLEEN
7913 PALOMAR CT NE
ALBUQUERQUE, NM 87109

Or Current Resident
DOUGHTY ENTERPRISES INC
7009 PROSPECT PL NE
ALBUQUERQUE, NM 87109

Or Current Resident
HUTCHISON LANA K
7909 PALOMAR CT NE
ALBUQUERQUE, NM 87109 5266

Or Current Resident
LAS PALOMAS HEALTH CARE CO
1661 OLD HENDERSON RD
COLUMBUS, OH 43220 3644

Project# 1004564
CONTINENTAL RETIREMENT HOLDINGS
250 NEWPORT DR #103
NEWPORT BEACH, CA 92660

Project# 1004564
FORTSBAUER SURVEYING LLC
4116 LOMAS BLVD NE
ALBUQUERQUE, NM 87110

Project# 1004564
MARK SMITH
Countrywood Area N.A.
7916 WOODLEAF DR NW
ALBUQUERQUE, NM 87109

Project# 1004564
MARY ROSE TWOHIG
Countrywood Area N.A.
7912 WOODHAVEN DR NE
ALBUQUERQUE, NM 87169

Project# 1004564
NANCI CARRIVEAU
North Wyoming N.A.
8309 KRIM DR NE
ALBUQUERQUE, NM 87109

Project# 1004564
BILL DELL
North Wyoming N.A.
8306 KRIM DR NE
ALBUQUERQUE, NM 87109

Or Current Resident

Or Current Resident

Or Current Resident

Or Current Resident

Or Current Resident

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Or Current Resident

Or Current Resident

Or Current Resident

Or Current Resident

Or Current Resident

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Or Current Resident

Or Current Resident

Or Current Resident



City of Albuquerque

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

Date: October 30, 06

TO CONTACT NAME: Terese Forstbauer
COMPANY/AGENCY: Forstbauer Surveying
ADDRESS/ZIP: 4116 Lomas Blvd. NE / 87110
PHONE/FAX #: 268-2112 - (FAX - 268-2032)

Thank you for your inquiry of 10-30-06 requesting the names of **Recognized**
(date)

Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at Lots 19-22, Block 21, Tract A, Unit A, North ALBUA Acres located on Palomas Ave. Between Barstow St. and Wyoming Blvd.
zone map page(s) D-19

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

Countrywood Area N.A.
Neighborhood Association
Contacts: Mark Smith
7916 Woodleaf Dr NE / 87109
797-3525(h) - 710-4380(c)
Mary Rose Twohig
7912 Woodhaven Dr NE / 87109
220-1679 (c)

North Wyoming N.A.
Neighborhood Association
Contacts: Nanci Cariveau
8309 Krim Dr NE / 87109
821-8673(h)
Bill Dell
8306 Krim Dr. NE / 87109
822-9132(h)

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

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

Sincerely,

Dalaina G Armora
OFFICE OF NEIGHBORHOOD COORDINATION

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

FORM DRWS: DRAINAGE REPORT / WATER & SEWER AVAILABILITY

THIS FORM IS REQUIRED WITH THE DEVELOPMENT REVIEW BOARD APPLICATION FOR MAJOR SUBDIVISIONS AND SITE DEVELOPMENT PLANS.

PROJECT NAME: ALBUQUERQUE RETIREMENT RESIDENCE

AGIS MAP # D-19

LEGAL DESCRIPTION: LOTS 19-22, TRACT A, BLOCK 21,
UNIT A, NORTH ALBUQUERQUE ACRES

X DRAINAGE REPORT

A drainage report, as per the Drainage Ordinance, was submitted to the City of Albuquerque Public Works Department, Hydrology Division (2nd floor Plaza del Sol) on 11/30/05 [date].

Scott M McFee, ISA 11/1/06
Applicant / Agent Date

Hydrology Division representative Date


X 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 11/28/05 [date].

Scott M McFee ISAACSON & ARFMAN 11/1/06
Applicant / Agent Date

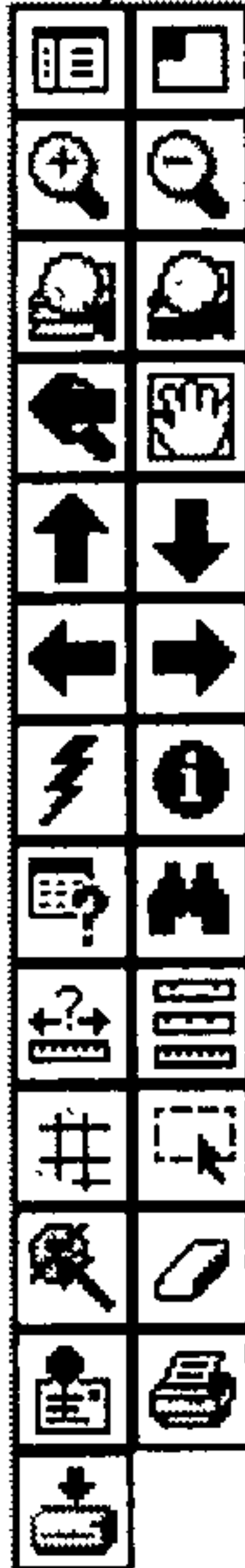
Utilities Division representative Date

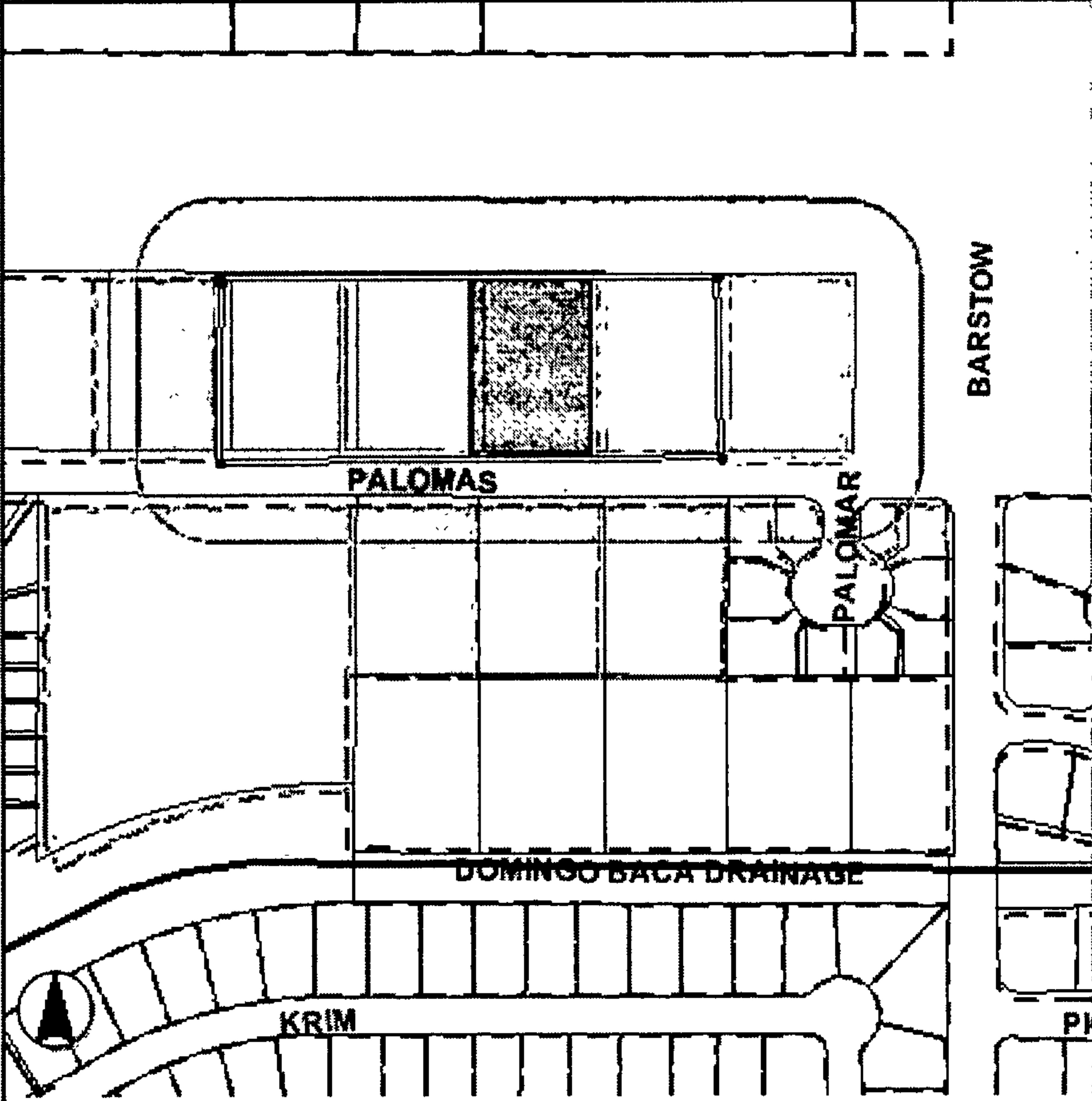
DRB- _____



CITY OF ALBUQUERQUE
www.cabq.gov

ALBUQUERQUE GIS DATA WEBSITE





LAYERS

- STREETS
- BASEMAP
- PARCELS
- LOT NUMBERS
- METRO ADDRESS
- ZONING
- OWNERSHIP
- 2FT CONTOUR
- ADDRESS POINTS
- LANDUSE
- INFRASTRUCTURE
- TRANSIT/SUNTRAN
- BOUNDARIES
- SITES
- ENVIRONMENT
- APS
- TRAFFIC ENG.
- AIR PHOTO
 - 2004 AIR PHOTO
 - 2002 AIR PHOTO
 - 1999 AIR PHOTO

Refresh Map

Auto Refresh

Help:

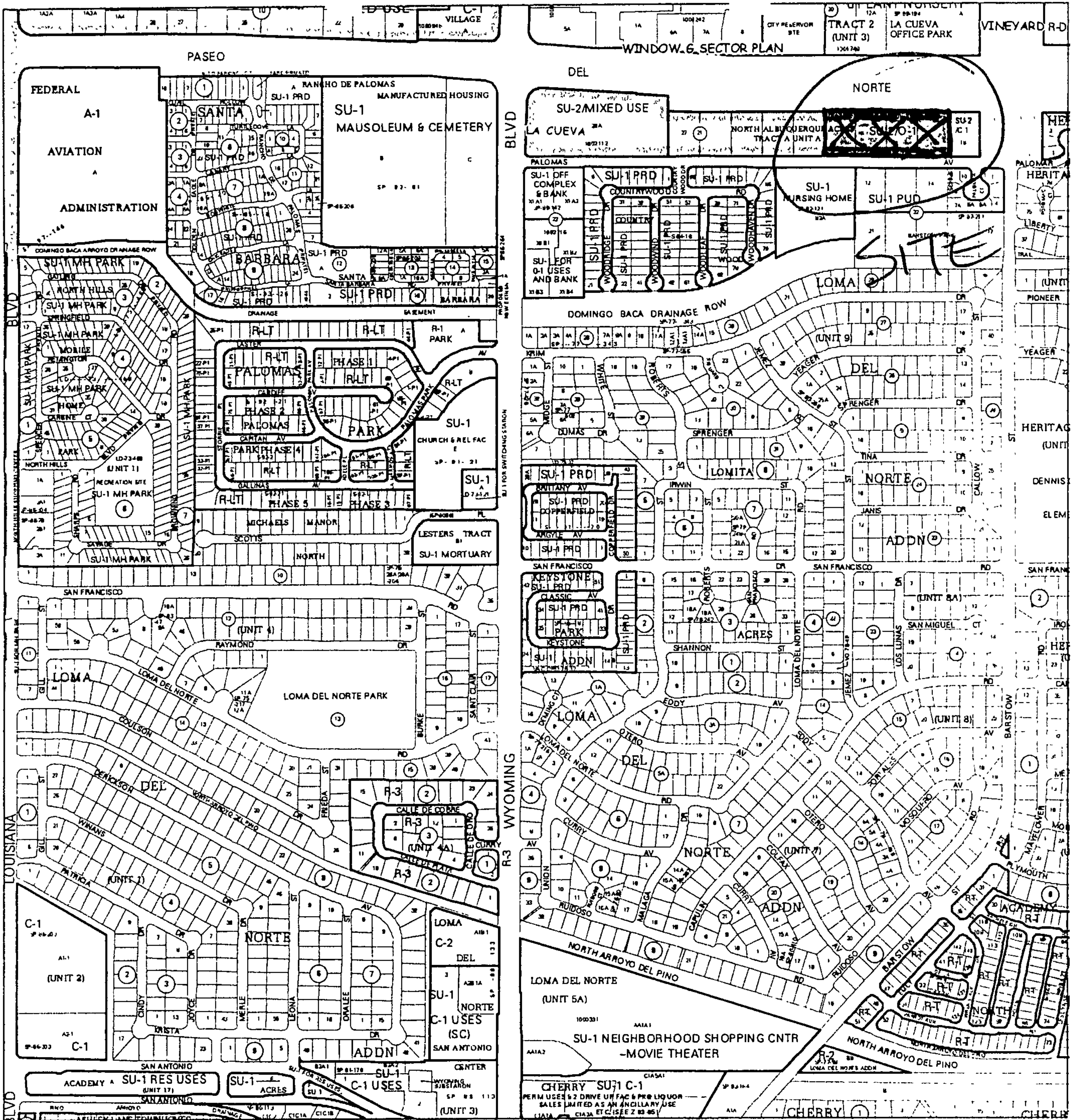
- Closed group, click to open.
- Open group, click to close.
- Map layer.
- Hidden group/layer, click for visible.
- Visible group/layer, click to hide.
- Layer not visible at this scale.
- Partially visible group, click for visible.
- Inactive layer, click for active.
- The active layer.

OWNERSHIP

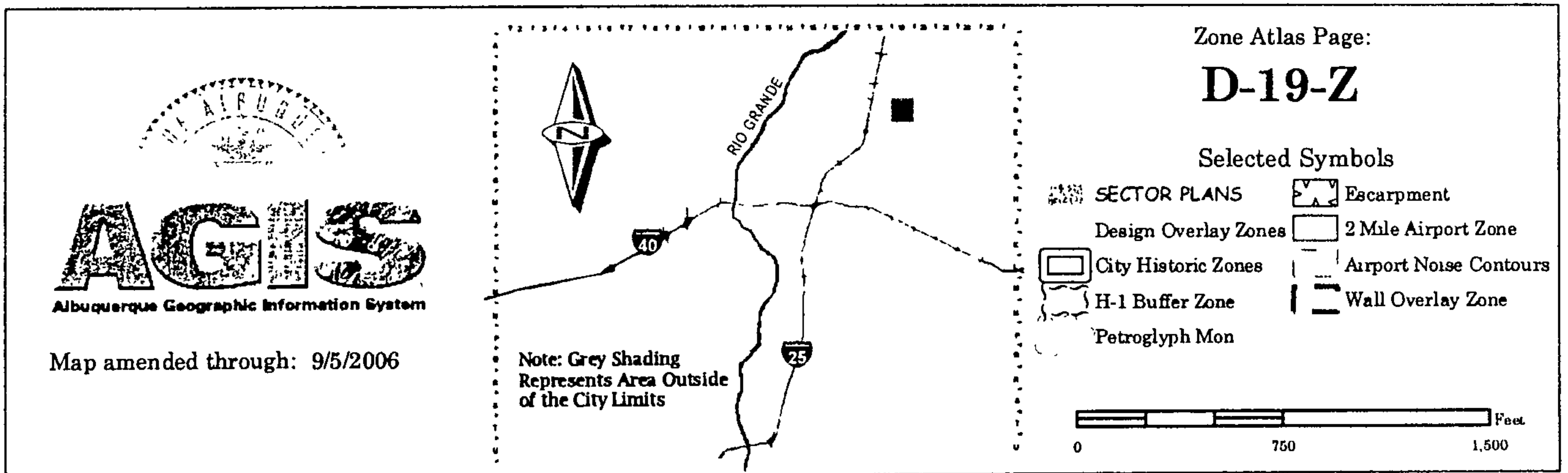
Rec	UPC CODE	OWNER	OWNER ADDRESS
1	101906350249510515	CASEY LEONA	4530 ALTURA PL NE
2	101906348649510514	CASEY LEONA	4530 ALTURA PL NE
3	101006245440510512	CASEY LEONA	4520 ALTURA PL NE

Pan
SEARCH
REFRESH
HELP
INDEX PAGE

[CONTACT](#)



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



Current DRC
Project Number: _____

FIGURE 12

Date Submitted: August 25, 2006

INFRASTRUCTURE LIST

(Rev. 6-20-06)

EXHIBIT "A"

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

Date Site Plan Approved: _____

Date Preliminary Plat Approved: _____

Date Preliminary Plat Expires: _____

DRB Project No.: 1004564

DRB Application No: _____

PALOMAS RETIREMENT RESIDENCE

PROPOSED NAME OF SITE DEVELOPMENT PLAN

LOTS 19-22, BLOCK 21, TR. A, UNIT A, N.A.A.

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
		5'4"	Curb & Gutter (north)	Palomas Ave NE	West Property Line	East Property Line	/	/	/
		6'	Sidewalk (north)	Palomas Ave NE	West Property Line	East Property Line	/	/	/
		24'	Asphalt Pavement	Palomas Ave NE	West Property Line	East Property Line	/	/	/
		6"	Waterline	Palomas Ave NE	East Property Line	495' West	/	/	/
		6"	Sidewalk (south) SMM	Palomas Ave NE	West property line	East property line	/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/

Sep 06 2006 3:35PM

TRCSON & ARFMAN

2 332

P.2

FYI



NOTIFICATION OF HEARING for the DEVELOPMENT REVIEW BOARD

November 17, 2006

TO: Mark Smith and Mary Rose Twohig, Countrywood Area Neigh. Assoc.
Nanci Carriveau and Bill Dell, North Wyoming Neigh. Assoc.

This letter will serve as your notification from the City of Albuquerque, under provisions of 0-92 pertaining to a request for: **Requests the following for approximately four (4) acre(s) -- Major Preliminary Plat Approval for consolidation of four (4) lots into one (1) lot for a proposed retirement residence.**

Proposed by: Forstbauer Surveying, LLC at (505) 268-2112
Agent for: Continental Retirement Holdings, Inc.

For property located: **On or near Palomas Avenue NE between Wyoming Boulevard NE and Barstow Street NE.**

P.O. Box 1293

The case number(s) assigned is: 06DRB-01617, Project # 1004564.

Albuquerque

City Planning accepted application for this request on **November 8, 2006.**

New Mexico 87103

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.*

www.cabq.gov

Please be advised that this application is scheduled for a hearing before the Development Review Board (DRB) at **9 a.m. on Wednesday, December 6, 2006** in the **Planning Hearing Room, Room 160, Plaza Del Sol Building, 600 Second St. NW. (Back in business - in the Planning Hearing Room!!!)**

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**



"COURTESY" DRB NOTIFICATION LETTER

November 17, 2006

TO: Mark Smith and Mary Rose Twohig, Countrywood Homeowners Association

This letter is a **"COURTESY NOTIFICATION"** from the City of Albuquerque pertaining to a request for: **Requests the following for approximately four (4) acre(s) -- Major Preliminary Plat Approval for consolidation of four (4) lots into one (1) lot for a proposed retirement residence.**

Proposed by: Forstbauer Surveying, LLC at (505) 268-2112

Agent for: Continental Retirement Holdings, Inc.

For property located: On or near Palomas Avenue NE between Wyoming Boulevard NE and Barstow Street NE.

P.O. Box 1293

The case number(s) assigned is: 06DRB-01617, Project # 1004564.

Albuquerque

City Planning accepted application for this request on November 8, 2006.

New Mexico 87103

The owner, applicant, and/or agent **WAS NOT** required notifying you of the proposed action by *certified mail, return receipt requested.*

www.cabq.gov

Please be advised that this application is scheduled for a hearing before the Development Review Board (DRB) at 9 a.m. on Wednesday, December 6, 2006 in the Planning Hearing Room, Room 160, Plaza Del Sol Building, 600 Second St. NW. (Back in business - in the Planning Hearing Room!!!)

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

If you have any questions, please call Stephani Winklepleck at 924-3902 or by e-mail at swinklepleck@cabq.gov

Sincerely,

Stephani J. Winklepleck

Neighborhood Program Coordinator
OFFICE OF NEIGHBORHOOD COORDINATION
PLANNING DEPARTMENT

cc: Claire Senova, DRB
Administrative Assistant



**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 6, 2006**, beginning at **9:00 a.m.** for the purpose of considering the following:

Project # ~~1004564~~
06DRB-01617 Major-Preliminary Plat Approval

FORSTBAUER SURVEYING LLC agent(s) for CONTINENTAL RETIREMENT HOLDINGS INC request(s) the above action(s) for Lot(s) 19-22, Block(s) 21, TRACT A, UNIT A, **NORTH ALBUQUERQUE ACRES**, zoned SU-2/O-1, located on PALOMAS AVE NE, between WYOMING BLVD NE and BARSTOW ST NE containing approximately 4 acre(s). [REF: 06DRB-00433, 05EPC-01808] (D-19)

Project # 1005251
06DRB-01616 Major-Vacation of Pub Right-of-Way

SURVEYS SOUTHWEST LTD agent(s) for CHARLES OAKS request(s) the above action(s) for Lot(s) A, Block(s) 20, **PARIS ADDITION** (lot adjacent to Rosemont Ave NW) located on ROSEMONT AVE NE, between 1ST ST NW and MOUNTAIN RD NW. (J-14)

Project # 1004228
06DRB-01618 Major-Vacation of Public Easements

TERRAMETRICS OF NEW MEXICO agent(s) for HEADSTART ENTERPRISES, JAMES P. GUTHRIE request(s) the above action(s) for all or a portion of Lot(s) 11-14, **SUNRISE HEIGHTS**, zoned M-1, located on MONTANO RD NE, between EDITH NE and I-25 NE containing approximately 1 acre(s). [REF: 06DRB-00937] (F-15)

Project # 1004588
06DRB-01620 Major-Vacation of Public Easements

GARCIA/KRAEMER & ASSOCIATES agent(s) for 110 SUNPORT LLC request(s) the above action(s) for all or a portion of Block(s) 11 & 12, Tract(s) A, **CLAYTON HEIGHTS**, zoned C-2, located on YALE BLVD SE, between ROSS AVE SE and GIBSON BLVD SE containing approximately 4 acre(s). (L-15)

Project # 1002739
06DRB-01621 Major-Vacation of Public Easements
06DRB-01622 Major-Vacation of Pub Right-of-Way
06DRB-01623 Minor-Final Plat Approval

MARK GOODWIN & ASSOCIATES agent(s) for KB HOME NEW MEXICO INC request(s) the above action(s) for **ANDERSON HEIGHTS, UNIT 5A**, zoned RD/RLT, located on 118TH ST SW, between DENNIS CHAVES BLVD SW and COLOBEL AVE SW containing approximately 41 acre(s). [REF: 06DRB-01431] (P-8)

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


Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, NOVEMBER 20, 2006.

City of Albuquerque Planning Department
One Stop Shop – Development and Building Services

04/28/2009 Issued By: PLNSDH

Permit Number: 2009 070 161 **Category Code 910**

Application Number: 09DRB-70161, Minor - Preliminary/ Final Plat Approval

Address:

Location Description: PALOMAS AVE NE BETWEEN WYOMING BLVD NE AND BARSTOW ST NE

Project Number: 1004564

Applicant

Paloma Landing Retirement Residence

9310 Ne Vancouver Mall Llc 200
Vancouver WA 98662

Agent / Contact

Forstbauer Surveying Co Llc
Terese Forstbauer
4116 Lomas Blvd Ne
Albuquerque NM 87110

forstsurv@aol.com

Application Fees

441018/4971000	Public Notification	
441032/3424000	Conflict Mgmt Fee	\$20.00
441006/4983000	DRB Actions	\$215.00
TOTAL:		\$235.00

City Of Albuquerque
Treasury Division

4/28/2009 8:58AM LOC: ANNX
WS# 006 TRANS# 0003
RECEIPT# 00105316-00105316
PERMIT# 2009070161 TRSDMG
Trans Amt \$235.00
Conflict Manag. Fee \$20.00
DRB Actions \$215.00
CK *235.00

No. of Lots: 1
Nearest Major Streets
Paseo Del North NE

FIGURE 19
SIDEWALK DEFERRAL AGREEMENT
PROJECT NO. 796782

THIS AGREEMENT is made this 8th day of JUNE, 2009, 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 Paloma Landing Retirement Residence LLC ("Developer"), whose address is 8301 Palomas Ave NE, Albuquerque and whose telephone number is 380-213-1550, a (state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc. :) Washington Limited Liability Company, is made in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

WHEREAS, the Developer is developing certain lands within the City of Albuquerque, County of Bernalillo, State of New Mexico, known as (existing legal description) Lot 22-A and portions of Lots 11 Through 14, Block 21, Tract A, Unit A, North Albuquerque Acres (the "Subdivision"); and

WHEREAS, the Developer has submitted and the City has approved Developer's development plans and (state "preliminary" or "final":) Preliminary plat, to be identified as (state name of plat:) Lot 22-A-1, Block 21, Tract A, Unit A, North Albuquerque Acres and

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

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

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

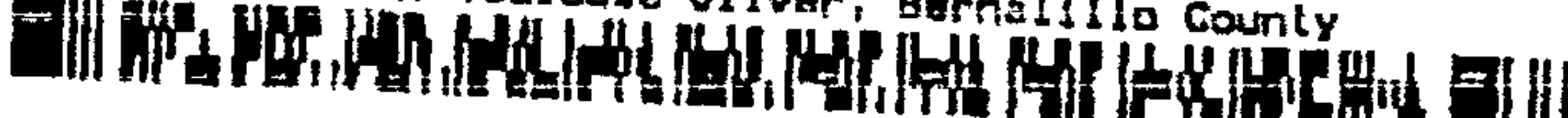
THEREFORE, the City and the Developer agree:

1.A. Sidewalk Construction Deadline. Developer has obtained a sidewalk deferral, as shown in the attached Exhibit "A", which is a copy of the Development Review Board's decision regarding the deferral granted. Developer agrees to utilize the City's sidewalk permit process and complete the sidewalk to the satisfaction of the City by May 20, 2010 ("Sidewalk Construction Deadline").

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

Doc# 2009064461

06/09/2009 11:01 AM Page: 1 of 9
AGRE R: \$26.00 M. Toulouse Oliver, Bernalillo County



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: Bond No. 105176914
Amount: \$ 31,804.34 Name of Financial Institution or
Surety providing Guaranty: Treverters Casualty and Surety Company of America
Date City first able to call Guaranty (Sidewalk Construction
Deadline): May 20, 2010.
If Guaranty other than a Bond, last day City able to call
Guaranty is: _____, 20____.
Additional Information: _____

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

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

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

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

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 meaning 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.

Paloma Landing Retirement Residence LLC,
DEVELOPER: By: Hawthorn Management Services Corp.,
Its Manager

CITY OF ALBUQUERQUE:
[Signature]
City Engineer
Dated: 6-08-09

By (Signature) [Signature]
Name: Barton G. Colson
Title: President
Dated: May 21st 2009

WJE 12/8/09 6-5-09

DEVELOPER'S NOTARY

STATE OF WASHINGTON)
COUNTY OF CLARK) ss.

This instrument was acknowledged before me on 21st day of May, 2008 by (name of person:) Barton G. Colson, (title or capacity, for instance, "President" or "Owner":) President of Hawthorn Management Services Corp., the Manager of (Developer:) Paloma Landing Retirement Residence LLC

[Signature]
Notary Public

My Commission Expires:
September 26, 2011

NOTARY PUBLIC
STATE OF WASHINGTON
ROBIN R. GOINS
Commission Expires September 26, 2011

CITY'S NOTARY

STATE OF New Mexico)
COUNTY OF Bernalillo) ss.

This instrument was acknowledged before me on 8th day of June, 2009 by Richard Dante, City Engineer of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

[Signature]
Notary Public

My Commission Expires:
10-07-12

EXHIBIT "A" ATTACHED

FINANCIAL GUARANTY AMOUNT

05/27/2009

Type of Estimate: Sidewalk Deferral

Project Description:

Project ID #: 796782, Paloma Landing Ret. Res .- Paseo SDWK, Phase/Unit

Requested By: Scott M McGee

Approved estimate amount:		\$23,834.63
NMGRT	6.75%	\$1,608.84
Subtotal:		\$25,443.47
125% FINANCIAL GUARANTY RATE		1.25
TOTAL FINANCIAL GUARANTY REQUIRED		<u>\$31,804.34</u>

APPROVAL:

DATE:

A Woodell

5/23/09

Notes: SDWK Deferral, Plans & Final engs est have not been approved

Revised.

ORIGINAL

INFRASTRUCTURE LIST

(Rev. 9-20-05)

EXHIBIT "A"

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

Date Site Plan Approved: _____
Date Preliminary Plat Approved: 05/04/09
Date Preliminary Plat Expires: 05/06/10
DRB Project No.: 1004884
DRB Application No.: 08 DRB 70417
05/27/09

LOT 22-A-1, BLOCK 21, TRACT A, UNIT A, N.A.A.
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

LOT 22-A & PORTIONS OF LOTS 11-14, BLOCK 21, TRACT A, N.A.A.
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
		6'	PG CONCRETE SIDEWALK ⚠ (Deferred)	PASEO DEL NORTE	NW PROPERTY CORNER	NE PROPERTY CORNER	/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/

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	
							Inspector	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 guarantees will not be released until the LOMR is approved by FEMA.
 Street lights per City requirements.

- _____
- _____
- _____

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

AGENT / OWNER: Scott M. McGee, PE
 NAME (print): _____
 SIGNATURE: *Scott M. McGee* 4/20/09

ISACSON & ARFMAN, P.A.
 FIRM: _____
 SIGNATURE: *Scott M. McGee* 4/20/09

DRB CHAIR: *John Miller* 5/6/09
 TRANSPORTATION DEVELOPMENT - date: _____
 UTILITY DEVELOPMENT - date: _____

AMAFCA - date: _____
 CITY ENGINEER - date: *Bradley D. Byrum* 5/6/09

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER
Δ	05/27/09	<i>A. Woodruff</i>	<i>KS</i>	<i>Scott M. McGee</i>

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

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification	
							Inspector	City Engr

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 guarantees will not be released until the LOMR is approved by FEMA.
Street lights per City requirements.

1
2
3

AGENT / OWNER DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

Scott M. McGee, PE
NAME (print)
Isaacson & Artman, P.A.
FIRM
Signature: Scott M. McGee 4/20/09
SIGNATURE - date

Signature: [Signature] 5/6/09
DRC CHAIR - date
Signature: [Signature] 05/06/09
TRANSPORTATION DEVELOPMENT - date
Signature: Roger [Signature] 5/6/09
UTILITY DEVELOPMENT - date
Signature: Bradley D. Byrnes 5/6/09
CITY ENGINEER - date
Signature: Christina [Signature] 5/6/09
PARKS & GENERAL RECREATION - date
Signature: [Signature] AMAFCA - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT OWNER

FIGURE 16

CIRCLE ONE:
SUBDIVISION BOND FOR:
SIA, SW'S, SPCL, AGRMT.

BOND NO. (SURETY'S NO.): 105176914
CONTACT PERSON'S NAME: DEB SCHLUCKEBIER

SUBDIVISION IMPROVEMENTS BOND

KNOW ALL MEN BY THESE PRESENTS: That we Paloma Landing Retirement Residence LLC ("SUBDIVIDER") a (state type of business entity, for instance, "New Mexico corporation," "general partnership", "joint venture", "individual", etc. :) Limited Liability Company America as "Principal", and Travelers Casualty and Surety Company of ("NAME OF SURETY"), a corporation organized and existing under and by virtue of the laws of the State of Connecticut and authorized to do business in the State of New Mexico, as "Surety," whose address is 4000 Kruse Way Pl Bldg 1, Ste 265, Lake Oswego, OR and whose telephone number is (541)681-8685, are held and firmly bound unto the CITY OF ALBUQUERQUE in the penal sum of (WRITTEN AMOUNT) THIRTY ONE THOUSAND EIGHT HUNDRED FOUR AND 34/100 Dollars, (AMOUNT OF FIGURES) \$31,804.34, as amended by change orders approved by the Surety or changes to the infrastructure list approved by the City Development Review Board, the payment of which is well and truly to be made, and each of us bind ourselves, our and each of our heirs, executors, administrators, successors and assigns, jointly and severally, and firmly by these presents.

NOW, THEREFORE, the condition of the above obligation is such that:

WHEREAS, the Principal is the owner of and/or is interested in or is developing land and premises known as Paloma Landing Ret Res-Paseo SDWK Phase/Un ("NAME OF SUBDIVISION"), CITY PROJECT NO. 796782; and

WHEREAS, said Subdivision is subject to the provisions and conditions of the ordinance of the CITY OF ALBUQUERQUE known as the Subdivision Ordinance, the requirements of which include the installation of various other improvements by the Principal; and

WHEREAS, the Subdivision Ordinance also requires the Principal to install and construct the following improvements at the Subdivision: [list the improvements, e.g., water, sewer, pavement, sidewalks:] Sidewalk ("IMPROVEMENTS")

All construction shall be performed in accordance with the Agreement to Construct Public and/or Private Subdivision Improvements Agreement entered into between ("NAME OF SUBDIVIDER") Paloma Landing Retirement Residence LLC and the CITY OF ALBUQUERQUE, as recorded in the office of the Clerk of Bernalillo County, New Mexico, in Book Misc. (leave blank) _____, pages _____ through _____, as amended by change orders or amendments to the Agreement.

NOW, THEREFORE, if the Principal completes construction of the Improvements and facilitates and performs the work herein above specified to be performed, all on or before [Construction Completion Deadline established in Agreement or as amended:] May 20, 2010 ("the Construction Completion Deadline"), then this obligation shall be null and void; if the Principal does not complete construction by or before the Construction Completion Deadline, the City may call on this obligation until released by the City.

IN WITNESS WHEREOF, this bond has been executed this 20th day of May, 2009.

Paloma Landing Retirement
Principal: Residence LLC by Hawthorn Management
Services Corp. 1st Manager
By [signature:] [Signature]
Name: Barton G. Colson
Title: President
Dated: May 21, 2009

Travelers-Casualty and
SURETY: Surety Company of America
By [signature:] [Signature]
Name: Debbie Schluckebier
Title: Attorney-in-Fact
Dated: 5/20/09

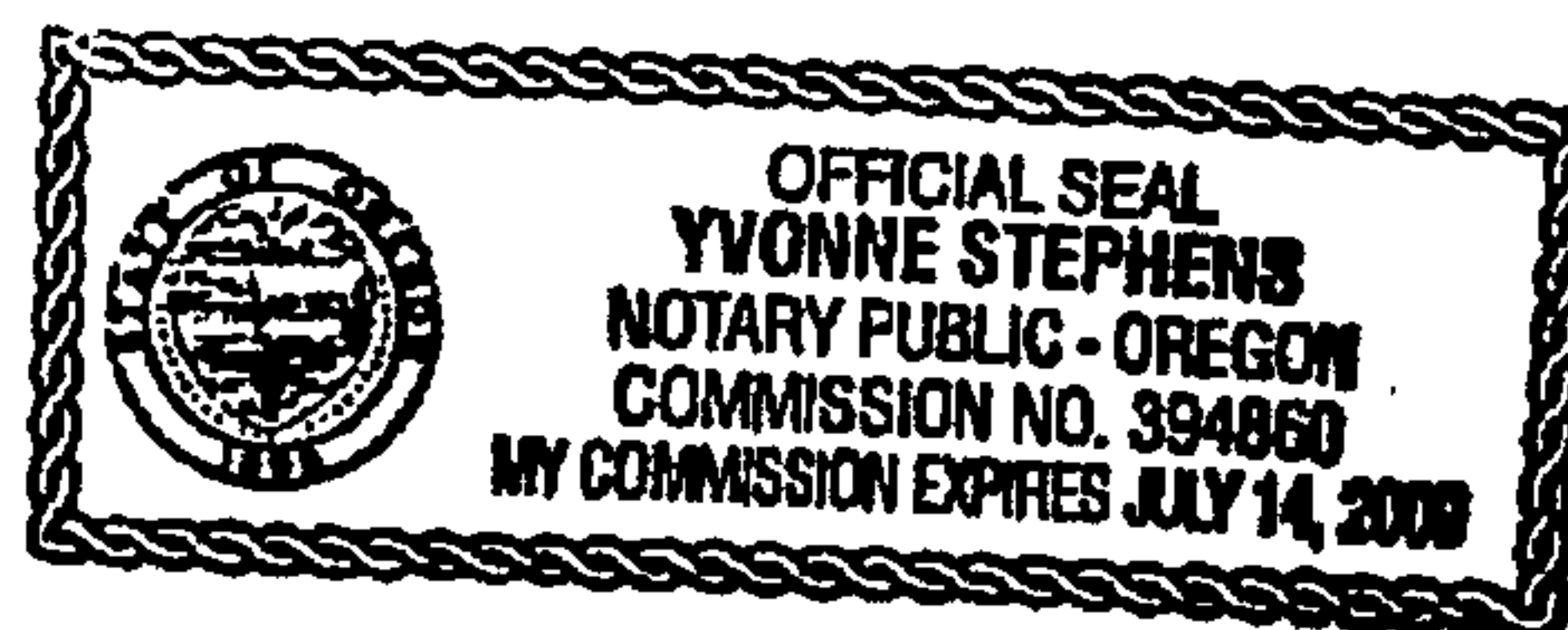
STATE OF OREGON)
COUNTY OF LANE) ss.

2009. Subscribed and sworn to before me this 20th day of May

[Signature]
Notary Public
Yvonne Stephens

My Commission Expires:
7/14/09

*NOTE: Power of Attorney for Surety must be attached.

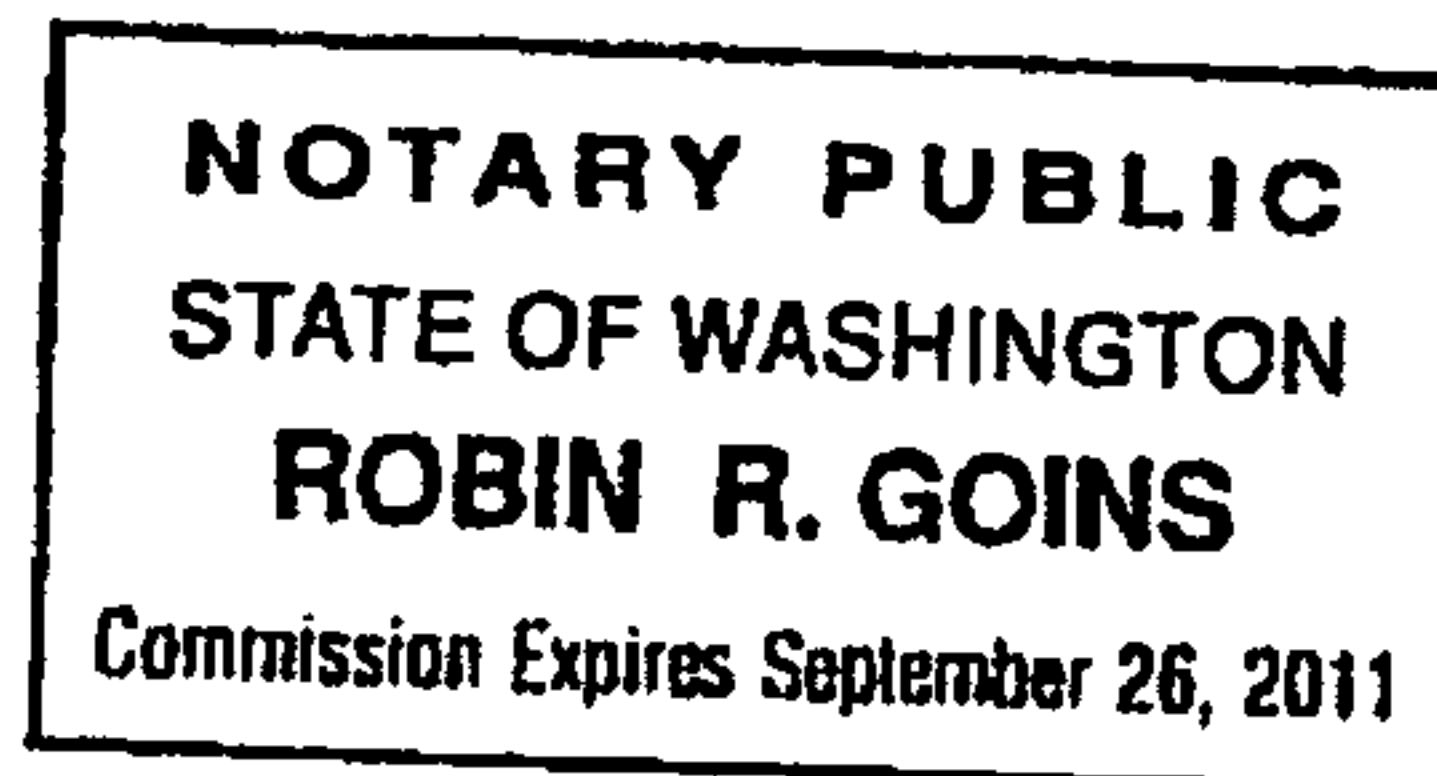


STATE OF WASHINGTON))
COUNTY OF CLARK) ss.)

Subscribed and sworn to before me this 21st day of May, 2009 by Barton G. Colson, the President of Hawthorn Management Services Corp., the Manager of Paloma Landing Retirement Residence LLC.

[Signature]
Notary Public for the State of Washington

My Commission Expires:
September 26, 2011





POWER OF ATTORNEY

Farmington Casualty Company
Fidelity and Guaranty Insurance Company
Fidelity and Guaranty Insurance Underwriters, Inc.
Seaboard Surety Company
St. Paul Fire and Marine Insurance Company

St. Paul Guardian Insurance Company
St. Paul Mercury Insurance Company
Travelers Casualty and Surety Company
Travelers Casualty and Surety Company of America
United States Fidelity and Guaranty Company

Attorney-In Fact No. 219365

Certificate No. 002385515

KNOW ALL MEN BY THESE PRESENTS: That Seaboard Surety Company is a corporation duly organized under the laws of the State of New York, that St. Paul Fire and Marine Insurance Company, St. Paul Guardian Insurance Company and St. Paul Mercury Insurance Company are corporations duly organized under the laws of the State of Minnesota, that Farmington Casualty Company, Travelers Casualty and Surety Company, and Travelers Casualty and Surety Company of America are corporations duly organized under the laws of the State of Connecticut, that United States Fidelity and Guaranty Company is a corporation duly organized under the laws of the State of Maryland, that Fidelity and Guaranty Insurance Company is a corporation duly organized under the laws of the State of Iowa, and that Fidelity and Guaranty Insurance Underwriters, Inc. is a corporation duly organized under the laws of the State of Wisconsin (herein collectively called the "Companies"), and that the Companies do hereby make, constitute and appoint

Steve Uerlings, Michael Hoyt, Kathy Burton, Debbie Schluckebier, and Elizabeth Stevens

of the City of Corvallis, State of Oregon, their true and lawful Attorney(s)-in-Fact, each in their separate capacity if more than one is named above, to sign, execute, seal and acknowledge any and all bonds, recognizances, conditional undertakings and other writings obligatory in the nature thereof on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

IN WITNESS WHEREOF, the Companies have caused this instrument to be signed and their corporate seals to be hereto affixed, this 16th day of May, 2008.

Farmington Casualty Company
Fidelity and Guaranty Insurance Company
Fidelity and Guaranty Insurance Underwriters, Inc.
Seaboard Surety Company
St. Paul Fire and Marine Insurance Company

St. Paul Guardian Insurance Company
St. Paul Mercury Insurance Company
Travelers Casualty and Surety Company
Travelers Casualty and Surety Company of America
United States Fidelity and Guaranty Company



State of Connecticut
City of Hartford ss.

By: [Signature]
George W. Thompson, Senior Vice President

On this the 16th day of May, 2008, before me personally appeared George W. Thompson, who acknowledged himself to be the Senior Vice President of Farmington Casualty Company, Fidelity and Guaranty Insurance Company, Fidelity and Guaranty Insurance Underwriters, Inc., Seaboard Surety Company, St. Paul Fire and Marine Insurance Company, St. Paul Guardian Insurance Company, St. Paul Mercury Insurance Company, Travelers Casualty and Surety Company, Travelers Casualty and Surety Company of America, and United States Fidelity and Guaranty Company, and that he, as such, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing on behalf of the corporations by himself as a duly authorized officer.

In Witness Whereof, I hereunto set my hand and official seal. My Commission expires the 30th day of June, 2011.



[Signature]
Marie C. Tetreault, Notary Public

Current DRC
Project Number: _____

FIGURE 12

1004564

Date Submitted April 20, 2009

Date Site Plan Approved: _____

Date Preliminary Plat Approved 05/06/09

Date Preliminary Plat Expires 05/06/10

DRB Project No.: 1004564

DRB Application No.: 08 DRB 70417

05/27/09

ORIGINAL

INFRASTRUCTURE LIST

(Rev 9-20-05)

EXHIBIT "A"

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

LOT 22-A-1, BLOCK 21, TRACT A, UNIT A, N.A.A.

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

LOT 22-A & PORTIONS OF LOTS 11-14, BLOCK 21, TRACT A, N.A.A.

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
		6'	PC CONCRETE SIDEWALK <u>Δ (Deferred)</u>	PASEO DEL NORTE	NW PROPERTY CORNER	NE PROPERTY CORNER	/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/

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:							Approval of Creditable Items:		
Impact Fee Administrator Signature Date							City User Dept. Signature Date		

NOTES

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

- 1 _____
- 2 _____
- 3 _____

AGENT / OWNER

Scott M. McGee, PE
NAME (print)

Isaacson & Arfman, P.A.
FIRM

Scott M McGee 4/20/09
SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

[Signature] 5/6/09
DRB CHAIR - date

[Signature] 05/06/09
TRANSPORTATION DEVELOPMENT - date

Rogent Lee 5/6/09
UTILITY DEVELOPMENT - date

Bradley J. Bigham 5/6/09
CITY ENGINEER - date

Christina Sandoval 5/6/09
PARKS & GENERAL RECREATION - date

AMAFCA - date

- date

- date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER
Δ	05/27/09	<u>[Signature]</u>	<u>[Signature]</u>	<u>Scott M McGee</u>

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.

FOURSTRAWER SURVEYING LLC
 BY TERESE FOURSTRAWER
 Applicant name (print)
 Terese Fourstrawer 4/28/09
 Applicant signature / date



Form revised 4/07

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

Application case numbers
 09DRB - 70162

Sandy Handley 04/28/09
 Planner signature / date
 Project # 1004564

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

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

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

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

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

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

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

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

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

- 5 Acres or more: Certificate of No Effect or Approval
- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings ensure property owner's and City Surveyor's signatures are on the plat prior to submittal
- Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
- Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 copies**
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- Fee (see schedule)
- List any original and/or related file numbers on the cover application .
- Infrastructure list if required (**verify with DRB Engineer**)
- DXF file and hard copy of final plat data for AGIS is required.

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

- PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.
- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
 - List any original and/or related file numbers on the cover application
- Amended preliminary plat approval expires after one year**

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

FORSTBAUER SURVEYING LLC
BY TERESE FORSTBAUER
Applicant name (print)
TERESE FORSTBAUER 4/28/09
Applicant signature / date

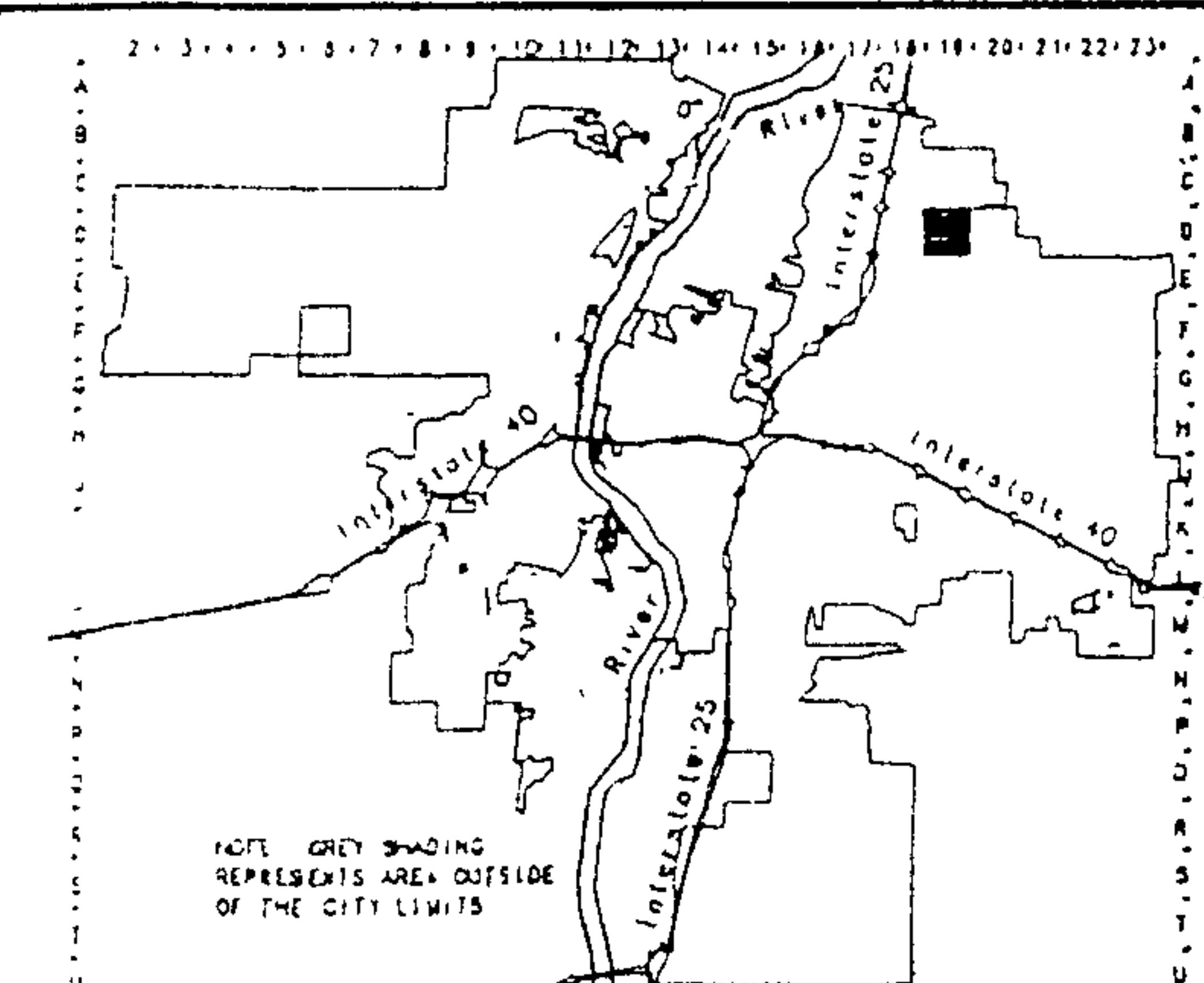
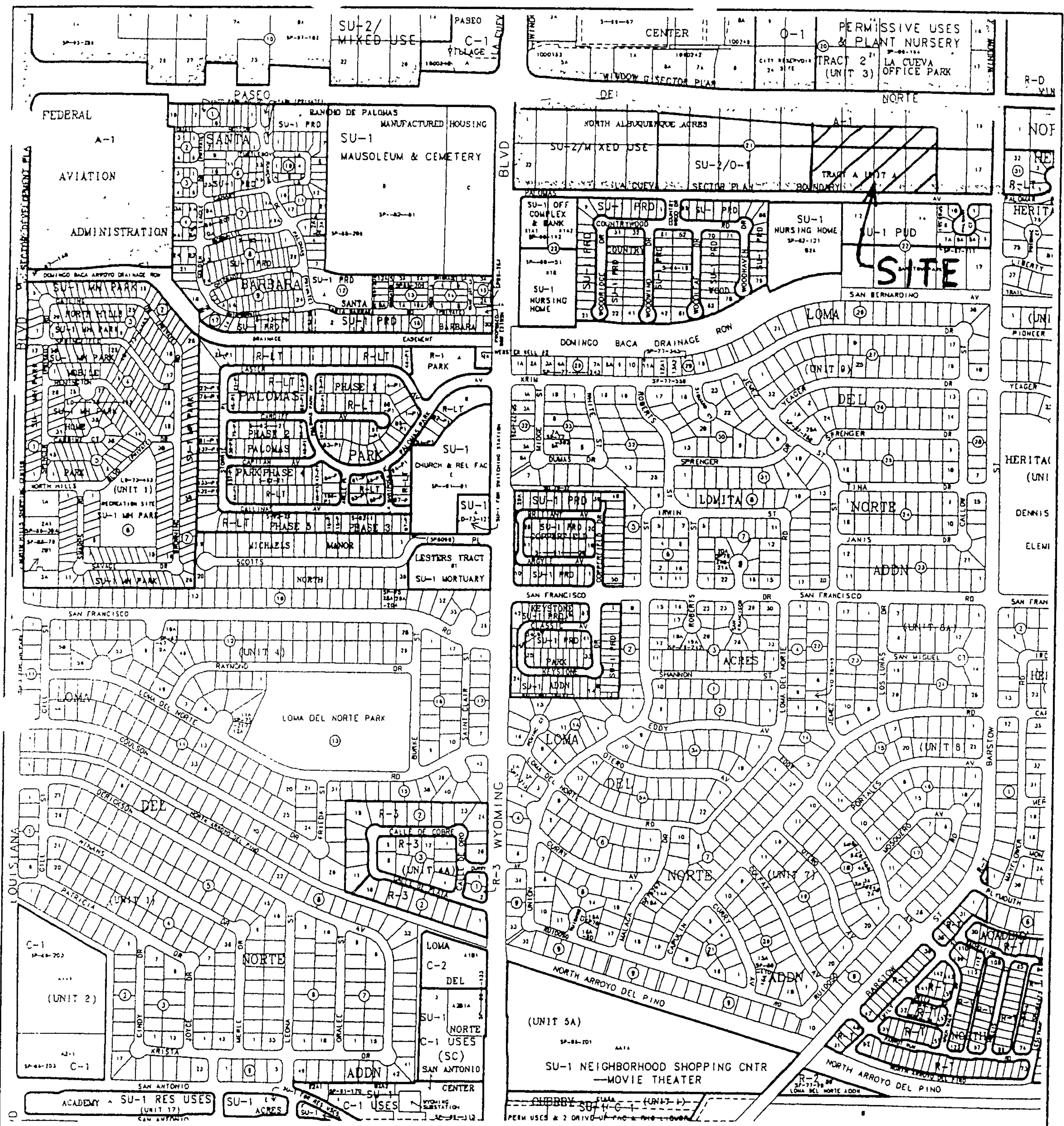


Form revised October 2007

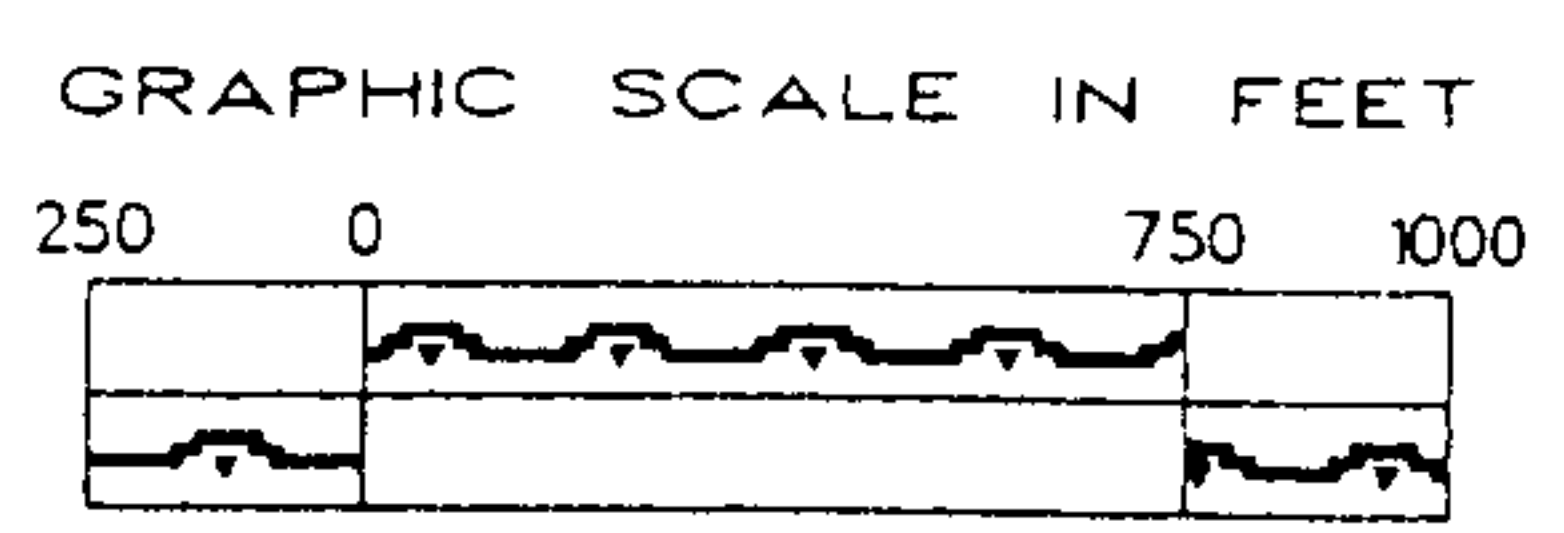
- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers
09DRB - 7061

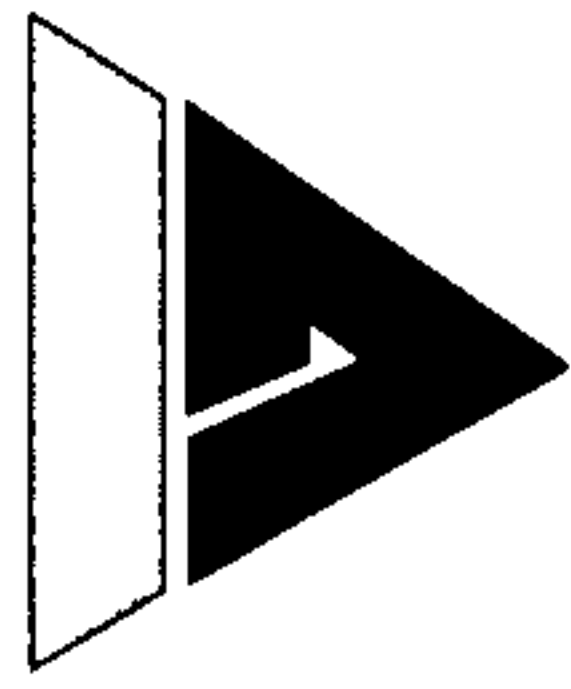
Sandy Handley 09/28/09
Planner signature / date
Project # 1004564



CITY OF
Albuquerque
A Geographic Information System
PLANNING DEPARTMENT
© Copyright 2002



Zone Atlas Page
D-19-Z
Map Amended through April 03, 2002



PROJECT MEMORANDUM

04/22/09

TO: DRB Members

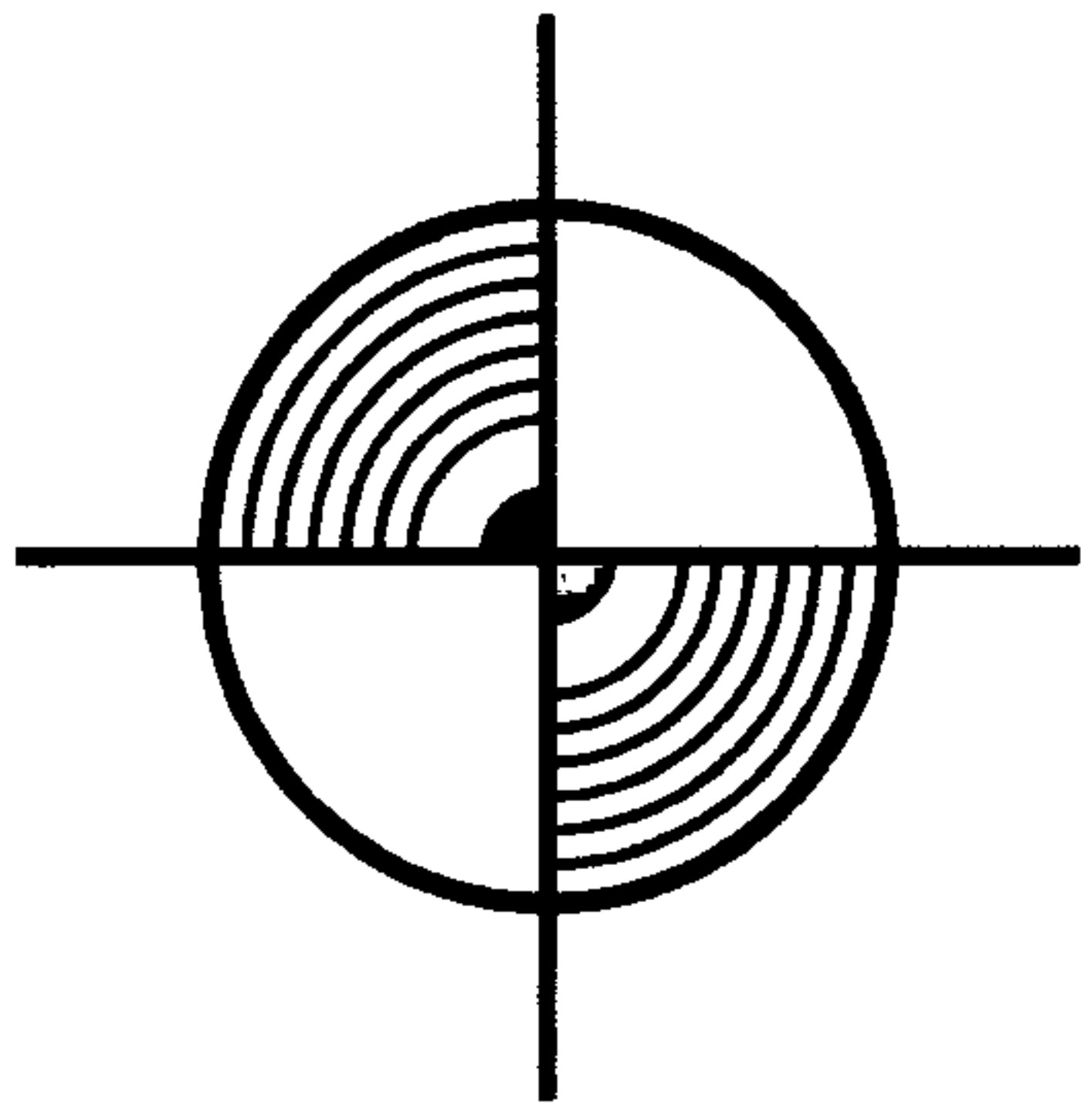
FROM: Scott M. McGee, Isaacson & Arfman, P.A.

REF: Palomas Landing Retirement Residence
08 DRB-70417

I&A PROJ NO: 1499

SUBJ: Sidewalk Deferral Justification

This request supports the deferral of the public sidewalk along the south R/W line of Paseo del Norte NE. At present, no sidewalk exists immediately east or west of the site. The Owner requests the deferral of this sidewalk along the site's north boundary. The site was recently developed (as shown on the accompanying exhibit) with pedestrian and vehicular access from Palomas Ave. NE which abuts the south boundary of the site.



Forstbauer Surveying Company, LLC

*Professional Surveyor
New Mexico • Arizona • Colorado
United States Mineral Surveyor*

April 28, 2009

To: Development Review Board

From: Terese C. Forstbauer

Re: Consolidation of Lot 22-A and portions of Lots 11 – 14, Block 21, Tract A,
Unit A, North Albuquerque Acres into one Lot

Forstbauer Surveying, LLC, agent for Paloma Landing Retirement Residence LLC, requests Preliminary / Final Plat approval for consolidation of said Lot 22-A and portions of Lots 11 - 14 into one lot. The consolidation is necessary as no access is permitted to portions of Lots 11 – 14. Isaacson and Arfman is currently in the process of preparing the required Administrative Amendment to the Site Development Plan. An infrastructure list for a 6' sidewalk from the NW property corner to the NE property corner is attached.

M:\CAD FILES\1400-1499\1499\dwg\1499EXH-SDWK.dwg, 4/22/2009 3:29:44 PM, DLP

PASEO DEL NORTE
R/W VARIES

6' PUBLIC SIDEWALK TO BE DEFERRED

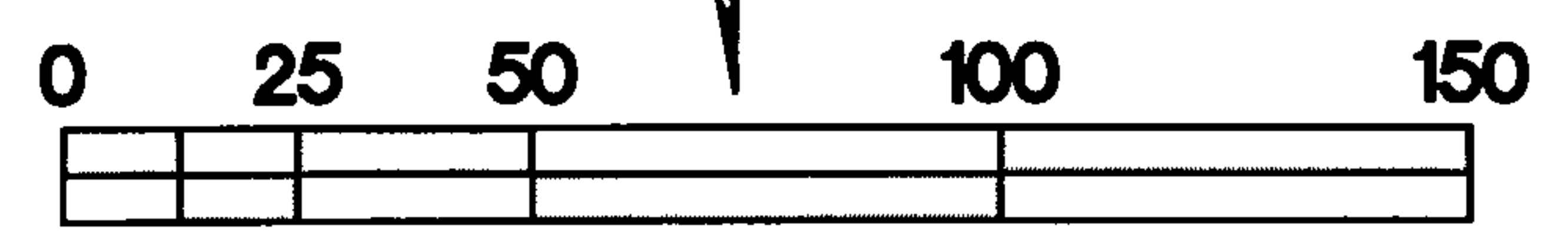
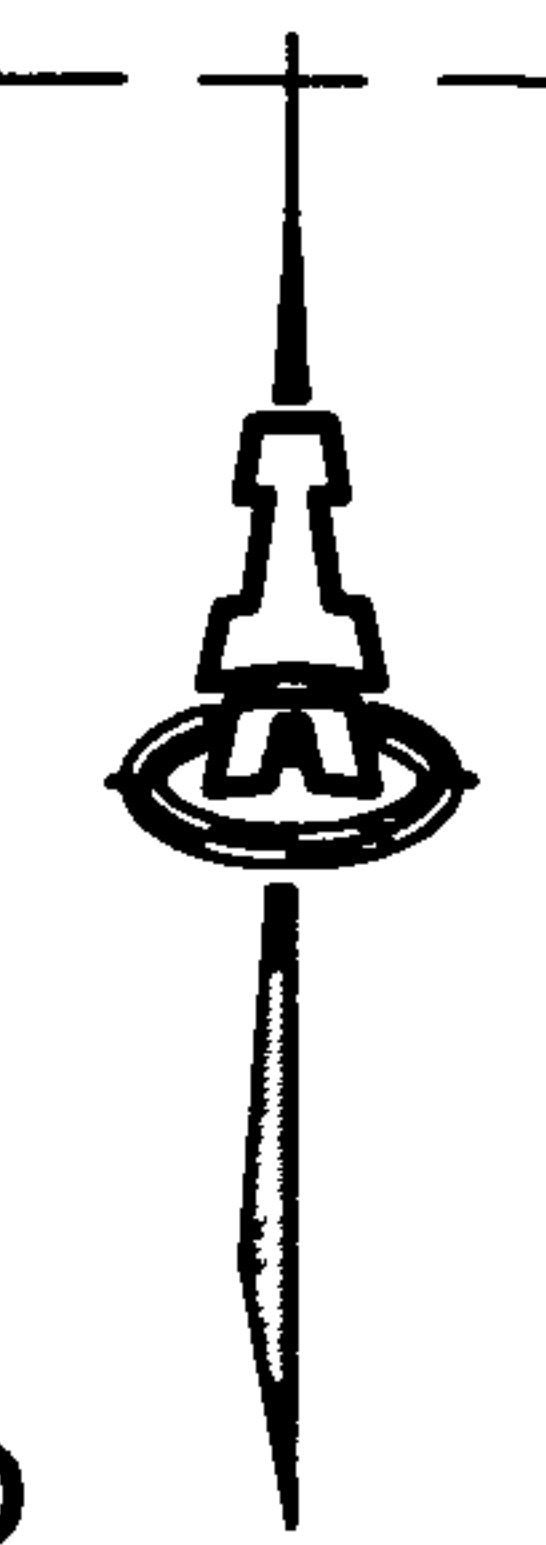
660'

EXISTING BUILDING

PALOMAS AVE

driveway driveway edge of asphalt paving

SIDEWALK DEFERRAL EXHIBIT



SCALE 1"=50'

ISAACSON & ARFMAN, P.A.
 Consulting Engineering Associates

128 Monroe Street N.E.
 Albuquerque, New Mexico 87108
 Ph. 505-268-8828 Fax. 505-268-2632

1499EXH-SDWK.dwg Apr 22,2009



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)
- 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): FORSTBAUER SURVEYING LLC PHONE: 268-2112
 ADDRESS: 4116 LOMAS BL NE FAX: 268-2032
 CITY: ALBUQUERQUE STATE NM ZIP 87110 E-MAIL: FORSTSURV@AOL.COM

APPLICANT: PALOMA LANDING RETIREMENT RESIDENCE PHONE: _____
 ADDRESS: 9310 NE VANCOUVER MALL DR, 200 FAX: _____
 CITY: VANCOUVER STATE WA ZIP 98662 E-MAIL: _____

Proprietary interest in site: owner List all owners: _____

DESCRIPTION OF REQUEST: CONSOLIDATION OF LOTS 22A & PORTIONS OF 11-14, BLOCK 21, TRACT A, UNIT A INTO 1 LOT

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. 22-A, PORTION OF LOTS 11-14, TR. A Block: 21 Unit: A
 Subdiv/Addn/TBKA: NORTH ALBUQUERQUE ACRES
 Existing Zoning: SU-2 O-1 Proposed zoning: _____ MRGCD Map No _____
 Zone Atlas page(s): D19 UPC Code: 101906346149210511

CASE HISTORY:

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

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? No
 No. of existing lots: 5 No. of proposed lots: 1 Total area of site (acres): 3.8423
 LOCATION OF PROPERTY BY STREETS (On or Near): PALOMAS AV NE
 Between: WYOMING BL and BARSTOW ST

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

SIGNATURE TENESE FORSTBAUER DATE 9/22/08
 (Print) FORSTBAUER SURVEYING LLC Applicant: Agent:
BY TENESE FORSTBAUER

FOR OFFICIAL USE ONLY

Form revised 4/07

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

Application case numbers	Action	S.F.	Fees
<u>08DRB 70417</u>	<u>SK</u>	<u>5(3)</u>	<u>\$0</u>
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
Hearing date <u>10/01/08</u>			Total
			\$ <u>0</u>

Sandy Handley 09/22/08
 Planner signature / date

Project # 1004564

11
11
11
11

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

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

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

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

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

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

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

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

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

- 5 Acres or more: Certificate of No Effect or Approval
- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings
- Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
- Design elevations and cross sections of perimeter walls (11" by 17" maximum) 3 copies
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) 6 copies
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- Fee (see schedule)
- List any original and/or related file numbers on the cover application
- Infrastructure list if required (verify with DRB Engineer)
- DXF file and hard copy of final plat data for AGIS is required.

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

- PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.
- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies
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 - Letter briefly describing, explaining, and justifying the request
 - Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
 - List any original and/or related file numbers on the cover application
- Amended preliminary plat approval expires after one year

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

FORSTBAUER SURVYING LLC
 BY TENESE FORSTBAUER
 Applicant name (print)
Tenesse Forstbauer 9/22/08
 Applicant signature/ date

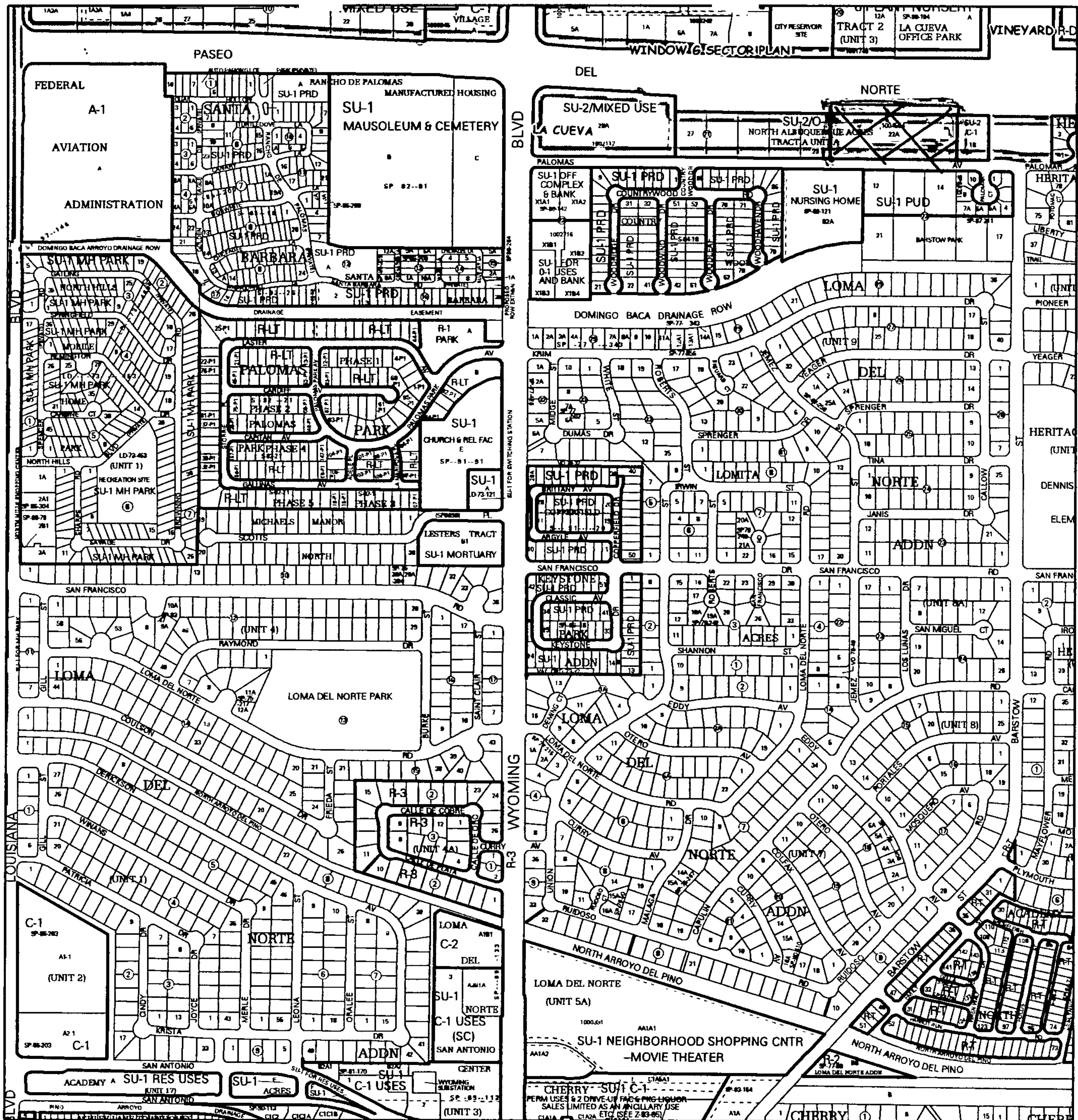


Form revised October 2007

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

Application case numbers
 08DRB- _____ - 70417
 _____ - _____
 _____ - _____

Sandy Handley 09/22/08
 Planner signature / date
 Project # 1004564



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

Map amended through: 6/13/2008

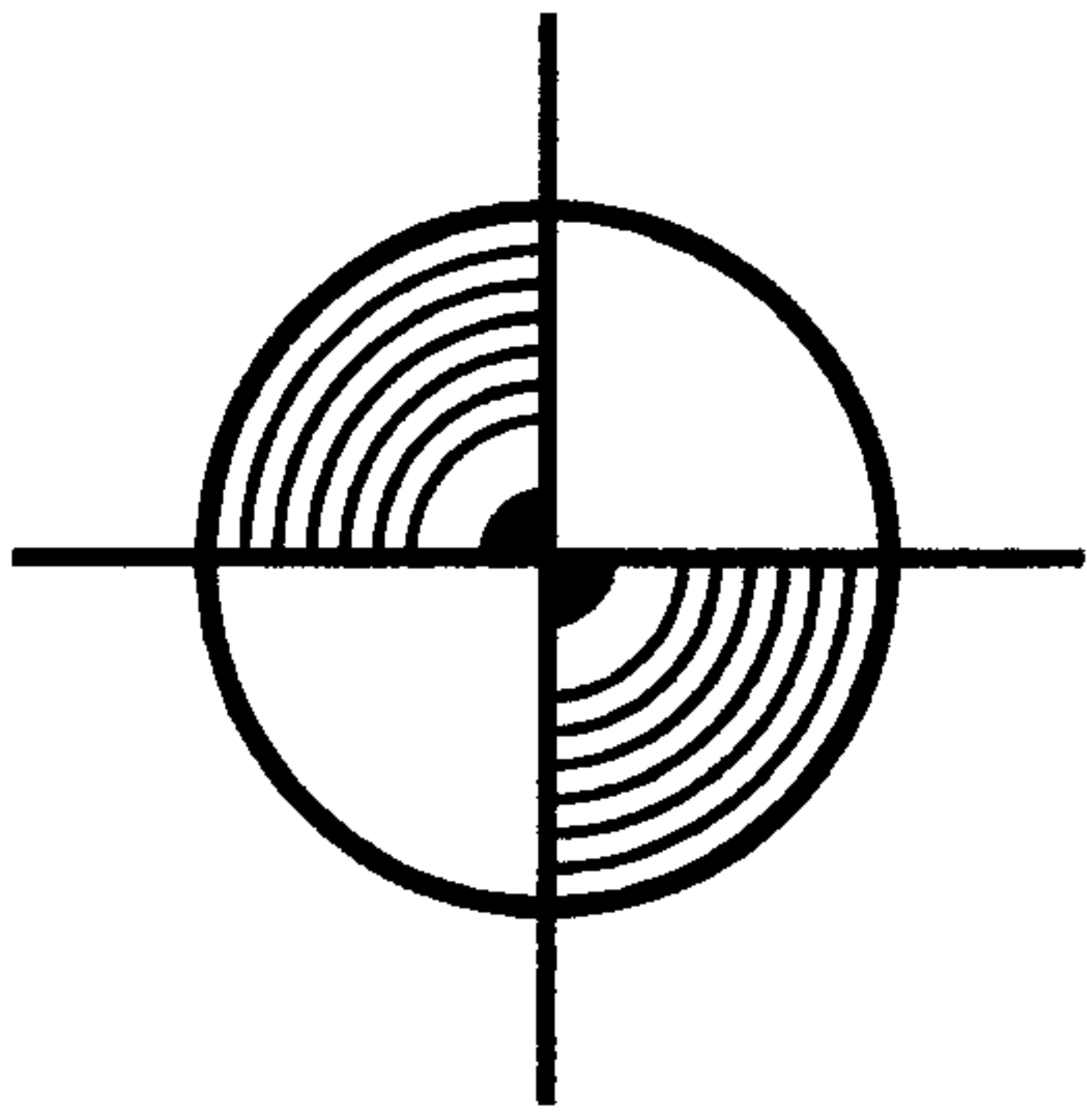
Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
D-19-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



Forstbauer Surveying Company, LLC

*Professional Surveyor
New Mexico • Arizona • Colorado
United States Mineral Surveyor*

September 22, 2008

To: Development Review Board

From: Terese C. Forstbauer

Re: Consolidation of Lot 22-A and portions of Lots 11 – 14, Block 21, Tract A,
Unit A, North Albuquerque Acres into one Lot

Forstbauer Surveying LLC, agent for Paloma Landing Retirement Residence LLC, requests sketch plat review and comments for consolidation of said Lot 22-A and portions of Lots 11 - 14 into one lot. The consolidation is necessary as no access is permitted to portions of Lots 11 – 14.

*** TX REPORT ***

TRANSMISSION OK

TX/RX NO 1089
CONNECTION TEL 9p2682032
SUBADDRESS
CONNECTION ID
ST. TIME 11/27 13:04
USAGE T 02'10
PGS. 2
RESULT OK



DEVELOPMENT REVIEW BOARD
FAX FORM

TO: Bob Forstbauer

FAX NUMBER: 268-2032 # PAGES 2

SENT BY: Sheran Matson, DRB Chair DATE: 11/27/06

PHONE NUMBER: 924-3880 FAX # 924-3864

PROJECT NO: 1004564 APPLICATION NO: _____

My comments only



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

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW**, on **Wednesday, December 6, 2006**, beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1004564
06DRB-01617 Major-Preliminary Plat Approval

FORSTBAUER SURVEYING LLC agent(s) for CONTINENTAL RETIREMENT HOLDINGS INC request(s) the above action(s) for Lot(s) 19-22, Block(s) 21, TRACT A, UNIT A, **NORTH ALBUQUERQUE ACRES**, zoned SU-2/O-1, located on PALOMAS AVE NE, between WYOMING BLVD NE and BARSTOW ST NE containing approximately 4 acre(s). [REF: 06DRB-00433, 05EPC-01808] (D-19)

Because the perimeter wall was included on the Site Plan approved previously by EPC, the wall design is approved.

The water meter easement should be grant to the City of Albuquerque not the ABCWUA.

Because the SIA was tied to the Site Plan, this plat could have been a minor plat with approval of the preliminary & final plat at the same time. If you will bring the plat mylar with you to the hearing, DRB can approve the plat at this meeting and sign off if all necessary elements appear on the plat. Sometimes DRB ties the SIA to plat & site plan, but it's probably not necessary in this case.

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

Project # 1005251
06DRB-01616 Major-Vacation of Pub Right-of-Way

~~SURVEYS SOUTHWEST LTD/ agent(s) for CHARLES OAKS request(s) the above action(s) for Lot(s) A, Block(s) 20, **PARIS ADDITION** (lot adjacent to Rosemont Ave NW) located on ROSEMONT AVE NE, between 1ST ST NW and MOUNTAIN RD NW. (J-14)~~

~~The exhibit appears to only show a portion of Rosemont Avenue in the request for vacation. The exhibit does not show the entire width as part of the request. If this is not correct, please revise the exhibit for clarity.~~

~~Planning defers to Transportation.~~

~~Applicant must record a plat showing the vacation within one year of DRB approval of the request if so granted.~~

Project # 1004228
06DRB-01618 Major-Vacation of Public Easements

~~TERRAMETRICS OF NEW MEXICO agent(s) for HEADSTART ENTERPRISES, JAMES P. GUTHRIE request(s) the above action(s) for all or a portion of Lot(s) 11-14, **SUNRISE HEIGHTS**, zoned M-1, located on MONTANO RD NE, between EDITH NE and I-25 NE containing approximately 1 acre(s). [REF: 06DRB-00937] (F-15)~~

~~No objection to the requested vacation.~~

~~Applicant must record a plat showing the vacation within one year~~

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...**
- 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: CONTINENTAL Retirement Holdings, Inc. PHONE: 949-729-1620

ADDRESS: 250 NEWPORT CENTER DR. #103 FAX: _____

CITY: NEWPORT BEACH STATE CA ZIP 92660 E-MAIL: _____

Proprietary interest in site: OWNER List all owners: CONTINENTAL Retirement Holdings

AGENT (if any): FORSTBAUER SURVEYING LLC PHONE: 268-2112

ADDRESS: 4116 LOMAS BL NE FAX: 268-2032

CITY: ALBUQUERQUE STATE NM ZIP 87110 E-MAIL: FORSTSURV@AOL.COM

DESCRIPTION OF REQUEST: CONSOLIDATION OF lots 19-22, B 21, TR. A, U. A North Albuquerque Acres into 1 lot; grant water meter easement; dedicate public right-of-way ON Palomas AV NE
 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. 19-22 Block: 21, TR. A Unit: A

Subdiv. / Addn. North Albuquerque Acres

Current Zoning: SU-2/P-1 Proposed zoning: _____

Zone Atlas page(s): D 19 No. of existing lots: 4 No. of proposed lots: 1

Total area of site (acres): 3.9995 Density if applicable: dwellings per gross acre: _____ dwellings per net acre: _____

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

UPC No. 101906348649510514, 101906347049510513, 101906345449510512, 10190634849510511 MRGCD Map No. _____

LOCATION OF PROPERTY BY STREETS: (On or Near) PALOMAS AV NE

Between: WYOMING BLVD. NE and BANSTOW ST NE

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB, AX, Z, V, S, etc.): _____

Proj # 1004564, 1004800; 05 EPC 01808

Check-off if project was previously reviewed by Sketch Plat/Plan? or Pre-application Review Team? Date of review: 4-12-06

SIGNATURE [Signature] DATE 11/8/06

(Print) FORSTBAUER SURVEYING LLC Applicant Agent

BY RONALD FORSTBAUER

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
06DRB 01617

06-DRB 01691

Hearing date 12/06/06

Action

PP
ADV
CME
FP

S.F.

5(2)

Fees

\$ 580.00

\$ 75.00

\$ 20.00

\$ _____

\$ _____

Total
 \$ 675.00

Sandy Handley 11/08/06

Project # 1004564

Site Plan
for Bldg
Permit
not complete
see next section

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

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

MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL

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

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

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

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

MAJOR SUBDIVISION EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT

(Temporary sidewalk deferral uses FORM-V)

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

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

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

FORSTBAUER SURVEYING LLC
BY RONALD FORSTBAUER Applicant name (print)
[Signature] Applicant signature / date 11/8/06



Form revised 11/04, 6/05 and NOV 06

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

Application case numbers
06DRB - 01617

Sandy Handley 11/08/06
 Planner signature / date
Project # 1004564

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

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

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

- MAJOR SUBDIVISION FINAL PLAT APPROVAL** **Your attendance is required.**
- ___ Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings
 - ___ Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
 - ___ Design elevations & cross sections of perimeter walls 3 copies
 - ___ Zone Atlas map with the entire property(ies) 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.
 - ___ Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
 - ___ 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.

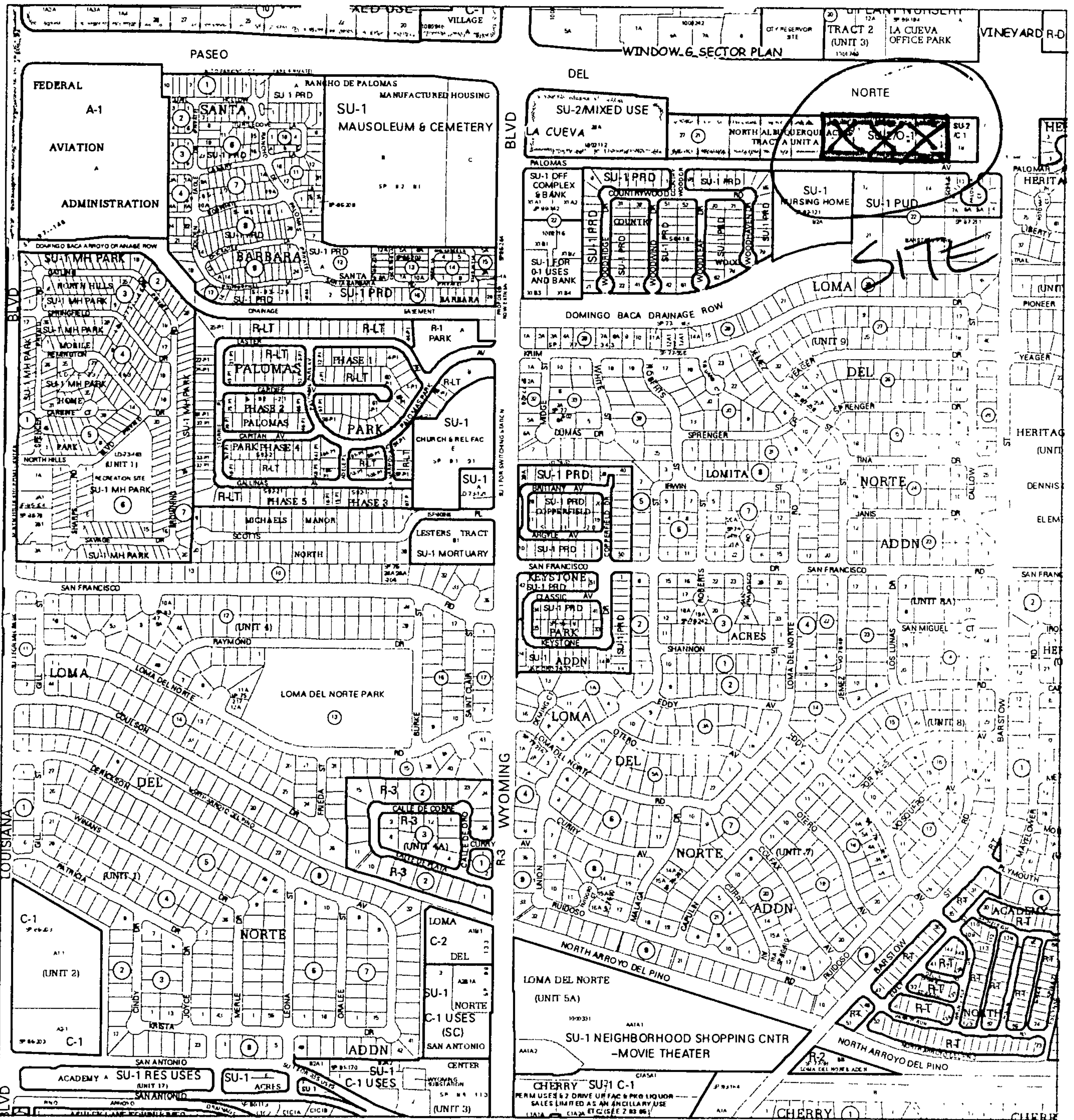
FORSTBAUER SURVEYING LLC
 BY TERESA FORSTBAUER Applicant name (print)
Teresa J Applicant/signature / date 12/8/06



Form revised 8/04, 1/05, 10/05 & NOV 06

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
06DRB -01691

Planner signature / date
Project # 1004564



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

AGIS
Albuquerque Geographic Information System

Map amended through: 9/5/2006

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
D-19-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

The items listed below are on the CCP 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 setting. The items listed below are subject to the standard SIA requirements.

Financially Guaranteed DRG #	Constructed Leader DRG #	Size	Type of Improvement	Location	From	To	Construction Certification	
							Inspector	City Engr

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 Rights per City requirements.

1 Signage per DRC SMM

2

3

AGENT / OWNER

Scott N. McGee, PE
NAME (print)

Isaacson & Arfman, P.A.
FIRM

Signature: Scott M. McGee 8/25/06
Date: SMM 9/6/06

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

PRB CHAIR - date: 9/6/06
Signature: [Signature]
Title: N/A
Affiliation: AMAFCA - date

TRANSPORTATION DEVELOPMENT - date: 9-6-06

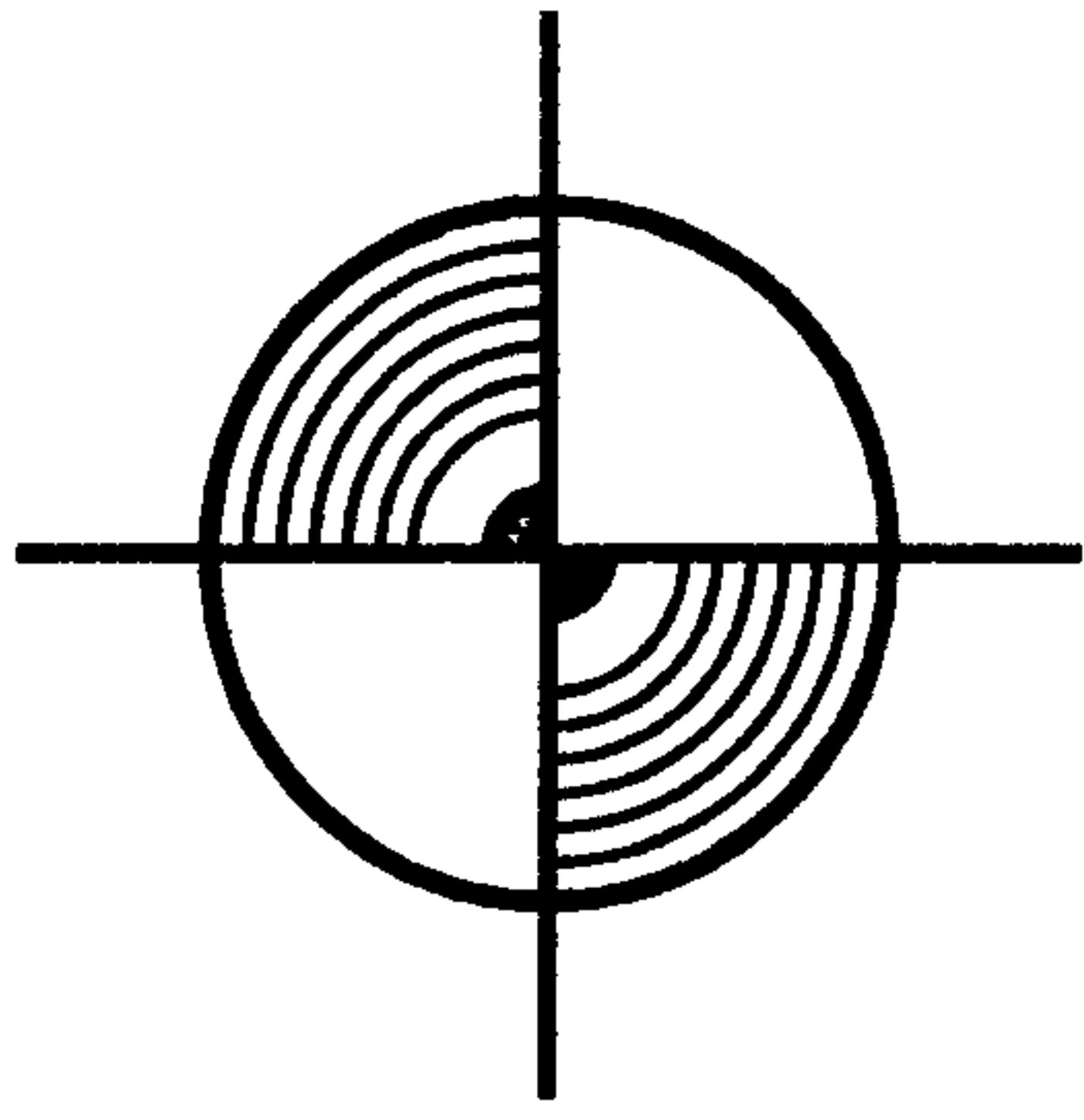
Signature: [Signature]
Date: 9/6/06

UTILITY DEVELOPMENT - date: 9/6/06

Signature: [Signature]
Title: CITY ENGINEER - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER



Forstbauer Surveying Company, LLC

*Professional Surveyor
New Mexico • Arizona • Colorado
United States Mineral Surveyor*

November 6, 2006

To: Development Review Board

From: Terese C. Forstbauer

Re: Consolidation of Lots 19 – 22, Block 21, Tract A, Unit A, North
Albuquerque Acres into one Lot.

Forstbauer Surveying LLC, agent for Continental Retirement Holdings, Inc., a Texas corporation, requests Preliminary Plat approval for consolidation of said Lots 19 – 22 into one lot. The plat will also grant a water meter easement and dedicate public right-of-way on Palomas Avenue N.E. The property is currently vacant land. The consolidation is necessary to allow for proposed use as a retirement residence.

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

PROJECT NAME: ALBUQUERQUE RETIREMENT RESIDENCE

AGIS MAP # D-19

LEGAL DESCRIPTION: LOTS 19-22, TRACT A, BLOCK 21,
UNIT A, NORTH ALBUQUERQUE ACRES

X DRAINAGE REPORT

A drainage report, as per the Drainage Ordinance, was submitted to the City of Albuquerque Public Works Department, Hydrology Division (2nd floor Plaza del Sol) on 11/30/05 [date].

Scott M. McAfee, ISA 11/1/06
Applicant / Agent Date

Hydrology Division representative Date

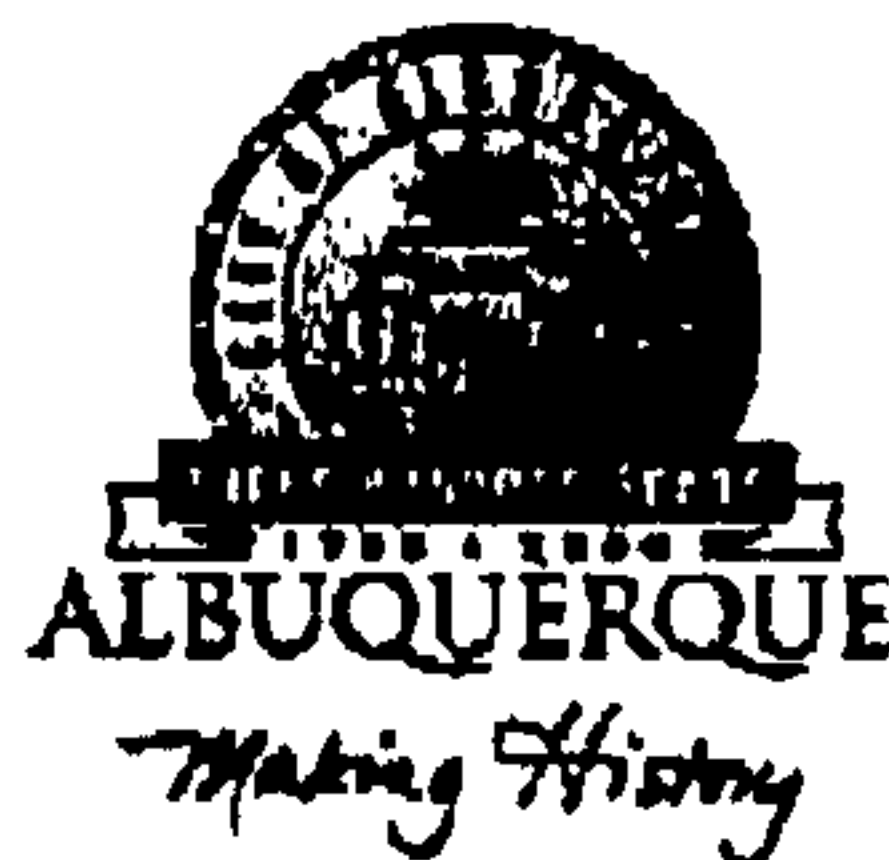
X WATER AND SEWER AVAILABILITY STATEMENT

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 11/28/05 [date].

Scott M. McAfee ISAACSON & ARFMAN 11/1/06
Applicant / Agent Date

Utilities Division representative Date

DRB- _____



City of Albuquerque

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

Date: October 30, 06

TO CONTACT NAME: Terese Forstbauer
 COMPANY/AGENCY: Forstbauer Surveying
 ADDRESS/ZIP: 4116 Lomas Blvd. NE / 87110
 PHONE/FAX #: 268-2112 - (FAX - 268-2032)

Thank you for your inquiry of 10-30-06 (date) requesting the names of **Recognized**

Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at Lots 19-22, Block 21, Tract A, Unit A, North ALBUA Acres located on Palomas Ave. Between Barstow St. and Wyoming Blvd.
 zone map page(s) 10-19.

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

Countrywood Area N.A.
 Neighborhood Association
 Contacts: Mark Smith
7916 Woodleaf Dr NE / 87109
797-3525(h) - 710-4380(c)
Mary Rose Twohig
7912 Woodhaven Dr NE / 87109
220-1679 (c)

North Wyoming N.A.
 Neighborhood Association
 Contacts: Nanci Cariveau
8309 Krim Dr NE / 87109
821-8673(h)
Bill Dell
8306 Krim Dr. NE / 87109
822-9132(h)

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

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

Sincerely,
Dolores L. Armona
 OFFICE OF NEIGHBORHOOD COORDINATION

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

NOTICE TO APPLICANTS

Suggested Information for Neighborhood Notification Letters... Applicants for Zone Change, Site Plan, Sector Development Plan approval or an amendment to a Sector Development Plan by the EPC, DRB, LUCC, etc. are required under Council Bill O-92 to notify all affected recognized neighborhood associations **PRIOR TO FILING THE APPLICATION TO THE PLANNING DEPARTMENT**. Because the purpose of the notification is to ensure communication as a means of identifying and resolving problems early, it is essential that the notification be fully informative.

We recommend that the Notification Letter include the following information:

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

Information from the Office of Neighborhood Coordination (ONC)

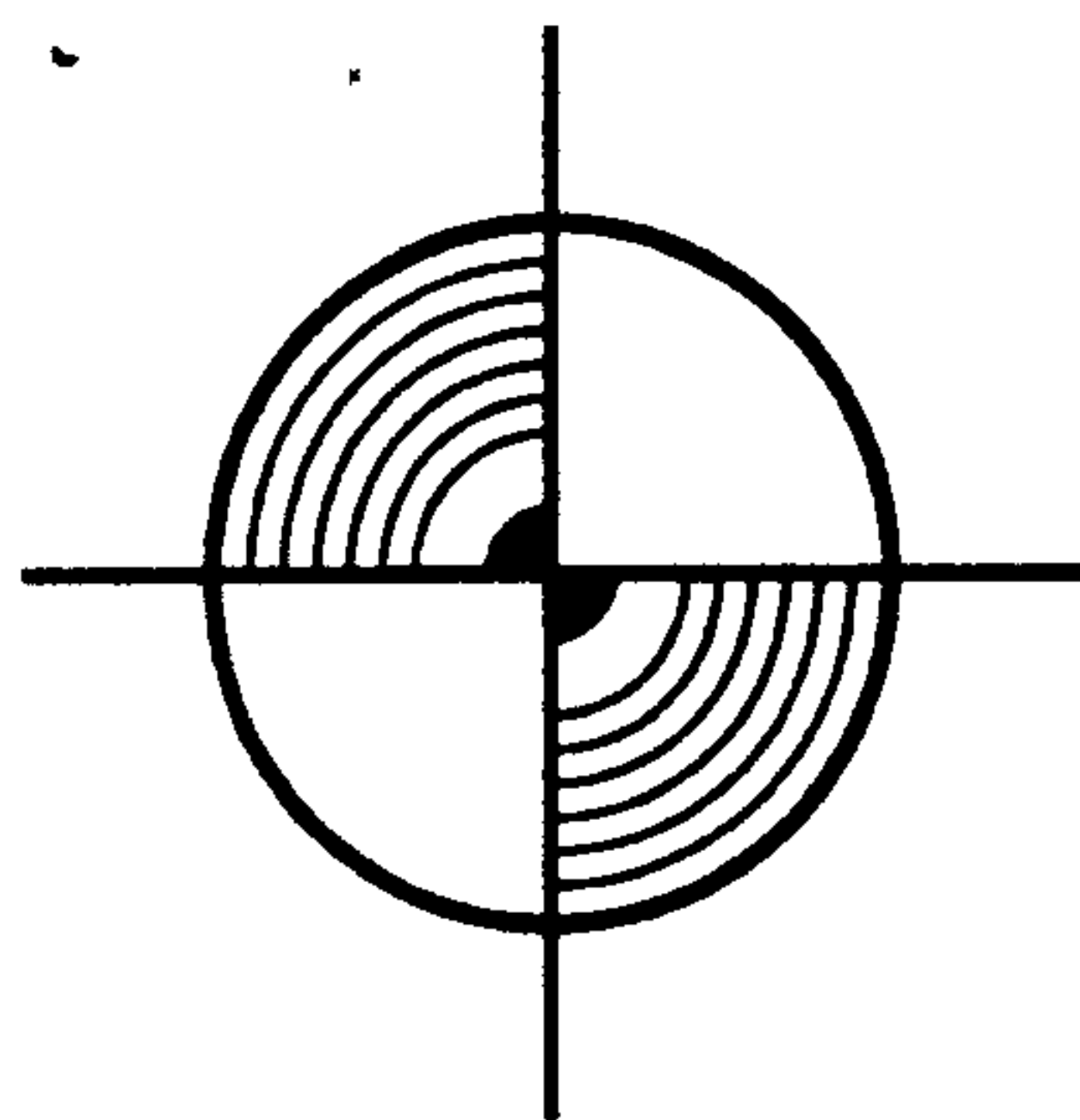
The following information should always be in **each** application packet that you submit for an EPC or DRB application. Listed below is a "Checklist" of the items needed.

- ONC's "Official" Letter to the applicant **and** "Attachment A" (if there are associations). A copy must be submitted with application packet **-OR-**
- The ONC "Official" Letter (if there are no associations). A copy must be submitted with application packet.
- Copies of Letters to Neighborhood Associations (if there are associations). A copy must be submitted with application packet.
- Copies of the certified receipts to Neighborhood Associations (if there are associations). A copy must be submitted with application packet.

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

(Below this line for ONC use only)

Date of Inquiry: 10-30-06 Time Entered: 3:45pm ONC Rep. Initials: DC



Forstbauer Surveying Company, LLC

*Professional Surveyor
New Mexico • Arizona • Colorado
United States Mineral Surveyor*

To: Neighborhood Associations Representatives
Countrywood Area NA:
Mark Smith, 7916 Woodleaf Dr NE, Albuquerque, NM 87109
Mary Rose Twohig, 7912 Woodhaven Dr NE, Albuquerque, NM 87109
North Wyoming NA:
Nanci Carriveau, 8309 Krim Dr NE, Albuquerque, NM 87109
Bill Dell, 8306 Krim Dr NE, Albuquerque, NM 87109

From: Terese Forstbauer

Date: November 6, 2006

Re: Consolidation of Lots 19 – 22, Block 21, Tract A, Unit A, North
Albuquerque Acres into one Lot.

Forstbauer Surveying LLC, agent for Continental Retirement Holdings, Inc., a Texas corporation, whose address is 250 Newport Center Drive. #103, Newport Beach, CA 92660, intends to file application for Preliminary Plat Approval. The property, located on Palomas Avenue N.E., between Barstow St. and Wyoming Boulevard, and shown highlighted on the attached zone atlas page, is currently vacant land. The proposed use is a retirement residence.

Although our request is a lot consolidation, due to significant infrastructure needs (curb and gutter, asphalt, waterline are anticipated) the request will be heard at a public hearing as Major Subdivision. Signs will be posted at the property regarding the hearing date.

Should you have any questions or concerns, please do not hesitate to contact me at 268-2112. Thank you.

7004 0750 0000 3627 0391

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

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

EXPERIMENTAL USE

Postage	\$ 50.00	
Certified Fee	\$ 2.00	
Return Receipt Fee (Endorsement Required)	\$ 1.85	
Restricted Delivery Fee (Endorsement Required)	\$ 0.00	
Total Postage & Fees	\$ 53.85	

Sent To MR. Bill Dell
 Street, Apt. No. or PO Box No. 8306 KAIM DR NE
 City, State, ZIP+4 ALBU, NM 87109

PS Form 3800, June 2002 See Reverse for Instructions

7004 0750 0000 3627 0401

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; Insurance Coverage Provided)

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

EXPERIMENTAL USE

Postage	\$ 50.00	
Certified Fee	\$ 2.00	
Return Receipt Fee (Endorsement Required)	\$ 1.85	
Restricted Delivery Fee (Endorsement Required)	\$ 0.00	
Total Postage & Fees	\$ 53.85	

Sent To MR. MARK SMITH
 Street, Apt. No. or PO Box No. 7916 Woodleaf DR. NE
 City, State, ZIP+4 ALBU, NM 87109

PS Form 3800, June 2002 See Reverse for Instructions

7004 0750 0000 3627 0388

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

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

EXPERIMENTAL USE

Postage	\$ 50.00	
Certified Fee	\$ 2.00	
Return Receipt Fee (Endorsement Required)	\$ 1.85	
Restricted Delivery Fee (Endorsement Required)	\$ 0.00	
Total Postage & Fees	\$ 53.85	

Sent To MS. Nanci Carniveau
 Street, Apt. No. or PO Box No. 8309 Krim DR NE
 City, State, ZIP+4 ALBU NM 87109

PS Form 3800, June 2002 See Reverse for Instructions

7004 0750 0000 3627 0395

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

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

EXPERIMENTAL USE

Postage	\$ 50.00	
Certified Fee	\$ 2.00	
Return Receipt Fee (Endorsement Required)	\$ 1.85	
Restricted Delivery Fee (Endorsement Required)	\$ 0.00	
Total Postage & Fees	\$ 53.85	

Sent To MS. MARY ROSE Twohig
 Street, Apt. No. or PO Box No. 7912 Woodhaven Drive
 City, State, ZIP+4 ALBU NM 87109

PS Form 3800, June 2002 See Reverse for Instructions

CITY OF ALBUQUERQUE

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

APPLICANT: Colson & Colson Construction Co. DATE OF REQUEST: 11/29/05 ZONE ATLAS PAGE(S): D-19-Z

CURRENT:

ZONING SUE-2 / O-1

PARCEL SIZE (AC/SQ. FT.) 4.5 acres

LEGAL DESCRIPTION:

LOT OR TRACT # 19-22 Tract A BLOCK # 21

SUBDIVISION NAME North Albuquerque Acres

REQUESTED CITY ACTION(S):

ANNEXATION	[]	SECTOR PLAN	[]	SITE DEVELOPMENT PLAN:	
COMP. PLAN	[]	ZONE CHANGE	[]	A) SUBDIVISION	[X] BUILDING PERMIT []
AMENDMENT	[]	CONDITIONAL USE	[]	B) BUILD'G PURPOSES	[] ACCESS PERMIT []
				C) AMENDMENT	[] OTHER []

PROPOSED DEVELOPMENT:

NO CONSTRUCTION/DEVELOPMENT	[]	# OF UNITS:	<u>118</u>
NEW CONSTRUCTION	[X]	BUILDING SIZE:	<u>Approx. 104,000 (sq. ft.)</u>
EXPANSION OF EXISTING DEVELOPMENT	[]		

GENERAL DESCRIPTION OF ACTION: ¹

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 11/29/05
(TO BE SIGNED UPON COMPLETION OF PROCESSING BY TRAFFIC ENGINEER AND ENVIRONMENTAL HEALTH)

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

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

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

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

[Signature]
TRAFFIC ENGINEER

12-1-05
DATE

Air Quality Impact Analysis (AQIA) May Be Required:

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

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

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

[Signature]
APPLICANT

11/29/05
DATE

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

TIS -SUBMITTED / / _____ DATE _____
-FINALIZED / / TRAFFIC ENGINEER

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

PAID RECEIPT

APPLICANT NAME CONTINENTAL RETIREMENT HOLDING INC
 AGENT FORSTBAUER SURVEYING LLC
 ADDRESS 4116 LOMAS BLVD NE
 PROJECT & APP # 1004564/06DRB01617
 PROJECT NAME ALBUQ RETIREMENT RESIDENCE

11/8/2006 10:42AM LOC: ANNX
 RECEIPT# 0006934 WSH 006 TRANSH 0017
 ACCOUNT 441032 Fund 0110
 ACTIVITY 3424000 TR5CCS
 Trans Amt \$675.00
 J24 Misc \$75.00
 CK \$675.00
 CHANGE \$0.00
 Thank You

- \$ 20.00 441032/3424000 Conflict Management Fee
- \$ 580.00 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
- \$ 675.00 TOTAL AMOUNT DUE

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

CURRY BRANDAW ARCHITECTS
 2601 25th STREET, SUITE 300
 SALEM, OREGON 97302
 PHONE: (503) 399-1090

WEST COAST BANK 96-8
 1232

30987

Pay: *****Six hundred seventy-five dollars and no cents

DATE: October 10, 2006 CHECK NO: 30987 AMOUNT: \$*****675.00

PAY TO THE ORDER OF: **City of Albuquerque**

11/8/2006 10:41AM LOC: ANNX
 RECEIPT# 0006934 WSH 006 TRANSH 0017
 Account 441032 Fund 0110
 Activity 3424000 TR5CCS
 Trans Amt \$675.00
 J24 Misc \$75.00
 CK \$675.00
 CHANGE \$0.00

[Signature]
 AUTHORIZED SIGNATURE

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 NOVEMBER 21, 2006 To DECEMBER 6, 2006

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)

11/06/06
(Date)

I issued 2 signs for this application, 11/08/06 Sandy Handley
(Date) (Staff Member)

DRB PROJECT NUMBER: 1004564

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 16th day of January, 2008, 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 Albuquerque Retirement Residence II LLC ("Subdivider") an Oregon Limited Liability Company, whose address is PO Box 14111, Salem, Oregon and whose telephone number is (503) 399-1090, is made in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

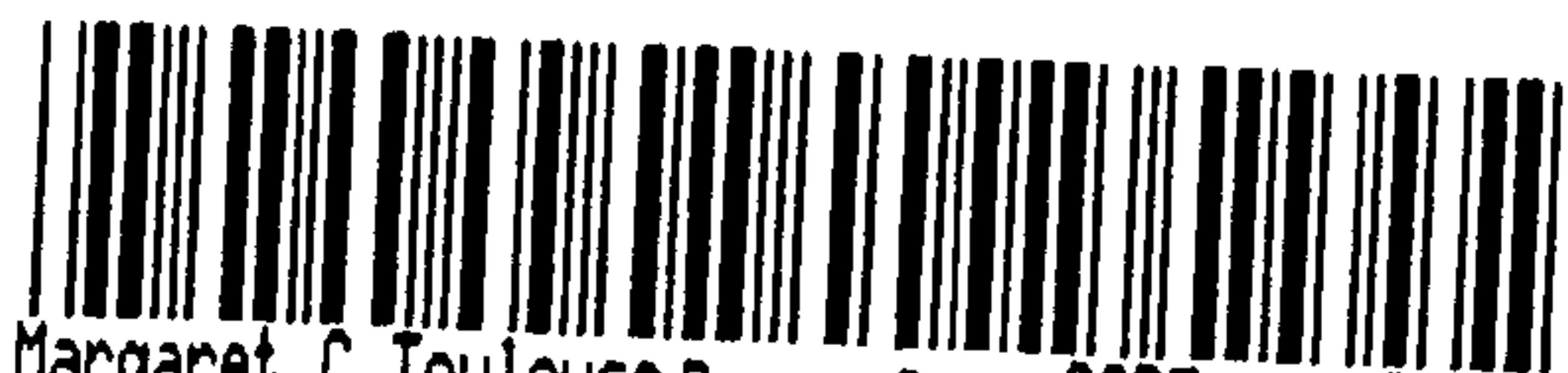
1. Recital. The Subdivider is developing certain lands within the City of Albuquerque, Bernalillo County, New Mexico, known as [existing legal description:] Lots 19-22, Block 21, Tract A, Unit A, North Albuquerque Acres, recorded on 03/17/37 in the records of the Bernalillo County Clerk at Book D, pages 129 through --- (the "Subdivision"). The Subdivider certifies that the Subdivision is owned by Continental Retirement Holdings, Inc. ("Owner").

The Subdivider has submitted and the City has approved a preliminary plat or Site Development Plan identified as Lot 22-A, Block 21 describing Subdivider's Property. Albuquerque Retirement Residence #

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, building permit 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 20 day of November, 2008 ("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. 796781.

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 as Required per City-approved estimate.</u>
<u>Excavation and Sidewalk Ordinance, Street Restoration Fees</u>	<u>(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 Forstbauer Surveying, LLC, and construction surveying of the private Improvements shall be performed by Forstbauer Surveying, LLC. 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 Isaacson & Arfman, P.A., and inspection of the private Improvements shall be performed by Isaacson & Arfman, P.A., 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 Vinyard & Associates, and field testing of the private Improvements shall be performed by Vinyard & Associates, both certified testing laboratories under the supervision of a New Mexico Registered Professional Engineer, in accordance with the current City of Albuquerque Standard specifications for Public Works Construction. If any field testing is performed by an entity other than the City, the City may monitor the field testing and the Subdivider shall ensure that the field testing entity provides all field testing results, reports and related data to the City which the City requires for review. The Subdivider shall pay the city a reasonable fee for any field testing performed by the City.

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

5. Financial Guaranty. If final plat approval is not requested prior to construction of the Subdivision, a financial guaranty is not required. If final p l a t 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 o r is able to acquire the following Financial Guaranty:

Type of Financial Guaranty: Bond No. 104831302
Amount: **\$158,281.49**
Name of Financial Institution or Surety providing Guaranty:
Travelers Casualty and Surety Company of America
Date City first able to call Guaranty: November 20, 2008
Construction Completion Deadline: January 20, 2009

Additional information: N/A



Margaret C Toulouse Bern. Co. AGRE R 21.00

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Page: 3 of 7

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

7. Completion, Acceptance and Termination. When the City receives Subdivider's final acceptance package, the City shall review it for completeness and accuracy. (See DPM Volume 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 Improvement, 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 Guaranty 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 of 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 (6) 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 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.

Albuquerque Retirement
SUBDIVIDER: Residence II LLC

By [Signature]: *William E. Tolson*
Name: William E. Tolson
Title: Manager
Dated: 1/4/07



Margaret C Toulouse Bern. Co. AGRE R 21.00

CITY OF ALBUQUERQUE

Paul D. ...
City Engineer
Dated 1-11-07
WJE 1/11/07

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Page: 6 of 7
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WJE
1-11-07

SUBDIVIDER'S NOTARY

STATE OF Oregon)

COUNTY OF Marion) ss.

This instrument was acknowledged before me on January day of 4th, 2007 by [name of person:] William E. Olson, [title or capacity: Manager] for instance "President" or "Owner":] of Albuquerque Retirement Residence II LLC [Subdivider:]



My Commission Expires: 4/23/2010

Notary Public for Oregon
Leah Renae Kuor

CITY'S NOTARY

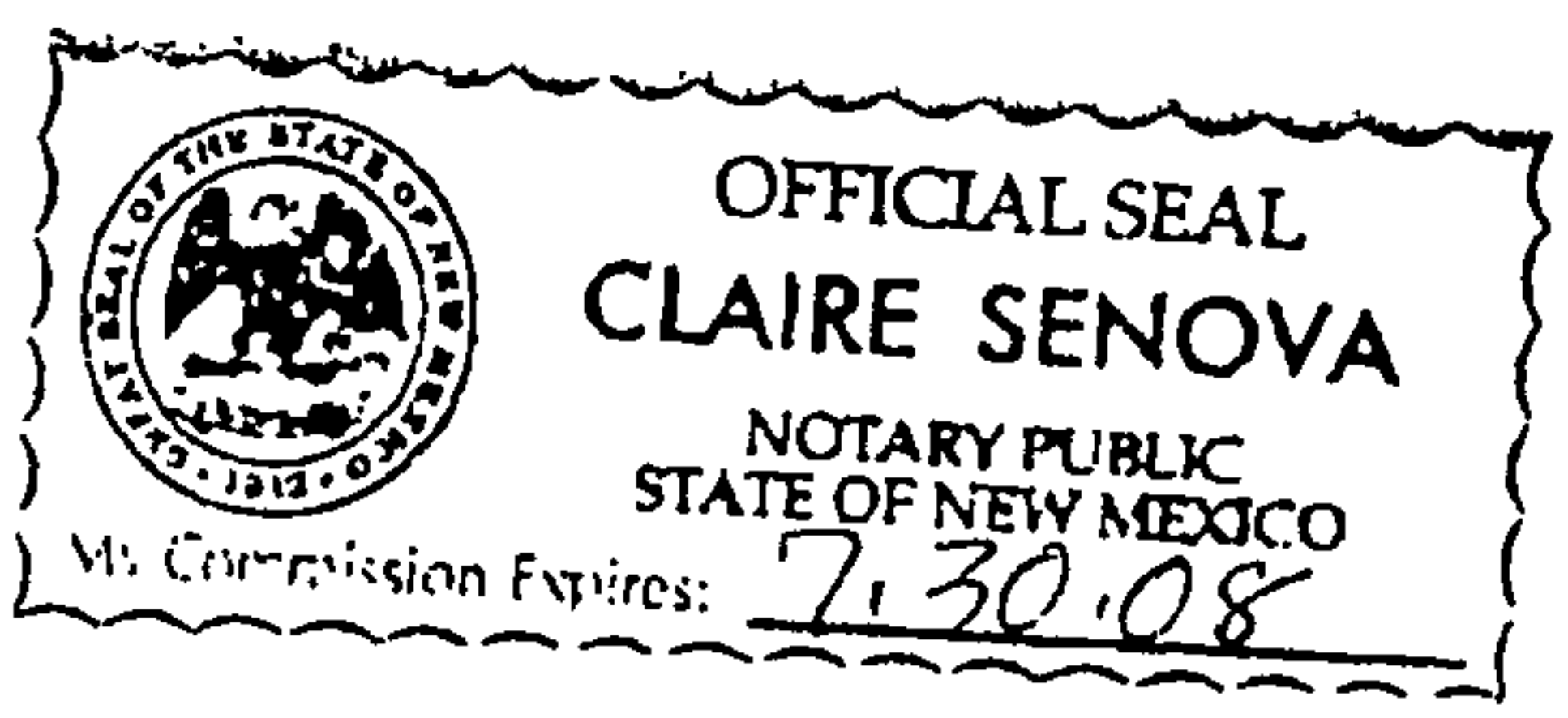
STATE OF NEW MEXICO)

COUNTY OF BERNALILLO)) ss.

This instrument was acknowledged before me on 16th day of January, 2007 by Richard Duarte, City Engineer of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

Claire Senova
Notary Public

My Commission Expires: 7.30.2008





ForstSurv@aol.com
11/16/2006 02:25 PM

To CSenova@cabq.gov
cc SWinklepleck@cabq.gov
bcc
Subject Project #1004565

12/6

Claire -

Re: Lots 19-22, Block 21, Tract A, Unit A, North Albuquerque Acres

At your request I phoned Stephanie Winklepleck at the Office of Neighborhood Coordination regarding the discrepancy between information shown on the 2003 Zone Atlas Page provided to ONC and the 2006 Zone Atlas Page provided for the DRB Preliminary Plat submittal. Because of that discrepancy she was going to require notification to 3 additional neighborhood associations. However, I explained that actually, neither Zone Atlas Page is correct. Most importantly, the subject property does not front on Paseo del Norte as shown on the 2006 Zone Atlas Page. Although all of the adjoining northerly lots were deeded for use as right-of-way, only a portion was needed for right-of-way and the remainder was deeded back to private use. The Warranty Deed in question is referenced on the replat.

After hearing my explanation Ms. Winklepleck determined that notification to 3 additional neighborhood associations will not be needed.

Terese Forstbauer
Forstbauer Surveying LLC
4116 Lomas Boulevard N.E.
Albuquerque, NM 87110
Phone: 505-268-2112
Fax: 505-268-2032

#7



DRB CASE ACTION LOG (SITE PLAN BLD PERMIT)

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-01231 (SBP)
Project Name: PALOMAS RETIREMENT RES.
Agent: CURRY BRANDAW ARCHITECTS

Project # 1004564
Phone No: 503-399-1090

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 9/6/06 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: _____

UTILITIES: _____

CITY ENGINEER / AMAFCA: SIA.

PARKS / CIP: _____

PLANNING (Last to sign): Plat needs to filed and recorded
3 Copies

- 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 1004564



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

September 6, 2006

9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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

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

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

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

Adjourned: 12:20 P.M.

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

- 1. **Project # 1003366**
06DRB-01160 Major-Two Year SIA

ADVANCED ENGINEERING & CONSULTING LLC agent(s) for FELIX RABADI request(s) the above action(s) for all or a portion of Tract(s) T-1-A-2, TOWN OF ALAMEDA GRANT (to be known as **RABADI COMPLEX**) zoned SU-1 PRD, located on GOLF COURSE NW between IRVING BLVD NW and the CALABACILLAS ARROYO containing approximately 9 acre(s). [REF: 04EPC-00498, 04DRB-00596, 06DRB-00056] (B-12) **A ONE-YEAR EXTENSION OF THE SIA WAS APPROVED.**

2. **Project # 1005033**
06DRB-01056 Major-SiteDev Plan
BldPermit

STUDIO SOUTHWEST ARCHITECTS agent(s) for I. P. F. D. C. request(s) the above action(s) for A PORTION OF I. P. F. D. C. (INDIAN PUEBLOS FEDERAL DEVELOPMENT CORP.) 7 ACRE SITE, **INDIAN PUEBLO COUNCIL PROPERTY**, zoned SU-1 C-2 with restrictions, located on 12th ST NW, between INDIAN SCHOOL NW and MENAUL NW containing approximately 3 acre(s). [REF: 03EPC-01676, 03EPC-01677] [*Deferred from 8/16/06 & 8/23/06*] (H-13/H-14) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 9/6/06 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR THE SIA, SIDEWALK RESOLUTION, DIMENSIONING ON THE SITE PLAN (MEET WITH WILFRED GALLEGOS) AND 3 COPIES OF THE SITE PLAN AND PLANNING FOR 15-DAY APPEAL PERIOD, ALTA LAND SURVEY REPLATTING ISSUE IN COUNCIL ORDINANCE, MONUMENT SIGN ORIENTED TO 12TH STREET, PERCENTAGE LANDSCAPING, INDIAN SCHOOL ROAD – PRIVATE OR PUBLIC – SECURITY GATE ON SITE PLAN FOR SUBDIVISION.**

3. **Project # 1002567**
06DRB-01158 Major-Preliminary Plat
Approval
06DRB-01163 Minor-Vacation of Private
Easements
06DRB-01159 Minor-Subd Design (DPM)
Variance
06DRB-01161 Minor-Sidewalk Variance
06DRB-01162 Minor-Temp Defer SDWK

ADVANCED ENGINEERING & CONSULTING LLC agent(s) for STEVE KIRK request(s) the above action(s) for all or a portion of Lot(s) 5-A-1, COLEMAN ADDITION (to be known as **HACIENDA DE LOIS SUBDIVISION**) zoned R-2 residential zone, located on 12th ST NW, between MENAUL EXTENSION NW and LA POBLANA NW containing approximately 1 acre(s). [REF: 06DRB-00726] (H-13) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 9/6/06 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 8/31/06 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS OF FINAL PLAT: IF THE FINAL PLAT IS APPROVED AFTER OCTOBER 31, 2006, THE SUBDIVIDER MUST COMPLY WITH CITY COUNCIL RESOLUTION R-06-74 REGARDING PRE-DEVELOPMENT FACILITY FEE AGREEMENTS WITH THE ALBUQUERQUE PUBLIC SCHOOLS (APS), M.R.G.C.D. SIGNATURE ON THE PLAT UNLESS PROOF OF FINAL EASEMENT IS GIVEN, IMPROVED WALL DESIGN, 13-FEET FROM FACE OF CURB TO PROPERTY LINE SHOULD BE DEDICATED AS RIGHT-OF-WAY. THE VACATION OF THE PRIVATE**

EASEMENTS WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. A SUBDIVISION DESIGN VARIANCE FROM MINIMUM DESIGN STANDARDS WAS APPROVED AS SHOWN ON EXHIBIT C 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 STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.

4. **Project # 1005070**
06DRB-01154 Major-Preliminary Plat Approval
06DRB-01156 Minor-Sidewalk Waiver
06DRB-01155 Minor-Temp Defer SDWK

SURV-TEK INC & WILSON & COMPANY agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 8, THE TRAILS, UNIT 2 (to be known as **TAOS @ THE TRAILS, UNIT 2**) zoned R-D, located on WOODMONT AVE NW, between UNIVERSE BLVD NW and RAINBOW BLVD NW containing approximately 9 acre(s). *[Deferred from 9/6/06]* (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 9/13/06.**

5. **Project # 1004943**
06DRB-01164 Major-Preliminary Plat Approval
06DRB-01165 Minor-SiteDev Plan BldPermit
06DRB-01166 Minor-Sidewalk Waiver
06DRB-01167 Minor-Temp Defer SDWK

ISAAC BENTON & ASSOCIATES agent(s) for J & J REAL ESTATE PARTNERSHIP request(s) the above action(s) for all or a portion of Tract(s) D, VILLAGE CENTER NORTH (to be known as **PINNACLE PEAK TOWNHOMES**) zoned SU-1 for R-2, located on PINNACLE PEAK NW, between SUMMER RIDGE NW and MCMAHON NW containing approximately 2 acre(s). [REF: 06DRB-00801] *[Deferred from 9/6/06]* (A-11) **THE SIDEWALK WAIVER 06DRB-01166 WAS WITHDRAWN AT THE AGENT'S REQUEST. THE REMAINDER OF THE REQUEST WAS DEFERRED AT THE AGENT'S REQUEST TO 9/13/06.**

6. **Project # 1003613**
06DRB-00854 Major-Preliminary Plat Approval
06DRB-00855 Major-Vacation of Public Easements
06DRB-00859 Minor-SiteDev Plan Subd/EPC
06DRB-00856 Minor-Sidewalk Waiver
06DRB-00857 Minor-Temp Defer SDWK

THOMPSON ENGINEERING CONSULTANTS INC agent(s) for WAREHOUSE MOLDING & DOOR CORP request(s) the above action(s) for all or a portion of Tract(s) 34, MRGCD Map 39, Lot(s) 11, Rancho Rico and Lot(s) 1-4, Powell Gardens Addition (to be known as **SUNSET VILLA ADDITION**) zoned SU-1 for PRD, located on SUNSET GARDENS RD SW between ATRISCO RD SW and ARENAL DITCH, containing approximately 15 acres. [Deferred from 7/12/06 & 8/9/06 & 8/23/06 & 9/6/06] (K-12) **DEFERRED AT THE AGENT'S REQUEST TO 9/20/06.**

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

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

7. **Project # 1004564**
06DRB-01231 Minor-SiteDev Plan BldPermit/EPC

CURRY BRANDAW ARCHITECTS request(s) the above action(s) for all or a portion of Lot(s) 19-22, Block(s) 21, Tract(s) A, NORTH ALBUQUERQUE ACRES, UNIT A (to be known as **PALOMAS RETIREMENT RESIDENCE**) zoned SU-2/O-1, located on PALOMAS AVE NE, between BARSTOW ST NE and WYOMING BLVD NE containing approximately 4 acre(s). [REF: 05EPC-01231] [**Carmen Marrone, EPC Case Planner**] (D-19) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 9/6/06 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR THE SIA AND PLANNING FOR 3 COPIES OF THE SITE PLAN AND PLAT APPROVAL BY DRB.**

8. **Project # 1004565**
06DRB-01058 Minor-SiteDev Plan Subd/EPC
06DRB-01059 Minor-SiteDev Plan BldPermit/EPC
06DRB-00908 Minor-Prelim&Final Plat Approval

WAYJOHN SURVEYING INC agent(s) for DOYLE & TRICARIO INVESTMENTS request(s) the above action(s) for all or a portion of Lot(s) 7, 8 & 9, Block(s) 16-A, SANTILLA PLACE (to be known as **CAGUA TOWNHOMES**) zoned R-LT residential zone, located on CAGUA DR NE between COPPER AVE NE and GRAND AVE NE containing approximately 1 acre(s). [**Catalina Lehner, EPC Case Planner**] [Deferred from 8/2/06 &

8/16/06 & 8/30/06 & 9/6/06] (K-18) DEFERRED AT THE AGENT'S REQUEST TO 9/13/06.

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

9. **Project # 1004877**
06DRB-01255 Minor-Prelim&Final Plat Approval
JEFF MORTENSEN & ASSOCIATES INC agent(s) for THE BOARD OF EDUCATION FOR THE CITY OF ALBUQUERQUE (APS REAL ESTATE OFFICE) request(s) the above action(s) for Lot(s) 1-10, Block(s) 3 & Lot(s) 1-9, Block(s) 4, MANDELL ADDITION NO. 2 (to be known as **TRACT A, A.P.S. STRONGHURST COMPLEX**) zoned M-1 light manufacturing zone, located on WOODLAND AVE NW, between MENAUL BLVD NW and 2ND ST NW containing approximately 4 acre(s). [REF: 06DRB-00634,06DRB-00635] (H-14) **PRELIMINARY AND FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

10. **Project # 1002771**
06DRB-01248 Minor-Prelim&Final Plat Approval
SURVEYS SOUTHWEST LTD agent(s) for GERTRUDE ZACHARY SCHMIDT request(s) the above action(s) for all or a portion of Lot(s) 24-A, Block(s) 36, **NEW MEXICO TOWN COMPANY'S ORIGINAL TOWNSITE**, zoned SU-3 special center zone, located on 2ND ST SW, between LEAD AVE SW and COAL AVE SW containing approximately 1 acre(s). [REF: 03DRB-02147, 03DRB-01036] (K-14) **PRELIMINARY AND FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

11. **Project # 1003272**
06DRB-01253 Minor-Prelim&Final Plat Approval
ISAACSON & ARFMAN PA agent(s) for EAGLE ASSETS LLC request(s) the above action(s) for Lot(s) 2A1B2B, 3A1, 3A2, 4A1, ALBUQUERQUE WEST, UNIT 2 (to be known as **LOTS 2A1B2B1, 2A1B2B2, 2A1B2B3, 3A1A, 3A2A & 4A1A, ALBUQUERQUE WEST, UNIT 2**) zoned SU-1 PDA TO INCLUDE C-3 USES, located on ALL SAINTS RD NW,

between EAGLE RANCH RD NW and COORS BLVD NW containing approximately 7 acre(s). [REF: 06DRB-00941, 06DRB-01087] (C-13) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR NMU INC SIGNATURE, AGIS DXF FILE, APPLICATION OF EPC ADMINISTRATIVE AMENDMENT AND TO RECORD THE PLAT.**

12. **Project # 1000922**
06DRB-01224 Minor-Prelim&Final Plat
Approval

WILSON & CO agent(s) for LA CUENTISTA I LLC, MICHAEL KNIGHT request(s) the above action(s) for all or a portion of Tract(s) A, **LA CUENTISTA SUBDIVISION, UNIT 1A**, zoned R-1, located on ROSA PARKS RD NW and ALOE RD NW containing approximately 2 acre(s). [REF: 05DRB-01829, 06DRB-00555] [*Deferred from 9/6/06*] (C-10) **DEFERRED AT THE AGENT'S REQUEST TO 9/13/06.**

13. **Project # 1005109**
06DRB-01257 Minor-Prelim&Final Plat
Approval

GEORGE T RODRIGUEZ agent(s) for STEVEN L COE request(s) the above action(s) for all or a portion of Lot(s) 3-5, Block(s) 6, **MONTE VISTA SUBDIVISION**, zoned R-1 residential zone, located on WELLESLEY DR NE, between CENTRAL AVE NE and CAMPUS BLVD NE containing approximately 1 acre(s). (K-16) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR WIDTH OF STREET CURB TO CURB AND LAYOUT OF LOT 4-A AND TO PLANNING FOR AGIS DXF FILE, DEMOLITION OF HOUSE ON LOT 4 AND TO RECORD THE PLAT.**

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

14. **Project # 1005078**
06DRB-01177 Minor-Sketch Plat or Plan
- STEVEN BURNS agent(s) for MICHELLE TOMPSON request(s) the above action(s) for all or a portion of Lot(s) 12, Block(s) 19, **EASTERN ADDITION**, zoned SU-2 RC, located on EDITH BLVD SE, between LEWIS AVE SE and GARFIELD AVE SE containing approximately 1 acre(s). *[Deferred from 8/23/06]*(L-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
15. **Project # 1005108**
06DRB-01256 Minor-Sketch Plat or Plan
- WALLACE BINGHAM ENGINEERING agent(s) for RALPH CORIZ request(s) the above action(s) for all or a portion of Tract(s) 67-A-1 and 67-A-2, **MAP 29**, zoned R-1, located on 4TH ST NW, between VINEYARD NW and WILLOW NW containing approximately 1 acre(s). (E-15) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
16. **Project # 1005106**
06DRB-01251 Minor-Sketch Plat or Plan
- LORETTA NARANJO LOPEZ agent(s) for MARYLOU NARANJO request(s) the above action(s) for all or a portion of Lot(s) B, **LANDS OF ARTHUR NARANJO, SORIDA ADDITION**, zoned RA-2 residential and agricultural zone, located on DURANES RD NW, between LOS LUCEROS RD NW and GUADALUPE TR NW containing approximately 1 acre(s). (H-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
17. **Project # 1005107**
06DRB-01254 Minor-Sketch Plat or Plan
- JOSE GONZALEZ request(s) the above action(s) for all or a portion of Lot(s) 8, Block(s) 9, **TORREON ADDITION**, zoned SU-2 MR, located on THAXTON SE and EDITH SE and containing approximately 1 acre(s). (L-14) **THE**

ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.

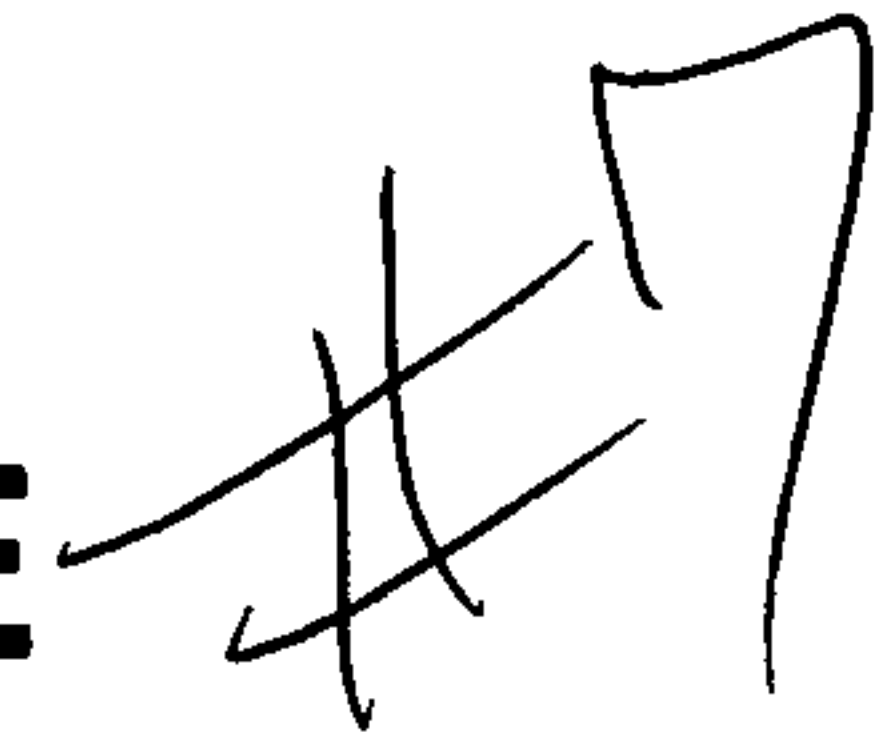
- 18. Project # 1003794**
06DRB-01228 Minor-Sketch Plat or Plan

SURV-TEK INC agent(s) for JMD PARTNERSHIP LTD request(s) the above action(s) for all or a portion of Tract(s) 1A, Row 1, **WEST OF WESTLAND, UNIT 1**, zoned SU-2 PCA, located on 98TH ST NW, between CENTRAL AVE NW and VOLCANO RD NW containing approximately 4 acre(s). (K-9) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

- 19. Approval of the Development Review Board Minutes for August 23 & August 30, 2006. THE DEVELOPMENT REVIEW BOARD MINUTES FOR AUGUST 23 AND AUGUST 30 WERE APPROVED BY THE BOARD.**

ADJOURNED: 12:20 P.M.

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
Development Review Division



INTER-OFFICE MEMO

September 1, 2006

TO: Sheran Matson, DRB Chair
FROM: Carmen Marrone, Senior Planner
RE: **Project #1004564, Albuquerque Retirement Residence**

On January 19, 2006, the EPC approved a Site Development Plan for Building Permit for approximately 3.5 acres located on Palomas Avenue NE. I have reviewed the DRB submittal and find the following:

Condition 5 calls for a 6'-wide public sidewalk adjacent to the north property line. This sidewalk should align with the future sidewalks east and west of the site ***provided the remnant lots adjacent to Paseo del Norte are not developed.*** The DRB will need to verify this.

Comment satisfied - defer to transportation Ag 9-6-06

If you have any questions regarding this case, please call me at 924-3814.

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1004564

AGENDA ITEM NO: 7

SUBJECT:

Site Plan for BP

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

An approved SIA with Financial Guarantee(s) is required prior to site plan approval.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION:

Signed IL

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

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

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee

DATE: SEPTEMBER 6, 2006

Current DRC

Project Number: _____

FIGURE 12

Date Submitted: August 25, 2006

Date Site Plan Approved: 9/6/06

Date Preliminary Plat Approved: _____

Date Preliminary Plat Expires: _____

DRB Project No.: 1004564

DRB Application No.: 06DRB-01231

ORIGINAL

INFRASTRUCTURE LIST

(Rev 9-20-05)

EXHIBIT "A"

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

**PALOMAS RETIREMENT RESIDENCE
PROPOSED NAME OF SITE DEVELOPMENT PLAN**

**LOTS 19-22, BLOCK 21, TR. A, UNIT A, N.A.A.
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
		Std	Curb & Gutter (north)	Palomas Ave NE	West Property Line	East Property Line	/	/	/
		6'	Sidewalk (north)	Palomas Ave NE	West Property Line	East Property Line	/	/	/
		24'	Asphalt Pavement	Palomas Ave NE	West Property Line	East Property Line	/	/	/
		6"	Waterline	Palomas Ave NE	East Property Line	495' West	/	/	/
		6'	Sidewalk (south) <i>SMM</i>	Parco del Norte	West property line	East property line	/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/

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:							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 Signage per DRC SMM

2

3

AGENT / OWNER

Scott M. McGee, PE

NAME (print)

Isaacson & Arfman, P.A.

FIRM

Scott M McGee 8/25/06

SIGNATURE - date

SMM 9/6/06

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

J. Matson 9/6/06
DRB CHAIR - date

[Signature] 9-6-06
PARKS & GENERAL RECREATION - date

[Signature] 9-6-06
TRANSPORTATION DEVELOPMENT - date

[Signature] 9/6/06
UTILITY DEVELOPMENT - date

[Signature] 9/6/06
CITY ENGINEER - date

N/A
AMAFCA - date

_____- date

_____- date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER

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 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: Curry Brandaw Architects PHONE: 503-399-1090
 ADDRESS: 2601 25th St. SE, Suite 300 FAX: 503-399-0565
 CITY: Salem STATE OR ZIP 97302 E-MAIL: kristin@currybrandaw.com
 Proprietary interest in site: Agent for Seller & Purchaser of List all owners: Continental Retirement Holdings, Inc.
 Property
 AGENT (if any): Same as above PHONE: _____
 ADDRESS: _____ FAX: _____
 CITY: _____ STATE _____ ZIP _____ E-MAIL: _____

DESCRIPTION OF REQUEST: We request approval of our Final Development Plan for a 118-suite Retirement Residence (Rest Home) for seniors and Re-plat (from 4 lots to 1) from DRB and eventually Building Permit approval and Final Site Permits for the project.

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

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

Lot or Tract No. Lots 19-22 Tract A Block: 21 Unit: A
 Subdiv. / Addn. North Albuquerque Acres **TBK Palomas Retirement Residence**
 Current Zoning: SU -2/O-I Proposed zoning: SU -2/O-I
 Zone Atlas page(s): D-19-Z No. of existing lots: 4 No. of proposed lots: 1
 Total area of site (acres): 3.55 Density if applicable: dwellings per gross acre: 33.2 dwellings per net acre: _____
 Within city limits? Yes. No; but site is within 5 miles of the city limits.) Within 1000FT of a landfill? No
 UPC No. See attached list 101906343849510511 MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: Palomas Avenue NE

Between: Barstow Street NE and Wyoming Boulevard
CASE HISTORY: Carmen Marroxe Epc Case Planner 01808
 List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): 05EPC-
 Project: 1004564, 05EPC-01808, AC-06-7

Check-off if project was previously reviewed by Sketch Plat/Plan?, or Pre-application Review Team?. Date of review: _____
SIGNATURE Kristin A. Newland DATE April 11, 2006
 (Print) _____ Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 4/04

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>06DRB -01231</u>	<u>SBP</u>	<u>PL(3)</u>	<u>\$0.00</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 checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	Total
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	<u>\$20.00</u>

Hearing date 09/06/06

Sandy Hawley 08/25/06

Project # 1004564

FORM P(3): SITE PLAN REVIEW - D.R.B. MEETING (UNADVERTISED)

SKETCH PLAN REVIEW AND COMMENT

Maximum Size: 24" x 36"

- 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

Maximum Size: 24" x 36"

- 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
- Completed Site Plan for Subdivision Checklist
- Infrastructure List, if relevant to the site plan
- 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

Maximum Size: 24" x 36"

- 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
- 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

Maximum Size: 24" x 36"

AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

Maximum Size: 24" x 36"

- 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
- 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.

Ruth Lozano
 For Curry Branshaw Architects Applicant name (print)
Ruth Lozano 8/25/06
 Applicant signature / date

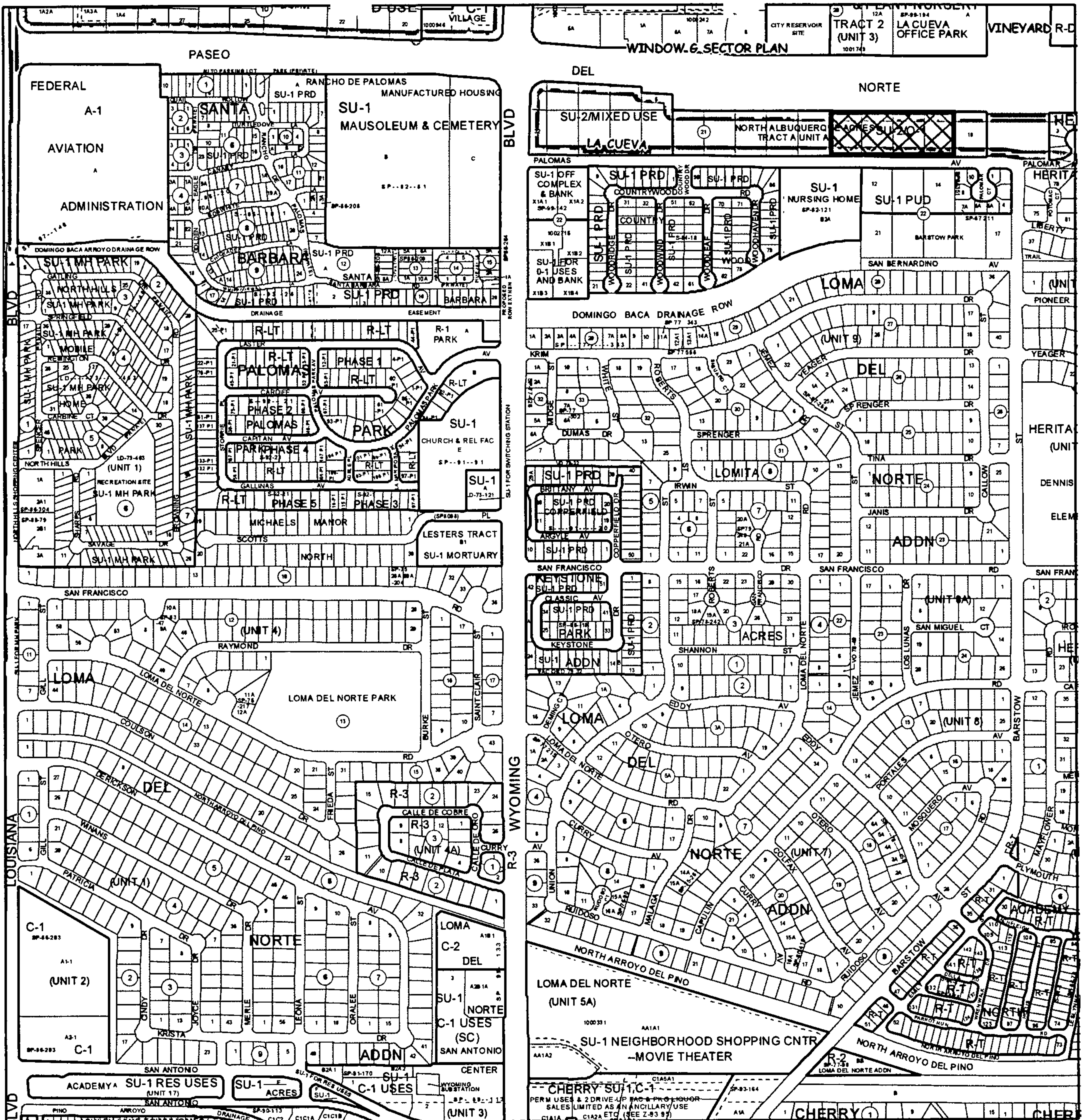


Form revised APRIL 2006

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

Application case numbers
 06PRB-_____-01231

Sandy Hawley 08/25/06
 Planner signature / date
Project # 1004564



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

AGIS
Albuquerque Geographic Information System

Map amended through: 3/14/2006

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
D-19-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



Curry Brandaw Architects

••
P A R T N E R S H I P

August 21, 2006

City of Albuquerque
Plaza del Sol Building
600 2nd Street NW
Albuquerque, NM 87102

Re: Development Plan Review Application - Lots 19-22 in Block 21 Tract A Unit A of North Albuquerque Acres

We are respectfully requesting approval of a Site Development plan for Subdivision and Building permit in order to build a 118-suite Retirement Residence for seniors. We will be re-platting the property to consolidate the 4 lots into one parcel. The property is currently zoned SUE-2/O-I which allows Retirement Residences as a permitted use. The site is ideally suited for our senior housing use with its close proximity to services such as shopping, recreation and medical needs. Our proposed use is very compatible with the existing uses and will provide a nice transition between with the surrounding existing Single Family and Mixed Use Developments in the area.

The Retirement Residence is a 118-suite facility for seniors. Our concept is designed for those who are still ambulatory, but in need of some support. The private suites include studio, one and two bedroom versions. Each is similar to a conventional dwelling unit except a kitchen is not included. They are different from conventional senior or multi-family apartment units with full kitchens, in that the density effect would be negligible. Services include three prepared meals daily, housekeeping, laundering, private bus transportation and various activities. Staff is "in house" 24 hours a day. The monthly rent payment covers the private room, all services and utilities.

Typically our resident will be a single person in their late 70's or 80's. Approximately 10% of the rooms will be rented by couples making a total building population of 130. Fewer than 25% of the residents will be driving their own cars. Our project will generate approximately 246 trips per day with less than 30 peak hour trips.

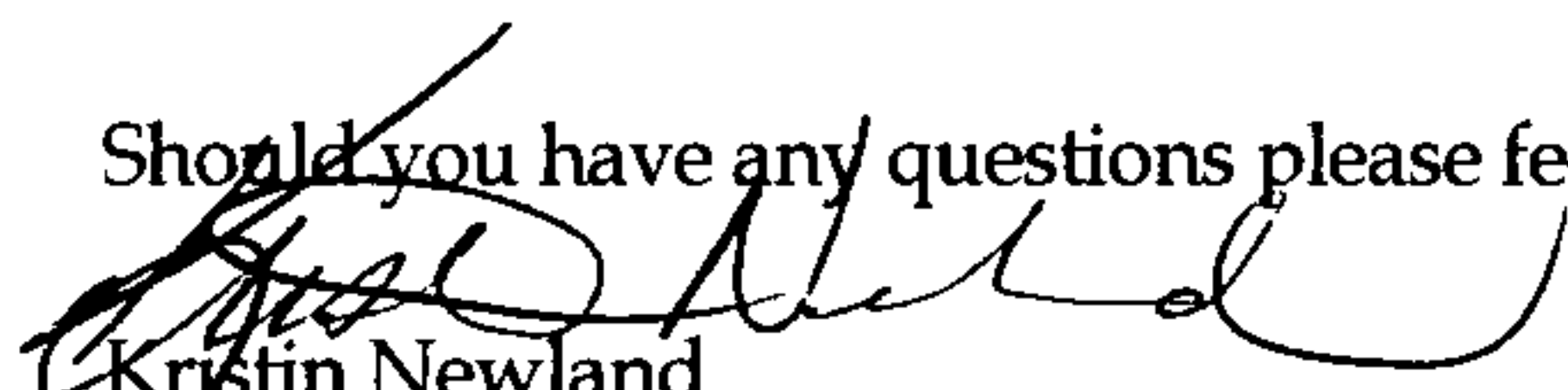
The project will have very minimal impact to public services in the area. Impacts to schools, parks and libraries will be negligible, since residents are on average 80-years old.

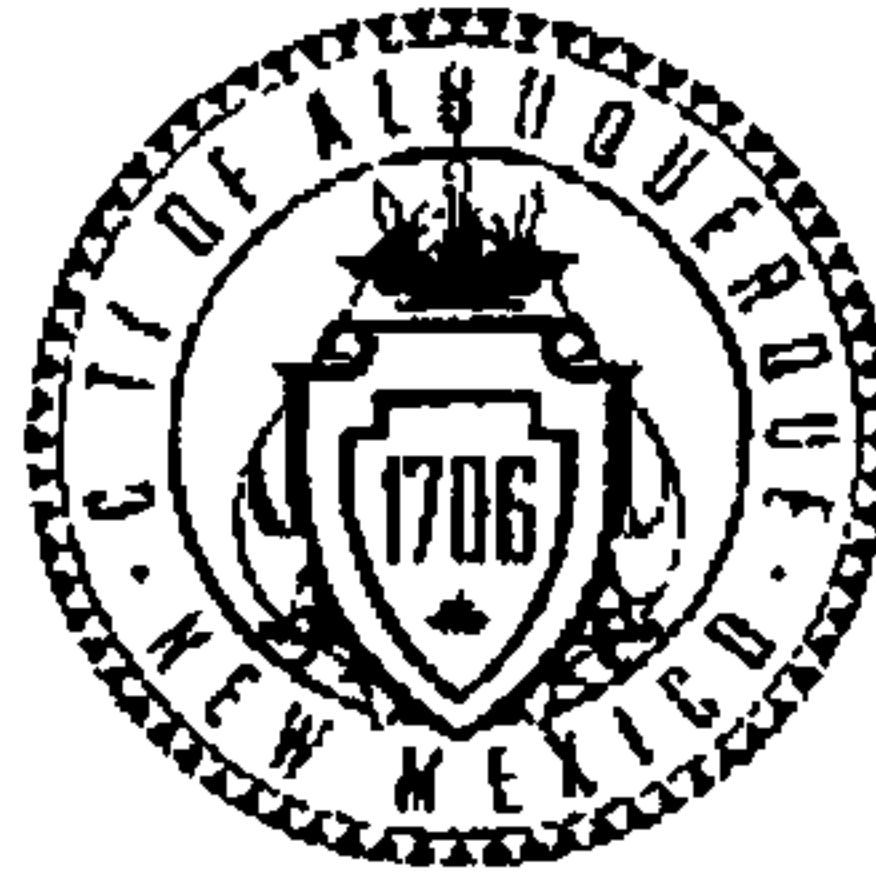
Because most of our residents do not drive, we provide private van transportation for their use. The van is available to take the residents to places they need to visit, such as banks, medical offices, shopping areas, etc. Normally we request a parking ratio of .50, or one parking space per two suites. Holiday Retirement Corp. has developed over 200 retirement residences. Experience from this extensive portfolio has shown that .50 parking space per suite is adequate for our residents, staff and visitors. The parking ratio allows us to increase landscaping and open space to create a better residential environment for our residents and adjacent property owners.

Neighborhood compatibility is achieved in the site planning and building design. The wing ends and building center step down from three to two and one story. This arrangement provides for privacy and a gentle change of scale. Care is taken to minimize the impact to the existing community.

The exterior siding material will be stucco with a built up parapet and cornice. The building interior design has common areas for a variety of uses. There will be a common dining room and kitchen for shared meals. There will be a multi-purpose room, beauty shop, crafts room, TV room, lounges and an exercise room. The circulation will be organized around a central atrium. Residents will be able to contact the manager with both emergency pull cords and voice communications in each room. The building will be fully fire sprinkled. The site is to be extensively landscaped. Usable outdoor spaces include extensive lawn and a partially covered patio off the craft/exercise room. There will be paths, which connect all exits from the building to provide walking areas for the residents.

Should you have any questions please feel free to contact me at 503.399.1090.


Kristin Newland
Project Supervisor



City of Albuquerque
Planning Department
Development Review Division
P.O. Box 1293
Albuquerque, New Mexico 87103

Date: January 20, 2006

OFFICIAL NOTIFICATION OF DECISION

FILE: 1004564
05EPC-01808 EPC Site Development Plan-
Building Permit

Colson & Colson Construction Co.
P.O. Box 14111
Salem, OR 97309

LEGAL DESCRIPTION: for all or a portion of
Lots 19-22, Block 21, Tract A, Unit A, North
Albuquerque Acres, zoned SU-2/O-1, located on
PALOMAS AVE. NE, between BARSTOW NE
and WYOMING BLVD. NE, containing
approximately 3.5 acres. (D-19) Carmen
Marrone, Staff Planner

On January 19, 2006 the Environmental Planning Commission voted to approve Project 1004564/ 05EPC 01808, a Site Plan for Building Permit, for Lots 19-22, Block 21, Tract A, Unit A, North Albuquerque Acres, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for approval of a site development plan for building permit for Lots 19-22, Block 21, Tract A, Unit A, North Albuquerque Acres. The site is located on Palomas Avenue NE between Wyoming and Barstow and contains approximately 3.5 acres. The applicant is proposing to re-plat four lots into one tract and to construct a three-story retirement home consisting of 118 suites.
2. The site is zoned SU-2/O-1 per the La Cueva Sector Plan. All SU-2-zoned properties within the La Cueva Sector Plan are required to receive EPC approval of a site development plan.
3. The proposed use, rest home, is permissive under the current zoning.
4. The subject site is within the Established Urban Area of the *Comprehensive Plan*. The location, intensity and design of the proposed development will respect existing neighborhood values by providing an appropriate buffer between Paseo del Norte to the north and existing single-family residential zoning to the south per Policy 5d. In addition, the height and mass of the building will shield the residential development to the south from adverse effects of noise, lighting, pollution, and traffic that arise from Paseo del Norte per Policy 5i.

5. The proposed development is in close proximity to services such as shopping, recreation and medical to provide balanced development and to help preserve the integrity of the existing neighborhoods and the new residents of the retirement home per Policy 5e of the *Comp. Plan*.
6. The building design is compatible with the surrounding development and is in conformance with the design requirements of the La Cueva Sector Plan per Policy 5l of the *Comprehensive Plan*.
7. The proposed submittal meets the applicable Guiding Principles of the *La Cueva Sector Plan* by providing a high-density residential development that will add variety and vitality along the Paseo del Norte corridor.
8. The site plan meets the Design Regulations of the *La Cueva Sector Plan* by providing pedestrian connections to and within the site per Design Reg. 3. Varied wall planes and building masses are provided to create visual interest (Design Reg. 6) and building design, colors, and materials are compatible with surrounding development (Design Reg. 9). Parking is held to a minimum and distributed throughout the site to the extent possible per Design Reg. 12.
9. Neighborhoods have expressed two major concerns regarding the subject request: the height of the building and the growing traffic on Palomas.

CONDITIONS:

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. The site plan for building permit is subject to the Design Regulations, Section 5.4.6, of the *La Cueva Sector Development Plan*.
3. Label the first page of the submittal as "Site Plan for Building Permit".
4. The Elevation Plan indicates that the tallest point of the building will be 40' high. The La Cueva Sector Plan restricts the building height to 36'. The applicant shall lower the height of the tower to 36 feet.

OFFICIAL NOTICE OF DECISION
JANUARY 19, 2006
PROJECT 1004564
PAGE 3 OF 5

5. Indicate a 6-foot wide concrete public sidewalk adjacent to the north property line. Also, provide a pedestrian connection from the internal sidewalk to the public sidewalk adjacent to the north property line.
6. All internal sidewalks shall be a minimum width of 6 feet.
7. The color of the perimeter walls and refuse enclosure walls shall be compatible with the building colors.
8. Provide open fencing, such as tubular wrought iron, within the 85' gap in the north perimeter wall. Also, provide a wrought iron gate at the pedestrian connection to the public sidewalk.
9. Parking lights shall be spaced close enough to provide a safe and secure environment for the residents and visitors of the facility.
10. Provide the square footage for each separate area of landscaping.
11. The number of shade tree symbols does not match up with the number of shade tree names. This shall be rectified.
12. The landscape plan shall accurately reflect 75% live ground cover. All shrubs shall be indicated with appropriate symbols.
13. Delete the note on the Landscape Plan that states, "Three shrubs required per 30 lineal feet of street frontage minimum."
14. The signage materials and colors are not identified on the site plan. They should be consistent with and complement the materials and colors of the building. Also, if the signage is illuminated, it must comply with the signage regulations in Section 14-16-3-5 of the Zoning Code.
15. Conditions from the City Engineer:
 - a. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan for subdivision. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).
 - b. Provide more detail as to the type of vehicle using the service entrance and how the vehicles will maneuver in this area.
 - c. Provide more information about garage area (type of vehicles and use).

OFFICIAL NOTICE OF DECISION

JANUARY 19, 2006

PROJECT 1004564

PAGE 4 OF 5

- d. At main site drive (to covered entrance) reduce driveway width to approximately 30'. Under covered entrance, reduce aisle width to 20' and sign and stripe for one way operation (prefer clockwise circulation). Curb return radii should be such that emergency and delivery type vehicles can access this area.
- e. Site plan shall comply and be designed per DPM Standards.
- f. Platting must be a concurrent DRB action.

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY FEBRUARY 3, 2006 IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED. IT IS NOT POSSIBLE TO APPEAL EPC RECOMMENDATIONS TO CITY COUNCIL; RATHER, A FORMAL PROTEST OF THE EPC'S RECOMMENDATION CAN BE FILED WITHIN THE 15 DAY PERIOD FOLLOWING THE EPC'S DECISION.

- **Appeal to the City Council:** Persons aggrieved with any determination of the Environmental Planning Commission acting under this ordinance and who have legal standing as defined in Section 14-16-4-4.B.2 of the City of Albuquerque Comprehensive Zoning Code may file an appeal to the City Council by submitting written application on the Planning Department form to the Planning Department within 15 days of the Planning Commission's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal, and if the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. The City Council may decline to hear the appeal if it finds that all City plans, policies and ordinances have been properly followed. If they decide that all City plans, policies and ordinances have not been properly followed, they shall hear the appeal. Such appeal, if heard, shall be heard within 45 days of its filing.

YOU WILL RECEIVE NOTIFICATION IF ANY PERSON FILES AN APPEAL. IF THERE IS NO APPEAL, YOU CAN RECEIVE BUILDING PERMITS AT ANY TIME AFTER THE APPEAL DEADLINE QUOTED ABOVE, PROVIDED ALL CONDITIONS IMPOSED AT THE TIME OF APPROVAL HAVE BEEN MET. SUCCESSFUL APPLICANTS ARE REMINDED THAT OTHER REGULATIONS OF THE CITY MUST BE COMPLIED WITH, EVEN AFTER APPROVAL OF THE REFERENCED APPLICATION(S).

Successful applicants should be aware of the termination provisions for Site Development Plans specified in Section 14-16-3-11 of the Comprehensive Zoning Code. Generally plan approval is terminated 7 years after approval by the EPC

OFFICIAL NOTICE OF DECISION
JANUARY 19, 2006
PROJECT 1004564
PAGE 5 OF 5

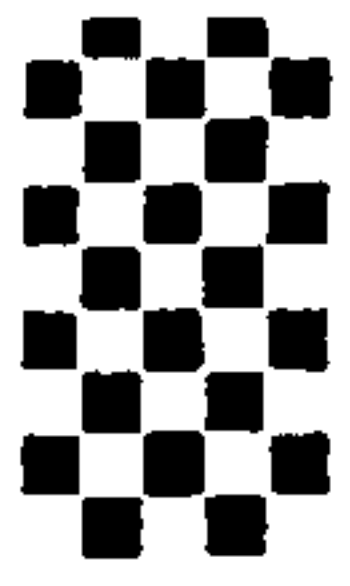
Sincerely,



Richard Dincen
Planning Director

RD/CM/ac

cc: Curry Brandaw Arch., 2601 25th St. SE, Suite 300, Salem, Or. 97302
Issacson & Arfman, 128 Monroc St. NE, Albuquerque NM 87108
Leilani McGranahan, Nor Este NA, 7600 Rio Guadalupe NE, Albuquerque NM 87122
Joe Yardumian, Nor Este Na, 7801 RC Gorman Ave. NE, Albuquerque NM 87122
Dawne Settccerri, North Wyoming NA, 7704 White NE, Albuquerque NM 87109
Doug Fenton, North Wyoming NA, 7408 Sulky NE, Albuquerque NM 87109
Mark Smith, Countrywood Area NA, 7916 Woodleaf Dr. NE, Albuquerque NM 87109
Fred Schwab, Countrywood Area NA, 912 Woodwin Dr. NE, Albuquerque NM 87109
Pat Roehm, Hcritage Hills NA, 8913 Rough Rider NE, Albuquerque NM 87109
Peggy Carnett, Heritage Hills Na, 8904 San Francisco NE, Albuquerque NM 87109
Lance DeYoung, 7920 Palomar Court NE, Albuquerque NM 87109



Sterling Development, Inc.

December 2, 2005

City of Albuquerque
Planning & Zoning
600 2nd Street
Albuquerque, NM 87102

To Whom It May Concern:

We hereby designate and authorize Colson & Colson Construction Co. to act as our Agents, as they are under contract to purchase the property, in the processing of applications for permits and/or proprietary authorization; and to furnish, on request, supplemental information in support of such applications.

By: 

Colson & Colson

CONSTRUCTION CO.

December 2, 2005

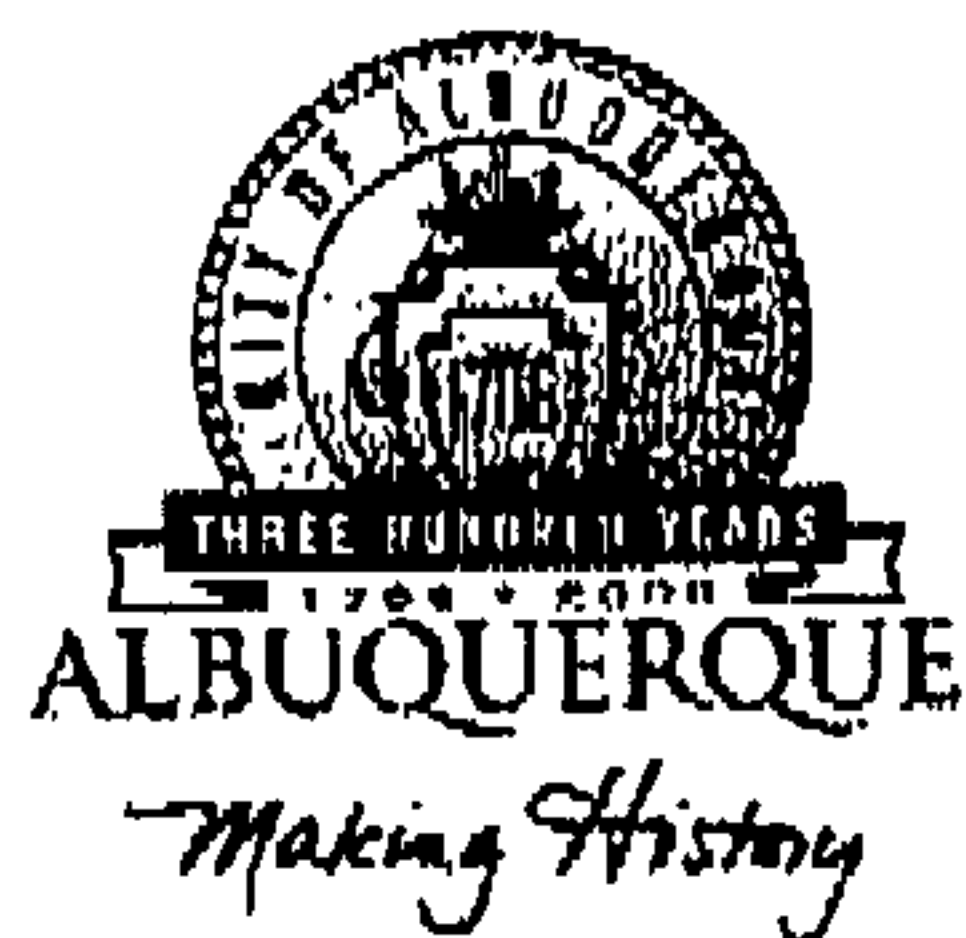
To Whom It May Concern:

We hereby designate and authorize Curry Brandaw Architects to act as our Agent in the processing of applications for permits and/or proprietary authorization; and to furnish, on request, supplemental information in support of such applications. In addition, we designate and authorize Curry Brandaw Architects to bind us, to perform any requirement, which may be necessary to procure such permits or authorizations.

Colson & Colson Construction Co.

By: 

William E. Colson
Managing General Partner



City of Albuquerque

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

November 30, 2005

Kristin Newland
 Curry Brandaw Architects
 2601 25th St. SE, Suite 300 Salem, OR 97302
 Phone: 503-399-1090 Fax: 503-399-0565

Dear Kristen:

Thank you for your inquiry of **November 30, 2005** requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **LOTS 18-22, BLOCK 21, TRACT A, UNIT A, NORTH ALBUQUERQUE ACRES, LOCATED ON PALOMAS AVENUE NE, BETWEEN BARSTOW STREET NE AND WYOMING BOULEVARD** zone map D-19.

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

COUNTRYWOOD AREA N.A. (CWA) "R"

*Mark Smith
 7916 Woodleaf Dr. NE/87109 797-3525 (h)
 Fred Schwab
 7912 Woodwind Dr. NE/87109 798-1855 (h)

HERITAGE HILLS N.A.

8904 San Francisco NE/87109 822-1537 (h) 293-1040 (w)
 Pat Roehm
 8913 Rough Rider NE/87109 822-0097 (h)

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

Please note that according to O-92 you are required to notify each of these contact persons by **certified mail, return receipt requested**, before the Planning Department will accept your application filing. **IMPORTANT!** Failure of adequate notification may result in your **Application Hearing being deferred for 30 days**. If you have any questions about the information provided, please contact our office at (505) 924-3914 or by fax at 924-3913.

Sincerely,

Dalaina Carmona

OFFICE OF NEIGHBORHOOD COORDINATION
 Planning Department

NORTH WYOMING N.A. (NWG, R)

***Doug Fenton**

7408 Sulky NE/87109 856-6113 (h)

Dawnc Settecerri

7704 White NE/87109 856-9650 (h)

NOR ESTE N.A. (NRE) "R"

***Leilani McGranahan**

7600 Rio Guadalupe NE/87122 293-5209 (h)

Joe Yardumian

7801 R.C. Gorman Ave. NE/87122-2748 797-1851 (h)

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Certified Fee	2.30	
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 2.67	

Sent To: Joe Yardenain
 Street, Apt. No., or PO Box No.: 7801 B.C. Gorman Ave NE
 City, State, ZIP+4: Albuquerque NM 87109

PS Form 3800, June 2002 See Reverse for Instructions

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Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 2.67	

Sent To: Leilani McBrant
 Street, Apt. No., or PO Box No.: 7600 Rio Guadalupe NE
 City, State, ZIP+4: Albuquerque NM 87109

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Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 2.67	

Sent To: Dawne Settecerri
 Street, Apt. No., or PO Box No.: 7704 White NE
 City, State, ZIP+4: Albuquerque NM 87109

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Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 2.67	

Sent To: Fred Schwab USPS
 Street, Apt. No., or PO Box No.: 7912 Woodwind Dr NE
 City, State, ZIP+4: Albuquerque NM 87109

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Certified Fee	2.30	
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 2.67	

Sent To: Heritage Hills N.A. USPS
 Street, Apt. No., or PO Box No.: 8904 San Francisco NE
 City, State, ZIP+4: Albuquerque NM 87109

PS Form 3800, June 2002 See Reverse for Instructions

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Certified Fee	2.30	
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 2.67	

Sent To: Mark Smith
 Street, Apt. No., or PO Box No.: 7916 Woodleaf Dr NE
 City, State, ZIP+4: Albuquerque NM 87109

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7005 1820 0008 2649 9702
 7005 1820 0008 2649 9726
 7005 1820 0008 2649 9696
 7005 1820 0008 2649 9736

7005 1820 0008 2649 9738

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Certified Fee	2.30	
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 2.67	

Sent To *Dora Fenton*
 Street, Apt. No., or PO Box No. *7408 Sulku NE*
 City, State, ZIP+4 *Albuquerque, NM 87109*
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Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)	1.07	
Total Postage & Fees	\$ 2.67	

Sent To *Pat Boehm*
 Street, Apt. No., or PO Box No. *8913 Rough Rider NE*
 City, State, ZIP+4 *Albuquerque, NM 87109*
 PS Form 3800, June 2002 See Reverse for Instructions

-27-

B. Proposed Development

1. Structural

- A. Location of existing and proposed structures
- B. Square footage of each structure and building footprint (if different from total square footage)
- 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, including location.

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: 68 provided: 71
 Handicapped spaces required: 4 provided: 4
- B. Bicycle parking & facilities
 - 1. Bicycle racks, spaces required: 4
 provided: 4
 - 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
- 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
- B. Identify Alternate transportation facilities within site or adjacent to site
 - 1. Bikeways and bike-related facilities
 - 2. Pedestrian trails and linkages
 - 3. Bus facilities, including routes, bays and shelters existing or required

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 1/10/2005

4. Utilities

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

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. Method for meeting 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.

A. General Information

- 1. Scale - must be same as Sheet #1 - Site Plan
- 2. Bar Scale
- 3. North Arrow
- 4. Property Lines

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 1/10/2005

- 5. Existing and proposed easements
- 6. Building footprints
- 7. Location and detail 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 and/or contour lines (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 "common name" 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.

LANDSCAPE LEGEND

SHADE TREES



TYPICAL OF, BUT NOT LIMITED TO:

COMMON NAME	BOTANICAL NAME	WATER USE
Indian Magic Crabapple	Malus 'Indian Magic'	Medium
Chinese Pistache	Pistacia Chinensis	Medium
Chanticleer Pear	Pyrus Calleryana 'Glan's Form'	Medium
Chestnut Tree	Vitex Abnus-castus	Medium

STREET TREES



TYPICAL OF, BUT NOT LIMITED TO:

COMMON NAME	BOTANICAL NAME	WATER USE
Purple Robe Locust	Robinia Ambigua 'Purple Robe'	Medium

NOTE:
ONE STREET TREE REQUIRED PER 30 LINEAL FEET OF STREET FRONTAGE

NOTE:
ALL TREES 15 GAL. MIN. 15% OF ALL ON-SITE TREES SHALL BE 24" BOX & LARGER.

SHRUBS

TYPICAL OF, BUT NOT LIMITED TO:

COMMON NAME	BOTANICAL NAME	WATER USAGE
Sand Sage	Artemisia filifolia	Low
Blue Mist	Caryopteris caldonensis	Medium

NOTE:
ALL SHRUBS 5 GAL. MIN. THREE SHRUBS REQUIRED PER 30 LINEAL FEET OF STREET FRONTAGE. MINIMUM ALL GROUNDCOVER 1 GAL. 3" O.C.

GROUNDCOVER

	Trailing Acacia	
	Acacia redolens	
	Desert Carpet	Low
	LAWN	
	RIVER ROCK (6" Cobble)	
	DECOMPOSED GRANITE (2" DEPTH)	
	DG	

NOTE:
MAINTENANCE OF ALL ON-SITE AND RIGHT-OF-WAY LANDSCAPE AREAS BY OWNER.

PARKING & LOADING LANDSCAPE SCREENING
PARKING & LOADING AREAS WILL BE BUFFERED FROM THE STREET BY ROSS LANDSCAPE A WALL AT THE PROPERTY LINE.

IRRIGATION SYSTEM
IRRIGATION WILL BE PROVIDED BY A FULLY AUTOMATIC UNDERGROUND SYSTEM. ALL LAWN AREA WILL BE IRRIGATED BY POP UP SPRAY HEADS. ALL OTHER PLANTINGS WILL BE IRRIGATED BY DRIP IRRIGATION SYSTEM.

PROVIDE BACK FLOW PREVENTION DEVICES AT IRRIGATION AND DOMESTIC WATER SYSTEMS.

LANDSCAPE NOTES:

MAINTENANCE OF LANDSCAPE TO BE PROVIDED BY OWNER. WATER MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER. THIS PLAN IS MEANT TO COMPLY WITH C.O.A. LANDSCAPE AND WATER WASTE ORDINANCE PLANTING RESTRICTIONS APPROACH.

IT IS THE INTENT OF THIS PLAN TO PROVIDE A MINIMUM OF 15% LIVE GROUNDCOVER OF LANDSCAPE AREAS AT MATURITY.

LANDSCAPE AREAS TO BE MULCHED WITH SANTA FE BROWN CRIBBED FINES AT 2" - 3" DEPTH UNLESS NOTED OTHERWISE ON THE PLAN.

APPROVAL OF THE LANDSCAPE PLAN DOES NOT CONSTITUTE OR IMPLY COMPLIANCE WITH OR EXEMPTION FROM THE C.O.A. LANDSCAPE AND WATER WASTE ORDINANCE.

TREES ARE NOT TO BE PLACED IN PUBLIC UTILITY EASMENTS. NO PARKING SPACE SHALL BE MORE THAN 100' FROM A TREE.

PLANTING RESTRICTIONS APPROACH:

A MINIMUM OF 80% OF THE PLANTINGS SHALL BE LOW OR MEDIUM WATER USE PLANTS. A MAXIMUM OF 20% OF THE LANDSCAPE AREA TO BE HIGH WATER USE TURF.

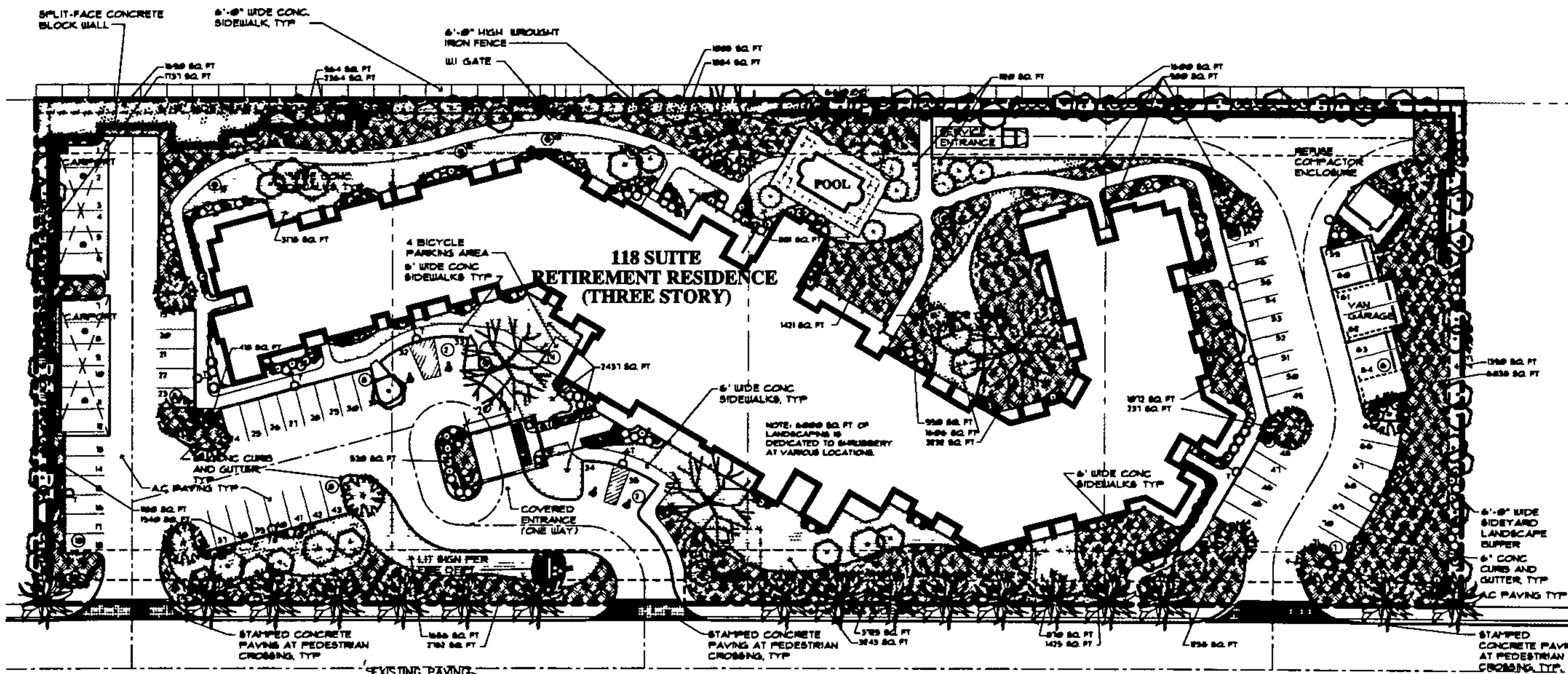
STANDARD LANDSCAPE BUFFER:

A STANDARD LANDSCAPE BUFFER SHALL BE PROVIDED AT ALL PROPERTY BOUNDARIES. FRONT BUFFER SHALL BE 1'-0" WIDE. SIDE AND REAR BUFFERS SHALL BE 6'-0" WIDE.

BUFFER LANDSCAPING SHALL CONSIST PRIMARILY OF TREE LINES. SHALL BE MINIMUM OF 8'-0" HIGH AT TIME OF PLANTING AND CAPABLE OF REACHING A HEIGHT AT MATURITY OF AT LEAST 25'-0".

TREE SPACING SHALL BE EQUAL TO 15% OF THE MATURE CANOPY.

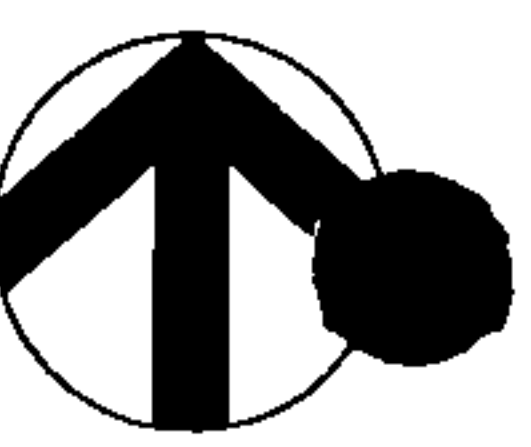
Paseo Del Norte



LANDSCAPE PLAN

SCALE 1"=30'-0"

DATE 04/28/2006



SITE DATA:

Gross Lot Area:	3.54 ACRES	154,421 SQ. FT.
Less Building:		37,105 SQ. FT. 24.0%
Net Lot Area:		117,316 SQ. FT.

Required Landscape (15% Net)	17,597 SQ. FT.
Proposed Landscape area	62,537 SQ. FT.
Percent of net lot area:	53%

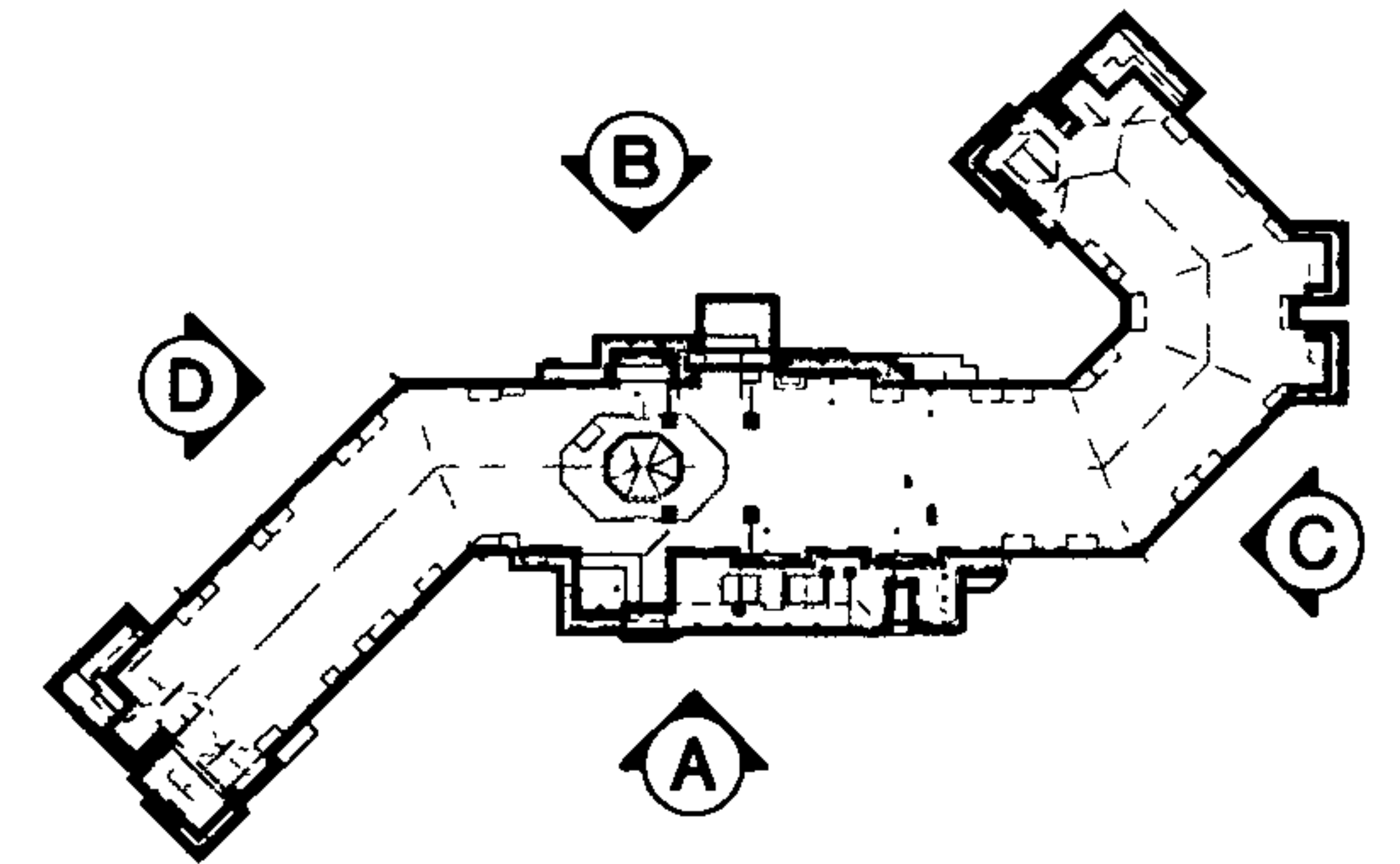
High water use turf allowed: (Max 20% of landscape area)	12,507 SQ. FT.
Proposed High water use turf:	12,488 SQ. FT.
Percent of Landscape Area:	19.9%

Parking Spaces:	71
Parking Lot Trees Required: (10 per Space)	8
Parking Lot Trees Provided:	15
Street Trees Required:	17
Street Trees Provided:	17





D WEST ELEVATION
SCALE: 1/4" = 1'-0" (TYP. ALL DIMS. THIS SHEET UNLESS NOTED OTHERWISE)



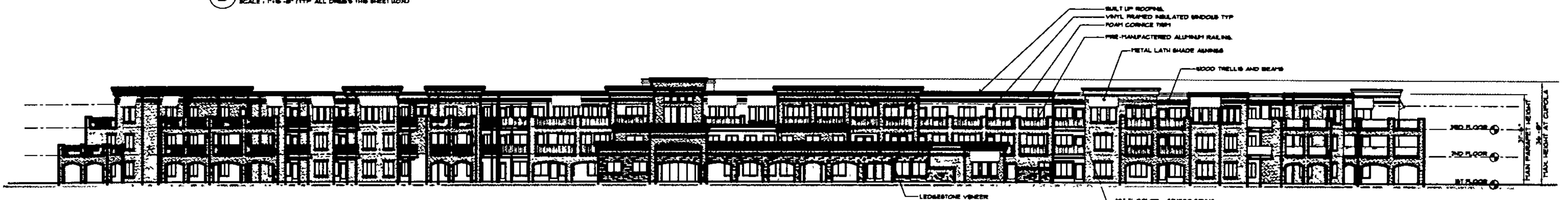
C EAST ELEVATION
SCALE: 1/4" = 1'-0" (TYP. ALL DIMS. THIS SHEET UNLESS NOTED OTHERWISE)

Exterior Elevations

SCALE 1/4" = 1'-0"
DATE 04/28/2006

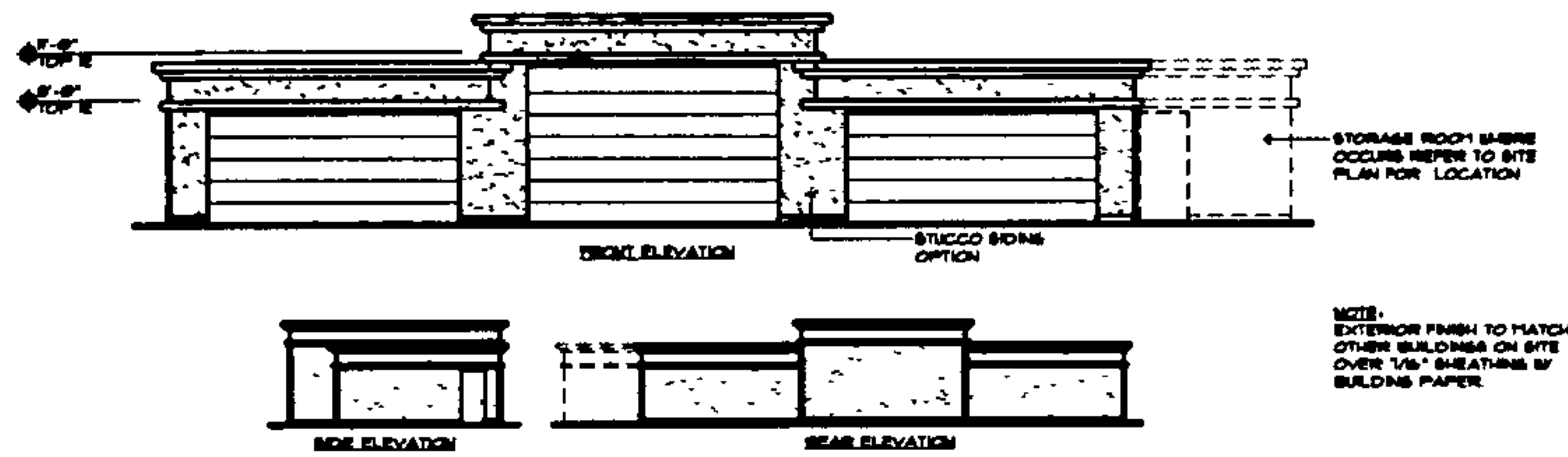


B NORTH ELEVATION
SCALE: 1/4" = 1'-0" (TYP. ALL DIMS. THIS SHEET UNLESS NOTED OTHERWISE)

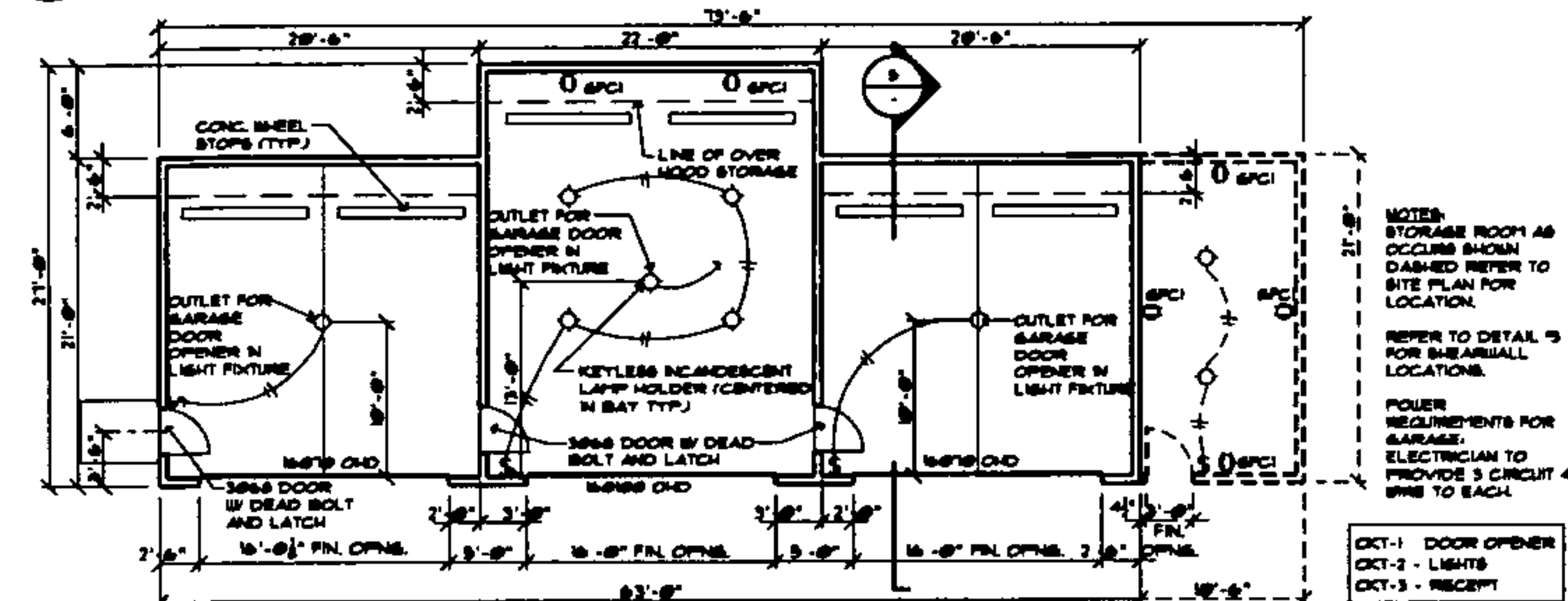


A SOUTH ELEVATION
SCALE: 1/4" = 1'-0" (TYP. ALL DIMS. THIS SHEET UNLESS NOTED OTHERWISE)

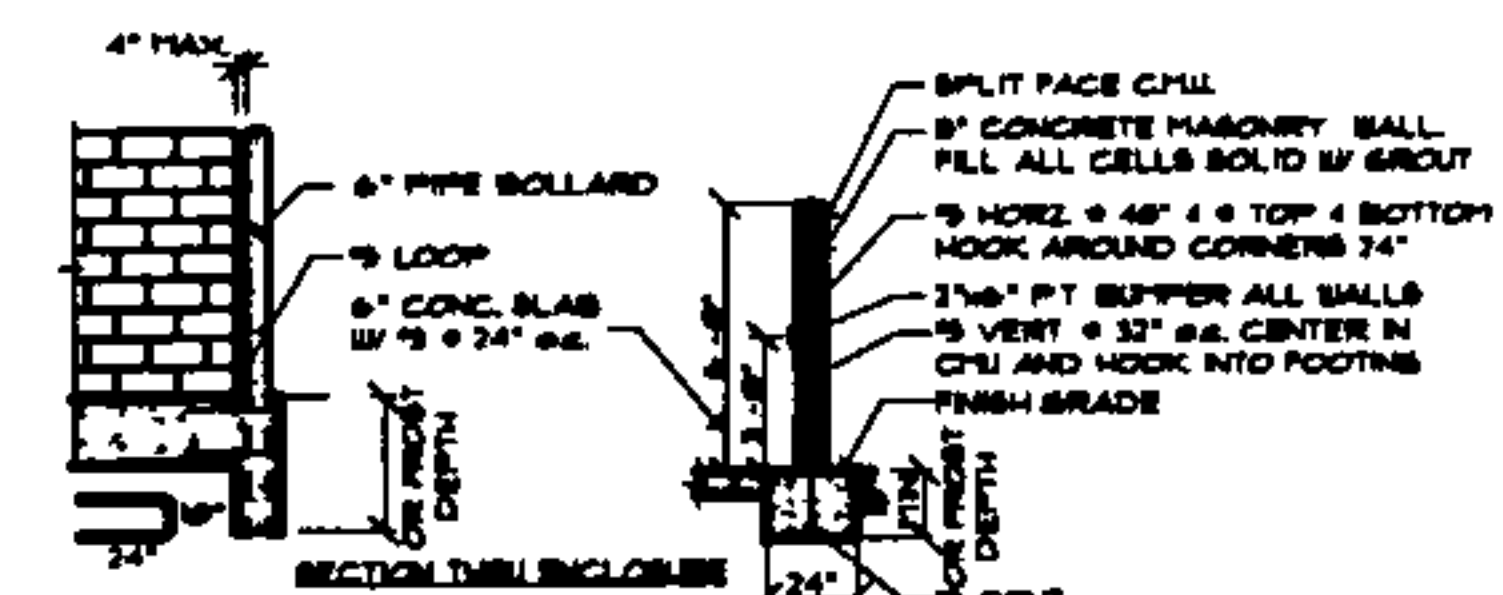
- BUILT UP ROOFING
- VENTIL RAISED INSULATED SHROUS TYP
- POACH CORNICE TYP
- PRE-FABRICATED ALUMINUM RAILING
- METAL LATH SHADE AWNINGS
- WOOD TRELLIS AND BEAMS
- LEDGESTONE VENEER
- MULTI-COLOR STUCCO BOND



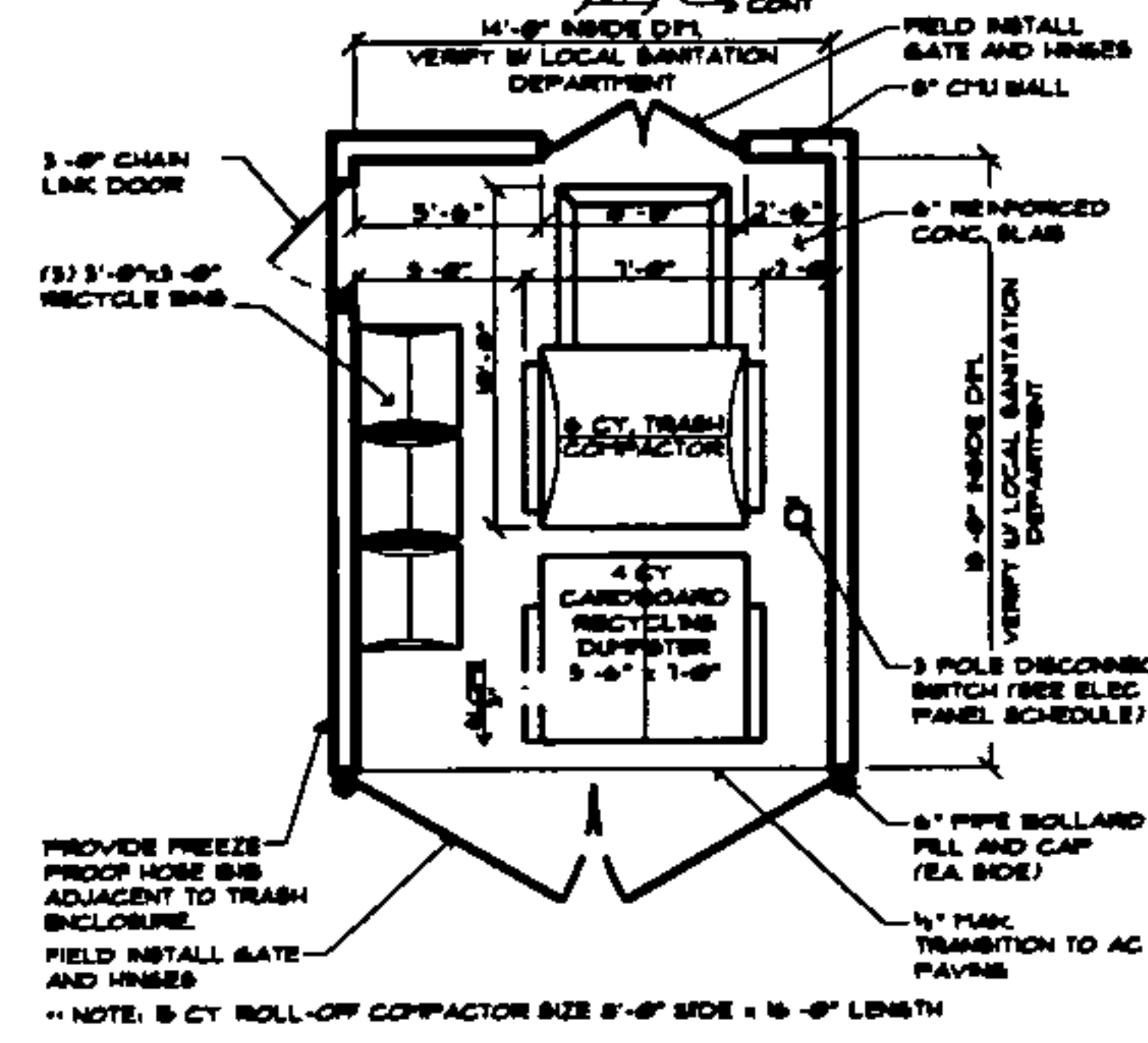
ELEVATIONS
(GARAGE WITH VAN ALLOWANCE)
SCALE: 1/8" = 1'-0"



PLAN
(GARAGE W/ REAR PUSHOUT VAN ALLOWANCE)
SCALE: 1/8" = 1'-0"



NOTE:
6" x 6" HIGH SPLIT FACE BLOCK WALL AT PROPERTY LINE LANDSCAPE BUFFER SHALL BE OFF-SET MINIMUM OF 18" AS INDICATED ON SITE PLAN.



ENCLOSURE
TRASH & RECYCLING
SCALE: 3/16" = 1'-0"



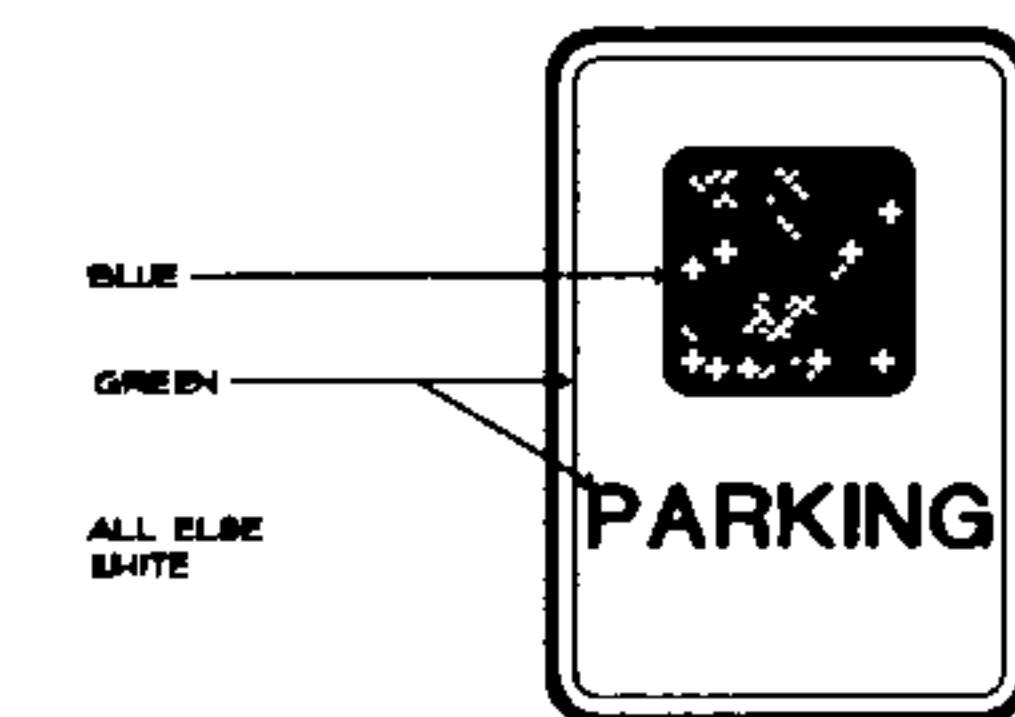
Partial Elevation

SCALE 1/4" = 1'-0"

COLOR LEGEND	
STUCCO COLOR	
OMEGA - #14 CREAM	
OMEGA - #22 HARVEST GOLD	
OMEGA - #62 PECAN	
PAINTED METAL RAILING, SHADE TRELLIS, AND AWNINGS	
COLOR - BONE CHINA	
MANUFACTURED STONE VENEER	
STYLE - CLIFFSTONE	
COLOR - MESQUITE	

Exterior Elevations / Details

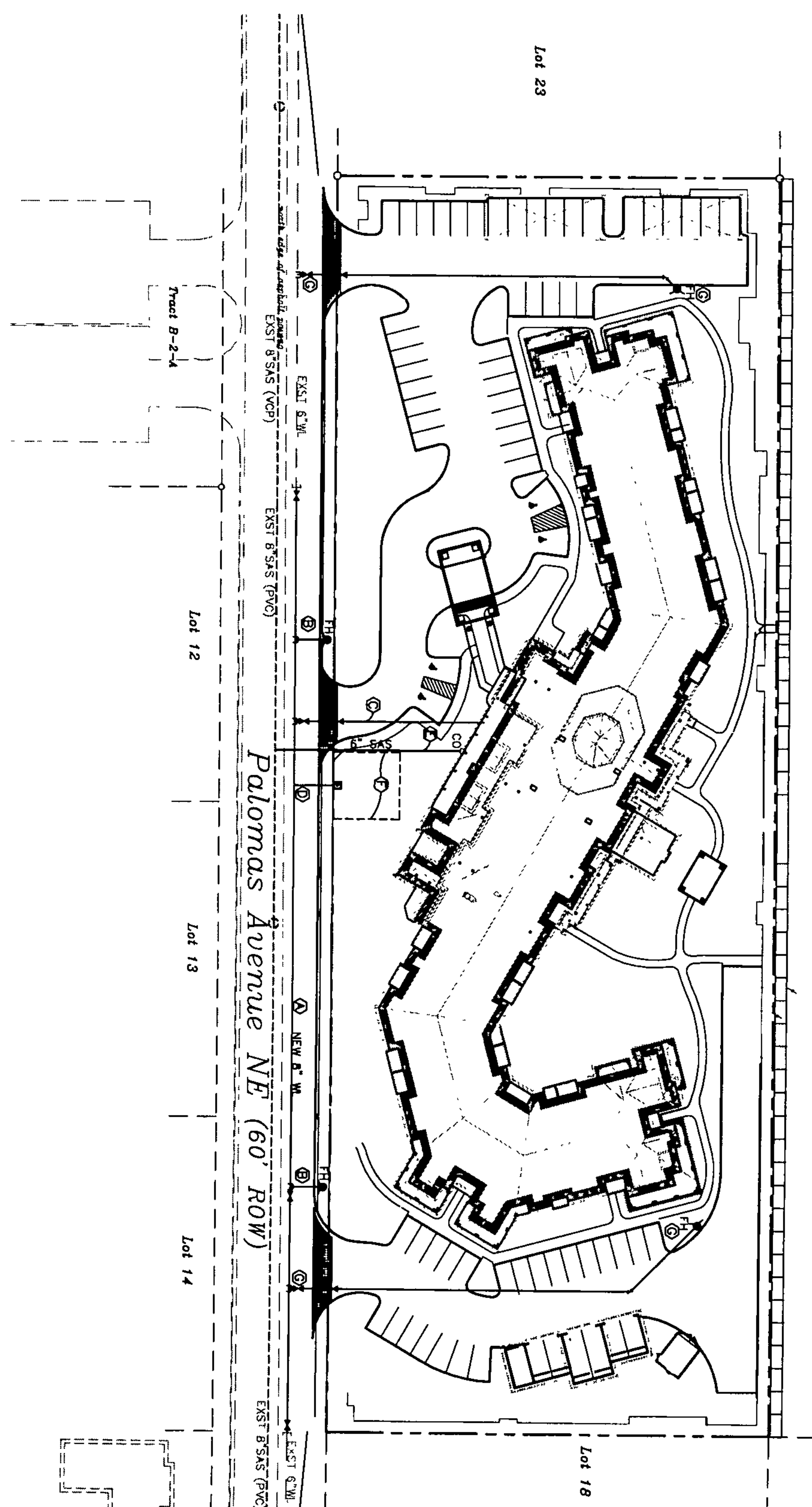
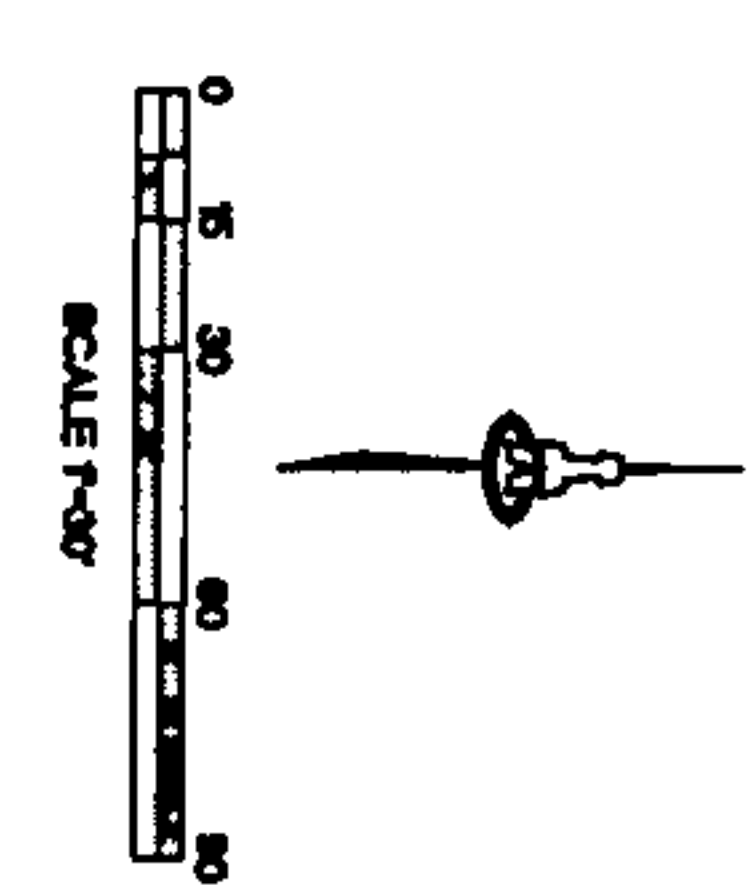
SCALE AS NOTED
DATE 04/28/2006



A STANDARD RT-8 ACCESSIBLE PARKING SIGN SHALL BE USED TO MARK EACH PARKING SPACE. MINIMUM SIGN SIZE SHALL BE 3'-1/2" x 3'-1/2". ALL SIGNS MUST BE PERMANENTLY MOUNTED IN THE GROUND OR ON A WALL. PORTABLE SIGNS SHALL NOT BE PERMITTED. THE ACCESSIBLE PARKING SIGN SHALL BE LOCATED ON A POST AT THE FRONT OF EACH PARKING SPACE. THE BOTTOM OF THE SIGN SHOULD BE A MAXIMUM HEIGHT OF SIX FEET FROM THE GROUND. IF THE PARKING SPACE IS HEADED INTO A BUILDING THE SIGN MAY BE FASTENED TO THE SIDE OF THE STRUCTURE.

PARKING SIGN
SCALE: NOT TO SCALE (1:4)

Paseo del Norte
access controlled



- KEYED NOTES**
- A. NEW 8" PUBLIC WATERLINE
 - B. NEW PUBLIC FIRE HYDRANT
 - C. NEW 8" PRIVATE FIRELINE
 - D. NEW 3" WATER SERVICE
 - E. NEW 8" PRIVATE SANITARY SEWER SERVICE
 - F. NEW 36" S.S. WATER LETTER EASEMENT
 - G. NEW PRIVATE FIRE HYDRANT

- LEGEND**
- - - EXISTING WATERLINE
 - - - EXISTING SANITARY SEWER
 - SINGLE WATER LETTER & BOX
 - GATE VALVE W/ VALVE BOX
 - FIRE HYDRANT
 - PROPOSED WATER LINE W/ FITTING

SCOTT M. WATERS
REGISTERED PROFESSIONAL ENGINEER
No. 108819
STATE OF TEXAS

ISAACSON & ARMAN, P.A.
Consulting Engineering Associates
11200 West Loop West, Suite 1000
Houston, Texas 77042
Tel: 281-416-1000 Fax: 281-416-1001

Abuquerque Retirement Residence
CARRY BRINDLEY ARCHITECTS

CONCEPTUAL UTILITY PLAN

Date:	11/28/05	Sheet No.:	1499
Drawn By:	SMW	Checked By:	SMW
Scale:		Page:	94 OF 94



Curry Brandaw Architects

••
P A R T N E R S H I P

Site Development Plan for Subdivision & Building Permit Notification Letter

November 30, 2005

Joe Yardumian
Nor Este Neighborhood Association
7801 R.C. Gorman Ave. NE
Albuquerque, NM 87109

Ms. Yardumian/ North Wyoming Neighborhood Association Representative:

This letter is to inform you that application for a Site Development Plan for Subdivision & Building Permit will be submitted to the City of Albuquerque Planning Department for review and possible approval. This application will be submitted on or about 12/1/2005. The City's review process will take a minimum of 15 days (from the postmarked date of this letter), whereupon a final decision will be rendered. A copy of the Planning Department's Summary of Environmental Planning Commission Process Information Sheet is enclosed to help you better understand this process.

The specifics of the project are as follows:

- The subject site is located on 4 lots along Palomas Ave near Barstow Street. The site is 3.55 acres.
- The legal description of the site is Lots 19-22 Tract A Block 21 Unit A of North Albuquerque Acres.
- We are respectfully requesting approval of a Site Development plan and Building permit in order to build a 118-suite Retirement Residence for seniors. We will be replatting the property to consolidate the 4 lots into one parcel.
- The property is currently zoned SUE-2/O-I which allows Retirement Residences as a permitted use. The site is ideally suited for our senior housing use with its close proximity to services such as shopping, recreation and medical needs. Our proposed use is very compatible with the existing uses and will provide a nice transition between with the surrounding existing Single Family and Mixed Use Developments in the area.
- The Retirement Residence is a 118-suite facility for seniors. Our concept is designed for those who are still ambulatory, but in need of some support. The private suites include studio, one and two bedroom versions. Each is similar to a conventional dwelling unit except a kitchen is not included. They are different from conventional senior or multi-family apartment units with full kitchens, in that the density effect would be negligible. Services include three prepared meals daily, housekeeping, laundering, private bus transportation and various activities. Staff is "in house" 24 hours a day. The monthly rent payment covers the private room, all services and utilities.
- Typically our resident will be a single person in their late 70's or 80's. Approximately 10% of the rooms will be rented by couples making a total building population of 130. Fewer than 25% of the residents will be driving their own cars. Our project will generate approximately 246 trips per day with less than 30 peak hour trips.
- The project will have very minimal impact to public services in the area. Impacts to schools, parks and libraries will be negligible, since residents are on average 80-years old.

If you have questions about this proposal please call me at 503-399-1090.

This application can be reviewed at the City Planning Department offices in downtown Albuquerque at the Plaza del Sol building located at 600 2nd Street NW. It is advised that you call the Planning Department to schedule a visit so that the project file will be available upon your arrival. To arrange a visit to review this application please contact Fran Tapia, Development Review Division at 505-924-3860. Ms. Tapia can also put you in contact with the planner who will be reviewing the project. The planner will be able to explain the Environmental Planning Commission process and your opportunity for input.

Sincerely,

Kristin Newland
Project Supervisor
Curry Brandaw Architects

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

PAID RECEIPT

APPLICANT NAME CURRY BRANDAN ARCHITECTS
AGENT U
ADDRESS 2601 25th ST. SE STE 300
PROJECT & APP # 1004564 / 06 DRB 01231
PROJECT NAME ALBUQUERQUE RETIREMENT RESIDENCE

\$ 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.

City Of Albuquerque
Treasury Division

8/25/2006 9:36AM LOC: ANNX
RECEIPT# 00063534 WS# 008 TRANSH 0016
Account 441032 Fund 0112
Activity 3424000 TRSLIS
Trans Amt \$20.00
J24 Misc

Counterreceipt.doc 6/21/04

VI
CHANGE

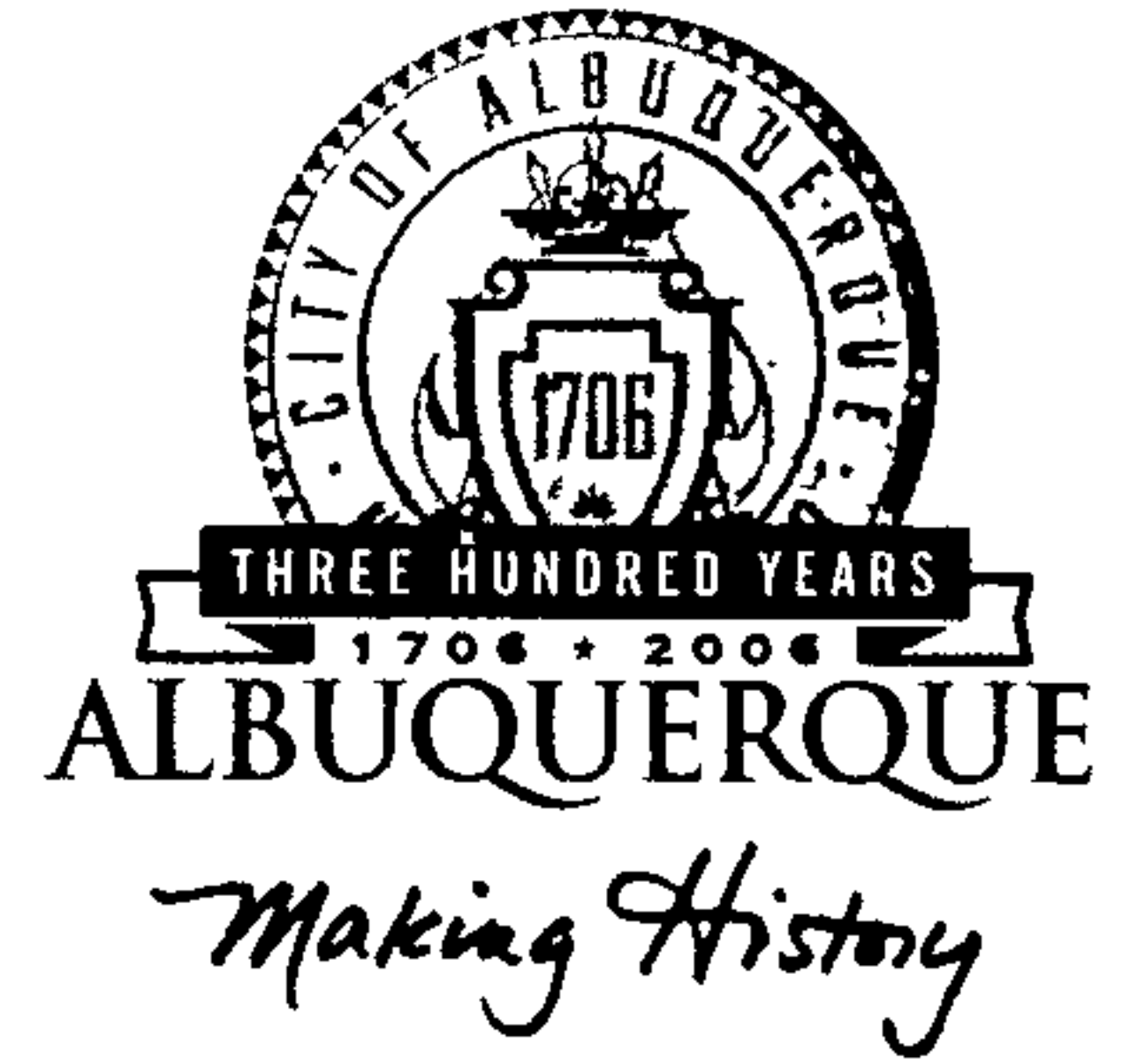
\$20.00

Thank You

PLANNING TRACKING LOG

Date	Project Name & #	Action Request	Action Taken
4/12/06	No Objections 1004564	Sketch	Comments Given
9/6/06	Same Palomas Retirement Residence 1004564	Site Plan Bldg Permit (EPC)	Approved

CITY OF ALBUQUERQUE



PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1004564

AGENDA ITEM NO: 23

SUBJECT:

Sketch Plat/Plan

ACTION REQUESTED:

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

P.O. Box 1293

ENGINEERING COMMENTS:

An approved conceptual drainage plan is required in order to determine what, if any, drainage infrastructure is needed in Palomas along the frontage of site.

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: April 12, 2006

discussed

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT**

**April 12, 2006
DRB Comments**

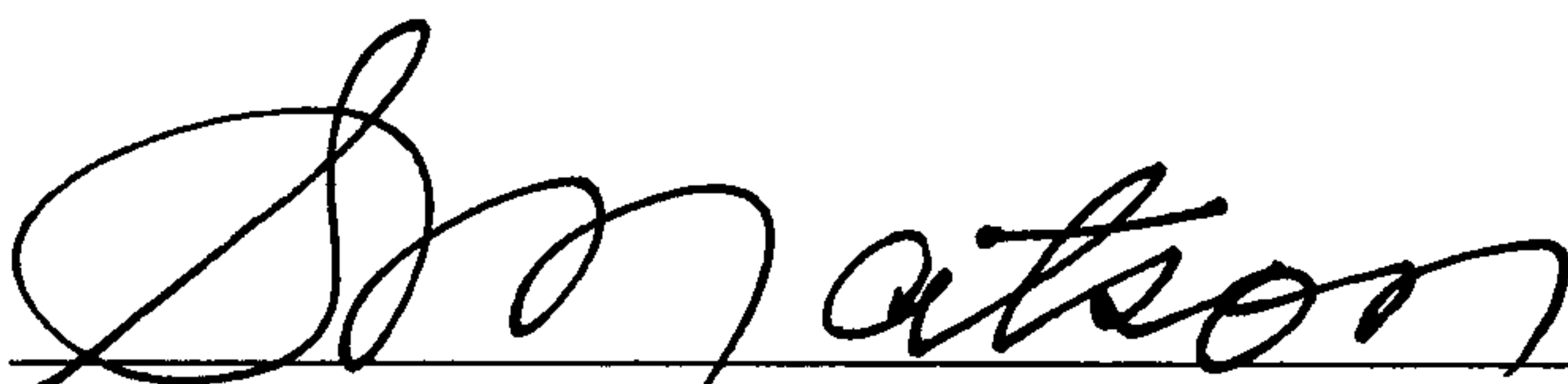
ITEM # 23

PROJECT # 1004800 ⁴⁵⁶⁴ **APPLICATION # 06-00433**

RE: Palomas Retirement Residence/sketch

This SU-2 for O-1 zoned property lies within the boundaries of the La Cueva Sector Plan. This plan should be thoroughly read to make sure all requirements are met when developing.

For instance, page 27 states that all SU-2 zoned property must have an EPC approved site plan and landscaping plan. This means the site and landscaping plans must have EPC approval before replatting can occur per the City Subdivision Ordinance.



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

*Agree
to sign
this
DRB one
need to
get the
OK.*





IMPACT FEES – # 1004800⁴⁵⁶⁴

Development Review Board 4/12/06 Agenda Item #23
Sketch Plat: Lots 19-22, Block 21, Tract A, North
Albuquerque Acres, Unit A

Construction for new office use will require payment of Impact Fees. Drainage Fees will be \$10,208 per impervious acre. Public Safety Fees will be based on every 1,000 square feet of floor area (\$100/1,000 sq. ft.). Roadways Fees will be based on every 1,000 square feet of floor area (\$2,076/1,000 sq. ft.). The fee will be discounted as the City's Impact Fees are phased in: impact fees will total 67% of total for a permit obtained prior to December 29, 2006, and the full rate thereafter.

JACK CLOUD
IMPACT FEE ADMINISTRATOR

Current DRC
Project Number: _____

FIGURE 12

Date Submitted: 4-4-06

Date Site Plan Approved: _____

Date Preliminary Plat Approved: _____

Date Preliminary Plat Expires: _____

DRB Project No.: 1004564

DRB Application No.: _____

ORIGINAL

INFRASTRUCTURE LIST
(Rev 9-20-05)
EXHIBIT "A"
TO SUBDIVISION IMPROVEMENTS AGREEMENT
DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

PALOMAS RETIREMENT RESIDENCE
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

LOTS 19-22, BLOCK 21, TR. A, UNIT A, N.A.A.
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		
							Inspector	Private P.E.	City Cnst Engineer
<input type="text"/>	<input type="text"/>	Std	Curb & gutter (north)	Palomas Ave NE	West property line	East property line	/	/	/
<input type="text"/>	<input type="text"/>	6'	Sidewalk (north)	Palomas Ave NE	West property line	East property line	/	/	/
<input type="text"/>	<input type="text"/>	24'	Asphalt pavement	Palomas Ave NE	West property line	East property line	/	/	/
<input type="text"/>	<input type="text"/>	6"	Waterline	Palomas Ave NE	East property line	495' west	/	/	/
<input type="text"/>	<input type="text"/>	6'	Sidewalk (south)	Paseo del Norte	West property line	East property line	/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/

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		City Cnst Engineer	
							Inspector	P.E.		
<input type="text"/>	<input type="text"/>						/	/	/	
<input type="text"/>	<input type="text"/>						/	/	/	
Approval of Creditable Items:							Approval of Creditable Items:			
Impact Fee Administrator Signature							Date	City User Dept. Signature		Date

NOTES

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

- 1 _____
- 2 _____
- 3 _____

AGENT / OWNER

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

Scott M McGee
NAME (print)

_____ DRB CHAIR - date

_____ PARKS & GENERAL RECREATION - date

Isaacson & Arfman, P.A.
FIRM

_____ TRANSPORTATION DEVELOPMENT - date

_____ AMAFCA - date

Scott M McGee 2/6/06
SIGNATURE - date

_____ UTILITY DEVELOPMENT - date

_____ - date

_____ CITY ENGINEER - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

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

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

APPLICANT INFORMATION:

NAME: CURLY BRANDAW ARCHITECTS PHONE: 503-399-1090
 ADDRESS: 2601 - 25th ST SE, Suite 300 FAX: 503-399-0565
 CITY: SALEM STATE OR ZIP 97302 E-MAIL: _____
 Proprietary interest in site: PROJECT ARCHITECT List all owners: CONTINENTAL RETIREMENT HOLDINGS, INC. c/o JIM MATTHEWS 250 NEWPORT CENTER DR, NEWPORT BEACH, CA
 AGENT (if any): FORSTBAUER SURVEYING LLC PHONE: 268-2112 92660
 ADDRESS: 4116 LOMAS BL NE FAX: 268-2032
 CITY: ALBQ STATE NM ZIP 87110 E-MAIL: FORSTBAU@AOL.COM

DESCRIPTION OF REQUEST: CONSOLIDATE 4 LOTS INTO, GRANT WATER METER EASEMENT, DEDICATE RIGHT OF WAY ON PALOMAS AV NE

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. 19-22 INCLUSIVE Block: 21, TR. A Unit: A
 Subdiv. / Addn. NORTH ALBUQUERQUE ACRES
 Current Zoning: SU-2 0-1 Proposed zoning: _____
 Zone Atlas page(s): D-19 No. of existing lots: 4 No. of proposed lots: 1
 Total area of site (acres): 3.9995 Density if applicable: dwellings per gross acre: _____ dwellings per net acre: _____
 Within city limits? Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? NO
 UPC No. 101906348649510514, 101906347049510513, 101906345449510512, 101906343849510511 MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: PALOMAS AV NE
 Between: WYOMING BWD. NE and BARSTOW ST NE

CASE HISTORY:

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

FILE 1004564 05 EPC - 01808

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

SIGNATURE [Signature] DATE 4/4/06
 (Print) FORSTBAUER SURVEYING LLC Applicant Agent
BY RONALD FORSTBAUER

FOR OFFICIAL USE ONLY

Form revised 4/04

<input checked="" type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>06DRB 00433</u>	<u>SK</u>	<u>3(3)</u>	\$ <u>0</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> F.H.D.P. density bonus	Hearing date <u>4-12-06</u>			Total \$ <u>0</u>
<input checked="" type="checkbox"/> F.H.D.P. fee rebate				

Kin Sis 4/4/06

Project # 1004564

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

SKETCH PLAT REVIEW AND COMMENT

YOUR ATTENDANCE IS REQUIRED.

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

MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT

Your attendance is required.

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

Extensions are not reviewed through internal routing.

Extension of preliminary plat approval expires after one year.

MAJOR SUBDIVISION FINAL PLAT APPROVAL

Your attendance is required.

- Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
- Design elevations & cross sections of perimeter walls **3 copies**
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
- Property owner's and City Surveyor's signatures on the Mylar drawing
- SIA financial guaranty verification
- Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
- Any original and/or related file numbers are listed on the cover application

DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.

MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL

Your attendance is required.

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

DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.

AMENDMENT TO PRELIMINARY PLAT (with minor changes)

Your attendance is required.

AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)

AMENDMENT TO GRADING PLAN (with minor changes)

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

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

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

FORSTBAUER SURVEYING LLC BY
RONALD FORSTBAUER Applicant name (print)
[Signature] Applicant signature / date 4/4/06

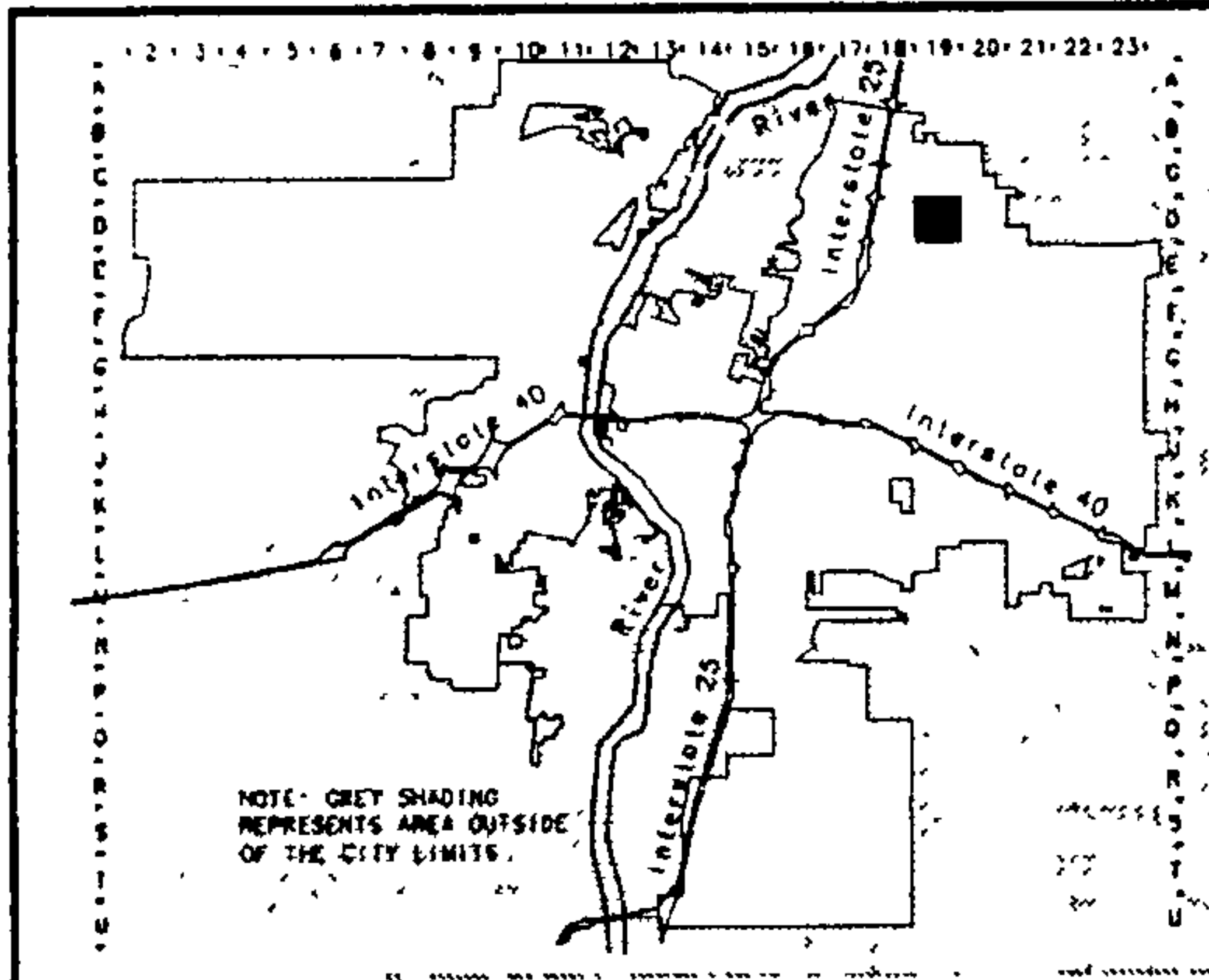
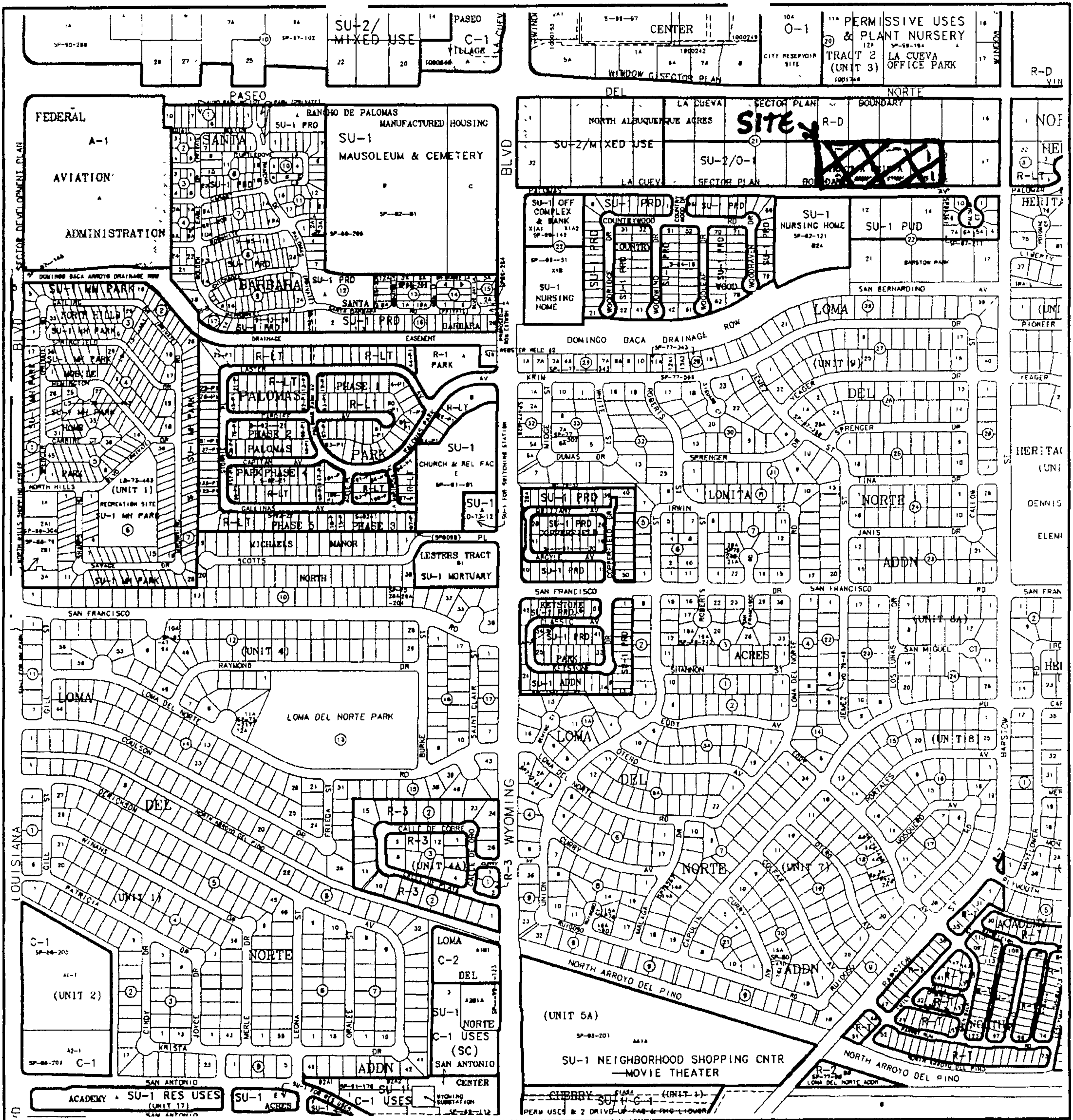


Form revised 11/04

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

Application case numbers
062RB - 00433

[Signature] 4/4/06
 Planner signature / date
Project # 1004564

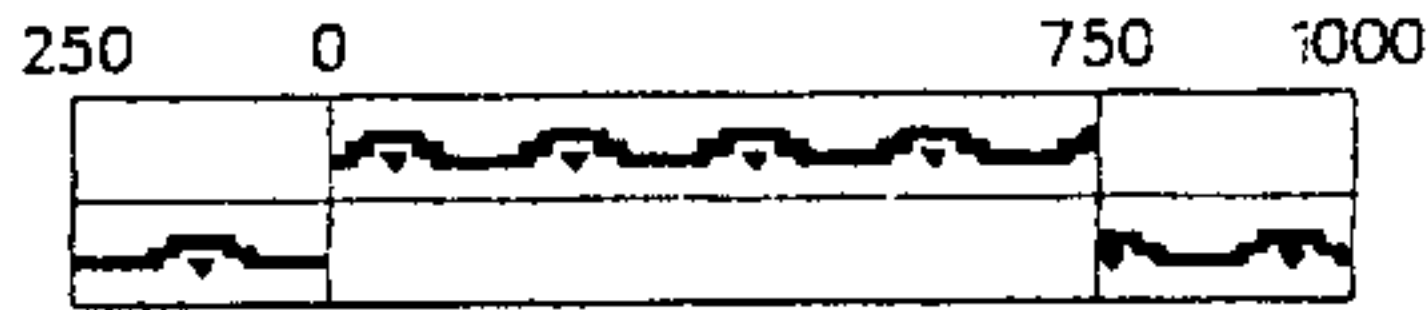


CITY OF
Albuquerque

Albuquerque Geographic Information System
PLANNING DEPARTMENT

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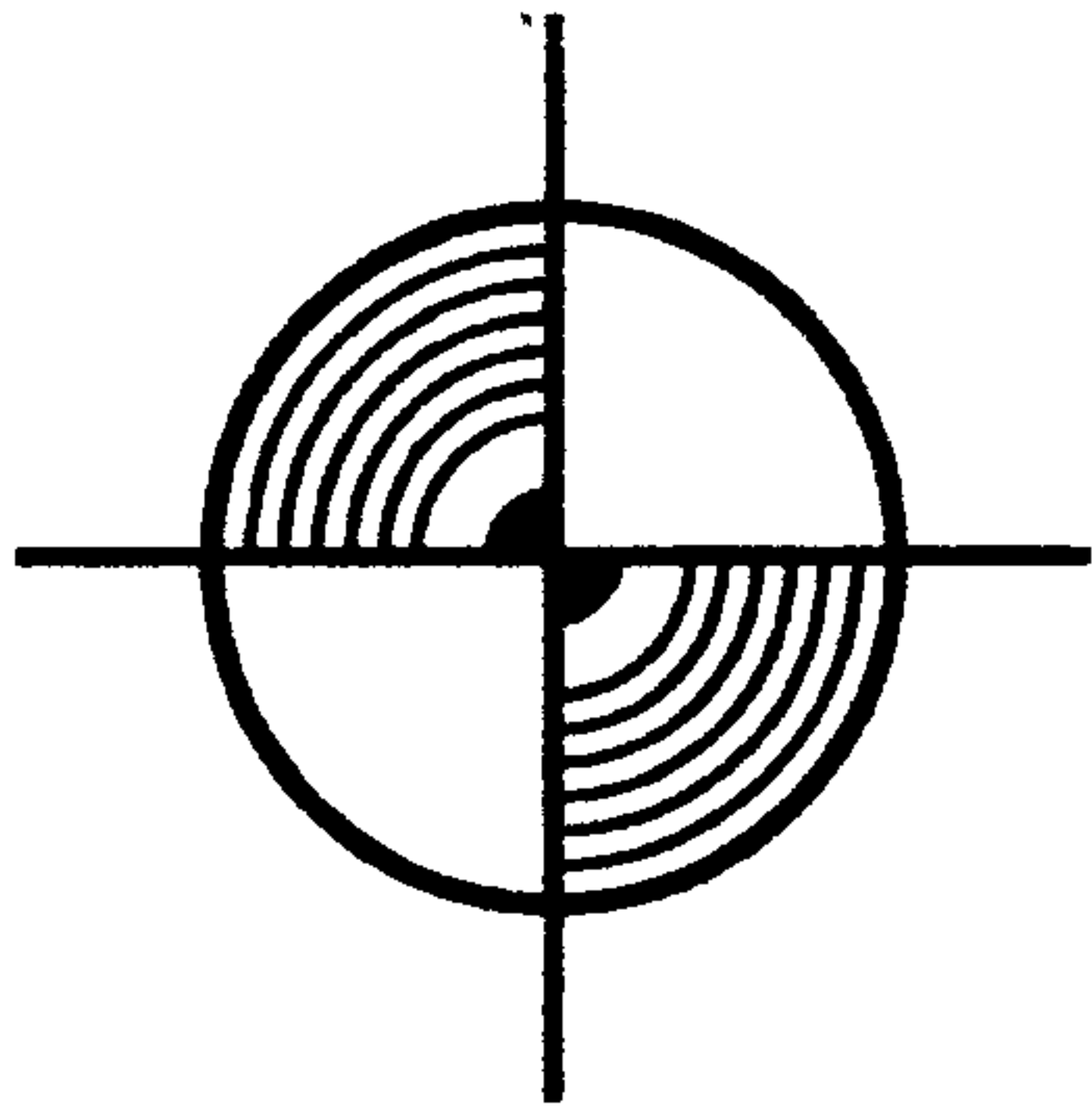
GRAPHIC SCALE IN FEET



Zone Atlas Page

D-19-Z

Map Amended through July 31, 2003



Forstbauer Surveying Company, LLC

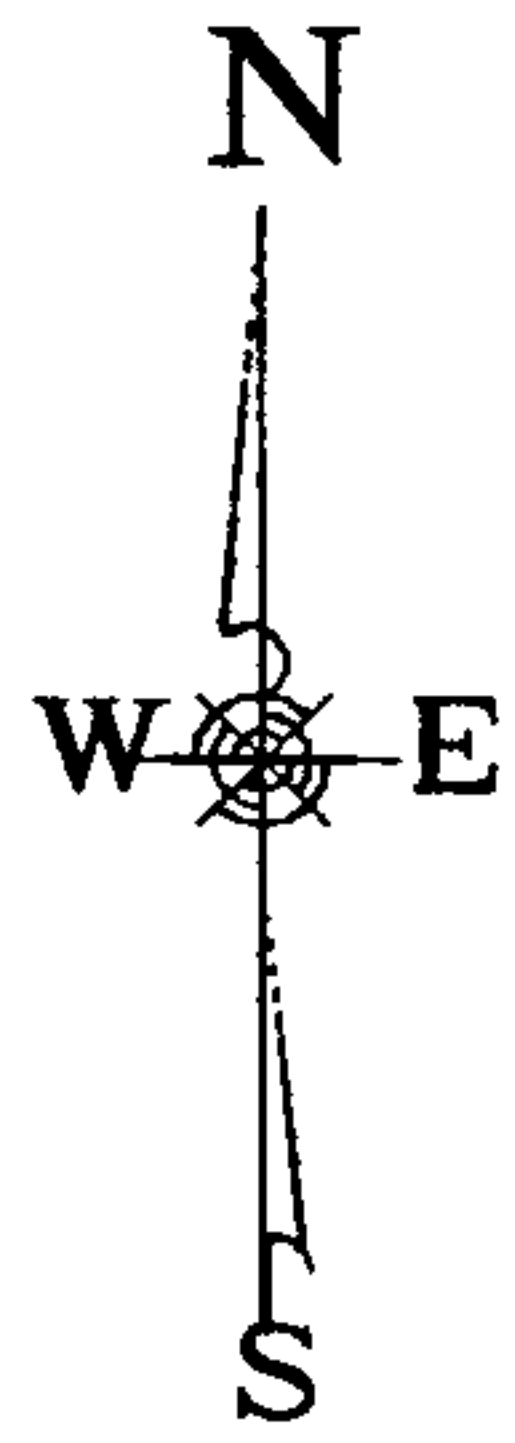
*Professional Surveyor
New Mexico • Arizona • Colorado
United States Mineral Surveyor*

April 4, 2006

To: Development Review Board

Re: Lots 19, 20, 21 & 22, Block 21, Tract A, Unit A, North Albuquerque Acres

Forstbauer Surveying LLC requests DRB review and comments regarding proposed consolidation of said Lots 19, 20, 21 & 22 into one tract as shown on the attached sketch. The proposed lot consolidation will be needed for potential development. It will also be necessary to grant a water meter easement and dedicate right-of-way on Palomas Av. NE.



Site Sketch
Lots 19-22, Block 21
Tract A, Unit A
North Albuquerque Acres

1" = 100'

Paseo del Norte

