

#12



Complete

# DRB CASE ACTION LOG (PREL & FINAL)

REVISED 9/28/05

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

|  |                     |
|--|---------------------|
| DRB Application No.: 06DRB-00051 (P&F) | Project # 1004638   |
| Project Name: PARADISE VALLEY SUBD.    |                     |
| Agent: Wilks Company                   | Phone No.: 888-3066 |

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 1/18/06 by the DRB with delegation of signature(s) to the following departments.  
**OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED**

TRANSPORTATION: Sidewalk easement / okay  
 + NOTE: NO (MANT & DOWNT. ?)  
 \* DUMPSTER REQUIREMENT ?

UTILITIES:

CITY ENGINEER / AMAFCA:

PARKS / CIP:

PLANNING (Last to sign): Zoning change on the Plat.  
 Administrative Amendment Approval - Site plan - 7 lots  
 AGIS dxf  
 NM Utilities Signature. [Signature] 9/19/06

- 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 1004638

~~OK~~ — OK

#12



# DRB CASE ACTION LOG (PREL & FINAL)

REVISED 9/28/05

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

|  |                     |
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| Agent: Wilks Company                   | Phone No.: 888-3066 |

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**OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED**

- TRANSPORTATION: Sidewalk easement
- + NOTE 112
- \* DUMPSTER REQUIREMENT
- 
- 
- UTILITIES:
- 
- 
- 
- CITY ENGINEER / AMAFCA:
- 
- 
- 
- PARKS / CIP:
- 
- 
- 
- PLANNING (Last to sign): Zoning change on the Plat.
- Administrative Amendment Approval
- AGIS dxF
- NM Utilities 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.
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- AGIS DXF File approval required.**
- Copy of recorded plat for Planning.**

OK

Project Number

1004638

**4638**

### DXF Electronic Approval Form

DRB Project Case #: 1004638

Subdivision Name: PARADISE VALLEY TRACTS 5D3A & 5D3B

Surveyor: ANTHONY L HARRIS

Contact Person: ANTHONY L HARRIS

Contact Information: 889-8056

DXF Received: 1/11/2006

Hard Copy Received: 2/3/2006

Coordinate System: NMSP Grid (NAD 27)

Approved

02-03-2006 Date

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

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**AGIS Use Only**

Copied fc **4638** to agiscov on **2/3/2006** Contact person notified on **2/3/2006**

**DEVELOPMENT REVIEW BOARD**  
**TRANSPORTATION DEVELOPMENT**  
**Standard Comment Sheet**

DRB- 1004638                      Item No. 12              Zone Atlas C-12

DATE ON AGENDA 1-18-06

INFRASTRUCTURE REQUIRED (X)YES ( )NO

CROSS REFERENCE: \_\_\_\_\_

TYPE OF APPROVAL REQUESTED:

- ( ) SKETCH PLAT (X) PRELIMINARY PLAT (X) FINAL PLAT  
( ) SITE PLAN REVIEW AND COMMENT ( ) SITE PLAN FOR SUBDIVISION  
( ) SITE PLAN FOR BUILDING PERMIT

No.    Comment

- 1) Why isn't the sidewalk along Marna Lynn within a sidewalk easement? Are the ADA ramps within a pedestrian easement?
- 2) The 20' access easement serves no purpose and is insufficient for access to the created tract. Where are the maintenance and beneficiaries of the easements?
- 3) Applicant will need to show that the parking is contained within the created lot.
- 4) Is a site plan for subdivision needed?
- 5) Where is the easement for the dumpster?

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





**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

January 18, 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

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

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

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

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

Adjourned: 10:25 A.M.

**CASES WHICH REQUIRE PUBLIC NOTIFICATION**

**MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS**

1. **Project # 1001696**  
05DRB-01919 Major-Two Year SIA

TIERRA WEST LLC agent(s) for PICO LLC request(s) the above action(s) for all or a portion of Tract(s) 1-13 & A, **PICO LA CUEVA**, zoned R-D, located on BARSTOW ST NE, between OAKLAND AVE NE and ALAMEDA BLVD NE [REF: 03DRB-01952] (C-20) **TWO-YEAR SIA WAS APPROVED.**

2. **Project # 1003585**  
05DRB-01925 Major-Vacation of Public Easements  
05DRB-01926 Minor-Prelim&Final Plat Approval
- SURVEYS SOUTHWEST LTD agent(s) for 3900 SILVER AVE LLC, PHILLIP RABY MANAGER request(s) the above action(s) for Lot(s) 1-A-1, 10-A-1, 11-A-1 and 20-A-1, **SILVER STREET TOWNHOMES**, zoned O-R, located on SILVER AVE SE between ALISO AVE SE and MORNINGSIDE AVE SE containing approximately 1 acre(s). [REF:05DRB-00737, 05DRB-01191,05DRB-01190] (K-17) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 15-DAY APPEAL PERIOD.**
3. **Project # 1004464**  
05DRB-01540 Major-Vacation of Pub Right-of-Way
- GARCIA KRAEMER & ASSOCIATES agent(s) for 4120 SILVER LLC & 4200 SILVER LLC, request(s) the above action(s) for Lot(s) 5 & 6, Block(s) 10 and Lot(s) 1, Block(s) 11, **MESA GRANDE ADDITION**, zoned O-R, located on SIERRA DR SE, between SILVER AVE SE and MESA GRANDE PL SE. [Deferred from 10/26/05 & 1/18/06] (K-17) **DEFERRED AT THE AGENT'S REQUEST TO 3/29/06.**
4. **Project # 1004282**  
05DRB-01061 Major-Preliminary Plat Approval
- GARCIA/KRAEMER & ASSOCIATES agent(s) for PAT MILLIGAN request(s) the above action(s) for all or a portion of Lots(s) A-1, B-1, C-1, D-1, E-1, F-1, H-1, J-1, K-1, **ALAMOSA ADDITION**, zoned R-T residential zone, located on TRUJILLO RD SW, between 62<sup>nd</sup> ST SW and BATAAN DR SW containing approximately 2 acre(s). [Deferred from 7/20/05 & 7/27/05 & 1/11/06 & 1/18/06] (K-11) **DEFERRED AT THE AGENT'S REQUEST TO 1/25/06.**

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

SURV-TEK INC agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) H-2, THE TRAILS, UNIT 1, and unplatted lands (to be known as **THE TRAILS, UNIT 3**) zoned R-D residential and related uses zone, developing area, located on PASEO DEL NORTE NW west of RAINBOW ST NW and containing approximately 165 acre(s). [Deferred from 9/21/05 & 10/5/05 & 10/26/05 & 12/7/05 & 1/18/06] (C-8/C-9) **DEFERRED AT THE AGENT'S REQUEST TO 2/15/06.**

6. **Project # 1004607**  
05DRB-01904 Major-Preliminary Plat  
Approval  
05DRB-01905 Minor-Temp Defer  
SDWK

WILSON & COMPANY, INC. agent(s) for VISTA VIEJA INVESTMENTS, LLC request(s) the above action(s) for all or a portion of Tract(s) 3 & 4, **VISTA VIEJA SUBDIVISION**, zoned RD, located on SCENIC NW, between 81<sup>ST</sup> ST NW and ALBERICOQUE PL NW containing approximately 78 acre(s). [REF: 04DRB-00825, 04DRB-01460, 05DRB-01235, 05DRB-01236] [Deferred from 1/11/06 & 1/18/06] (D-9) **DEFERRED AT THE AGENT'S REQUEST TO 1/25/06.**

**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 # 1004360**  
06DRB-00025 Minor-Amnd SiteDev  
Plan Subd  
06DRB-00024 Minor-Amnd Prelim Plat  
Approval

GARCIA/KRAEMER & ASSOCIATES agent(s) for WASHINGTON INVESTORS request(s) the above action(s) for all or a portion of Lot(s) 313-A-2-A, **ENTRADA DEL BOSQUE**, zoned RA-2, located on MOUNTAIN RD NW, between GALBALDON NW and LULAC NW containing approximately 5 acre(s). [REF: 05DRB-01736, 05DRB-01737] (J-12) **THE AMENDED SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED**



TO PLANNING FOR 3 COPIES OF THE SITE PLAN AND CLEAR DEFINITION OF TRACT A BOUNDARY. THE AMENDED GRADING PLAN ENGINEER STAMP DATED 1/9/06 WAS APPROVED. THE AMENDED PRELIMINARY PLAT WAS APPROVED. THIS AMENDMENT DOES NOT EXTEND THE EXPIRATION DATE OF THE ALREADY APPROVED PRELIMINARY PLAT.

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

8. **Project # 1002247**  
06DRB-00052 Minor-Prelim&Final Plat Approval

BOHANNAN HUSTON INC agent(s) for HUNT UPTOWN LLC request(s) the above action(s) for all or a portion of Tract(s) A, **ABQ UPTOWN SITE**, zoned SU-3 special center zone, located on LOUISIANA BLVD NE, between ARVADA AVE NE and INDIAN SCHOOL RD NE containing approximately 18 acre(s). [REF: 04DRB00830, 00831, 00832] (H-19) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**
  
9. **Project # 1003687**  
06DRB-00054 Minor-Final Plat Approval

BOHANNAN HUSTON INC agent(s) for PULTE HOMES OF NEW MEXICO request(s) the above action(s) for all or a portion of Tract(s) 2 & 9, VENTANA RANCH WEST (to be known as **WESTERN RIDGE, UNIT 2**) zoned R-LT residential zone, located on PASEO DEL NORTE BLVD NW, between VENTANA RIDGE RD NW and VENTANA WEST PARKWAY NW containing approximately 50 acre(s). [REF: 05DRB-01418] (B-8) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR NMU INC SIGNATURE ON THE PLAT AND TO RECORD.**



10. **Project # 1003366**  
06DRB-00056 Minor-Prelim&Final Plat  
Approval

ADVANCED ENGINEERING & CONSULTING agent(s) for SHARIF (FELIX) RABADI request(s) the above action(s) for all or a portion of Tract(s) T-1A-2, **TOWN OF ALAMEDA GRANT**, zoned SU-1 FOR PRD, located on GOLF COURSE RD NW, between IRVING BLVD NW and the CALABACILLAS ARROYO, containing approximately 9 acre(s). [REF: 05DRB01272, 05DRB01273, 04EPC00498, 04DRB00596, Z-80-74, AX-80-16, Z-85-84, AX-85-20, Z-93-131, DRB-94-146, V-96-89] [Deferred from 1/18/06] (A-12/B-12) **DEFERRED AT THE AGENT'S REQUEST TO 1/25/06.**

11. **Project # 1004637**  
06DRB-00050 Minor-Prelim&Final Plat  
Approval

WILKS COMPANY agent(s) for DONALD & BARBARA MAESTAS request(s) the above action(s) for all or a portion of Lot(s) 1 & 2, Block(s) 66, **BEL AIR SUBDIVISION**, zoned C-1, located on COMANCHE NE NE and SAN MATEO NE, containing approximately 1 acre(s). (G-17) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR TRAFFIC ISSUES.**

12. ~~Project # 1004638~~  
06DRB-00051 Minor-Prelim&Final Plat  
Approval

WILKS COMPANY agent(s) for LARRY LANDINI, GALA III LLC request(s) the above action(s) for all or a portion of Tract(s) 5-D3, **PARADISE VALLEY SUBDIVISION**, zoned SU-1, C-2 & IP, located on MARNA LYNN AVE NW, between GOLF COURSE RD NW and COORS BLVD NW containing approximately 4 acre(s). [REF: DRB-99-66, DRB-99-189] (C-12) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR SIDEWALK EASEMENTS AND PLANNING FOR AMENDMENT TO EXISTING SITE PLAN, NMU INC SIGNATURE ON THE PLAT, CORRECTION OF ZONING ON THE PLAT AND AGIS DXF FILE.**

13. **Project # 1001568**  
05DRB-01422 Minor- Final Plat  
Approval

BORDENAVE DESIGNS agent(s) for ED HADDAWAY request(s) the above action(s) for all or a portion of Tract(s) 90 and 91A-1, A1-B1-A1-B2, **MRGCD MAP NO 35**, zoned RA-2 & R-1, located on RIO GRANDE BLVD NW, between ZICKERT NW and LOS ANAYAS NW containing approximately 3 acre(s). *[Final Plat was Indef deferred 9/21/05 for SIA]* (A-2) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE AND TO RECORD.**

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

14. **Project # 1004634**  
06DRB-00044 Minor-Sketch Plat or  
Plan

FORSTBAUER SURVEYING LLC agent(s) for CALABACILLAS GROUP request(s) the above action(s) for all or a portion of Tract(s) A-1, B-1 & C-1, **BLACK ARROYO DAM**, zoned C-2 community commercial zone, located on GOLF COURSE RD NW, between WESTSIDE BLVD NW and DRIFTWOOD AVE NW containing approximately 14 acre(s). (A-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

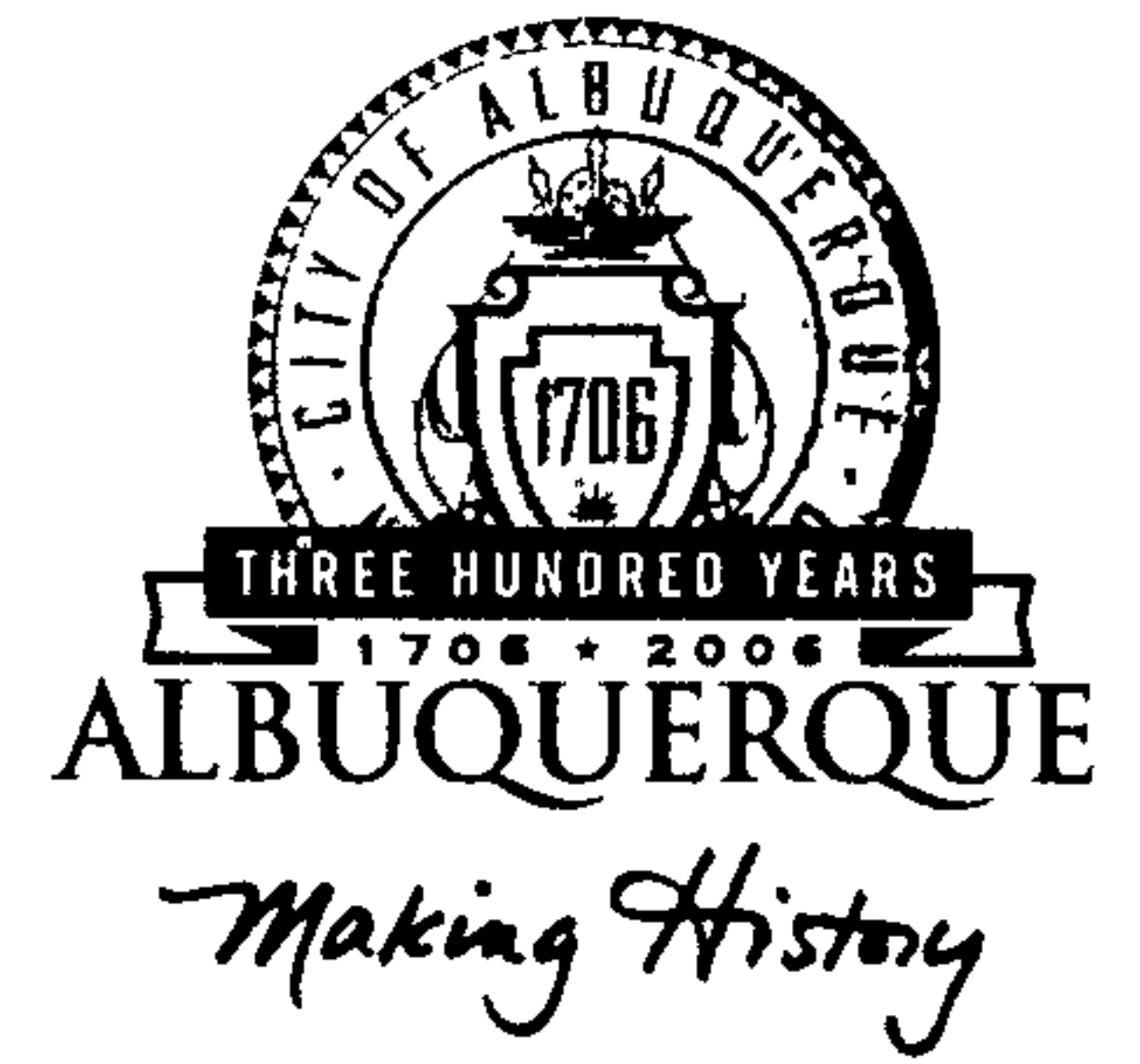
15. **Project # 1004639**  
06DRB-00055 Minor-Sketch Plat or  
Plan

RIO GRANDE ENGINEERING agent(s) for WASHINGTON INVESTORS request(s) the above action(s) for all or a portion of Lot(s) 313-A-2-B, **ACRES ADDITION**, zoned RA-2 residential and agricultural zone, located on MOUNTAIN RD NW, between GABALDON DR NW and LULAC AVE NW containing approximately 5 acre(s). [REF: BA-1771] (J-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

16. Approval of the Development Review Board Minutes for January 11, 2006. **THE DRB MINUTES FOR JANUARY 11, 2006 WERE APPROVED BY THE BOARD.**

ADJOURNED: 10:25 A.M.

# CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

**DRB CASE NO/PROJECT NO: 1004638**

**AGENDA ITEM NO: 12**

**SUBJECT:**

Final Plat  
Preliminary Plat

**ACTION REQUESTED:**

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

P.O. Box 1293

**ENGINEERING COMMENTS:**

Maintenance and beneficiaries of the reciprocal easement must be stated on plat.

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)

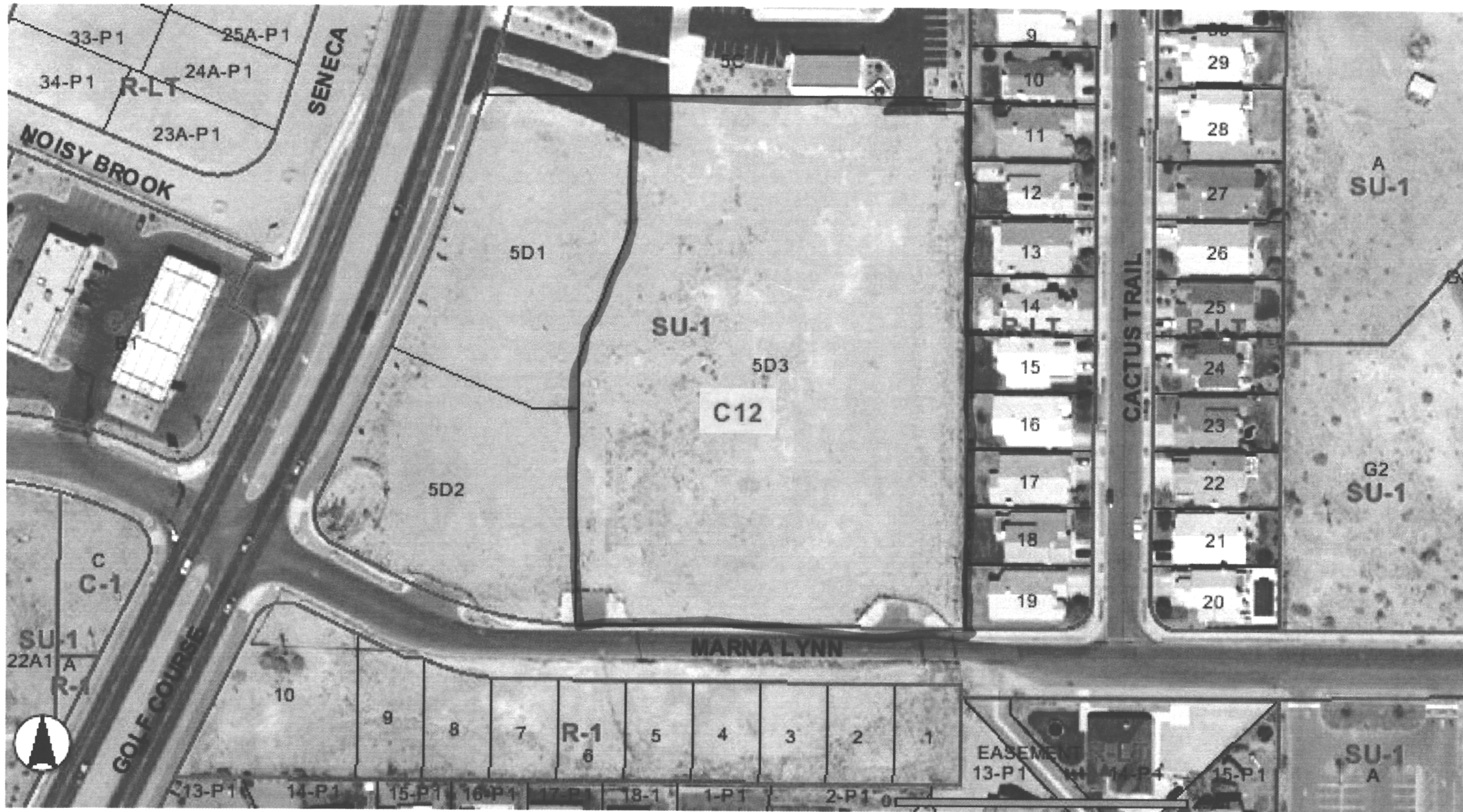
DELEGATED: (SEC-PLN) (SP-SUB) (SP-BP) (FP) TO: (UD) (CE) (TRANS) (PKS) (PLNG)

FOR:

**SIGNED:** Bradley L. Bingham  
City Engineer/AMAFCA Designee

**DATE:** January 18, 2006





\*\*\*\*\*




**CITY OF ALBUQUERQUE**  
**Planning Department**  
**January 18, 2006**  
**DRB Comments**

**ITEM # 12**

**PROJECT # 1004638 APPLICATION # 06-00051**

**RE: Paradise Valley Subdivision/p&f plat**

The Site Development plan must be amended through the Environmental Planning Commission process.

  
\_\_\_\_\_  
Andrew Garcia, Planning Alternate  
924-3858 fax 924-3864 agarcia@cabq.gov



Supplemental form

|  |   |
|--|---|
| <p><b>SUBDIVISION</b> <span style="float: right;"><b>S</b></span></p> <p><input checked="" type="checkbox"/> Major Subdivision action</p> <p><input checked="" type="checkbox"/> Minor Subdivision action</p> <p><input type="checkbox"/> Vacation <span style="float: right;"><b>V</b></span></p> <p><input type="checkbox"/> Variance (Non-Zoning)</p> <p><b>SITE DEVELOPMENT PLAN</b> <span style="float: right;"><b>P</b></span></p> <p><input type="checkbox"/> ...for Subdivision Purposes</p> <p><input type="checkbox"/> ...for Building Permit</p> <p><input type="checkbox"/> IP Master Development Plan</p> <p><input type="checkbox"/> Cert. of Appropriateness (LUCC) <span style="float: right;"><b>L</b></span></p> | <p style="text-align: right;">Supplemental form</p> <p><b>ZONING &amp; PLANNING</b> <span style="float: right;"><b>Z</b></span></p> <p><input type="checkbox"/> Annexation</p> <p><input type="checkbox"/> Zone Map Amendment (Establish or Change Zoning)</p> <p><input type="checkbox"/> Sector Plan (Phase I, II, III)</p> <p><input type="checkbox"/> Amendment to Sector, Area, Facility or Comprehensive Plan</p> <p><input type="checkbox"/> Text Amendment (Zoning Code/Subdivision Regulations)</p> <p><b>APPEAL / PROTEST of...</b> <span style="float: right;"><b>A</b></span></p> <p><input type="checkbox"/> Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals</p> |
|--|---|

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 2<sup>nd</sup> Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

**APPLICANT INFORMATION:**

NAME: Larry Landini / Gala III LLC PHONE: 730-6007

ADDRESS: 3109 San Mateo N.E FAX: 883-7166

CITY: Alb. STATE NM ZIP 87110 E-MAIL: \_\_\_\_\_

Proprietary interest in site: OWNER

AGENT (if any): Wilks Co. PHONE: 888-3066

ADDRESS: P.O. Box 10097 FAX: \_\_\_\_\_

CITY: Albuquerque STATE NM ZIP 87184 E-MAIL: \_\_\_\_\_

DESCRIPTION OF REQUEST: Dividing Tract 5-D3 into 2 Tracts

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

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

Lot or Tract No. Tract 5-D3 Block: N/A Unit: N/A

Subdiv. / Addn. Paradise Valley Sub.

Current Zoning: SU-1/C-24 IP Proposed zoning: N/A

Zone Atlas page(s): C-12 No. of existing lots: 1 No. of proposed lots: 2

Total area of site (acres): 3.3591 Density if applicable: dwellings per gross acre: N/A dwellings per net acre: N/A

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

UPC No. 101206425042321201 MRGCD Map No. N/A

LOCATION OF PROPERTY BY STREETS: On or Near: Marna Lynn NW

Between: Golf Course Rd. N.W and Coors Blvd. N.W.

**CASE HISTORY:**

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

DRB 1000086 - DRB-99-63, DRB 99-189 (VOID)

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

SIGNATURE Jim Wilks DATE 1-10-06

(Print) Jim Wilks (Wilks Co.)  Applicant.  Agent

Form revised 9/01, 3/03

|  |   |   |   |   |
|--|---|---|---|---|
| <p><b>INTERNAL ROUTING</b></p> <p><input checked="" type="checkbox"/> All checklists are complete</p> <p><input checked="" type="checkbox"/> All fees have been collected</p> <p><input checked="" type="checkbox"/> All case #s are assigned</p> <p><input checked="" type="checkbox"/> AGIS copy has been sent</p> <p><input checked="" type="checkbox"/> Case history #s are listed</p> <p><input checked="" type="checkbox"/> Site is within 1000ft of a landfill</p> <p><input checked="" type="checkbox"/> H.D.P. density bonus</p> <p><input checked="" type="checkbox"/> H.D.P. fee rebate</p> | <p>Application case numbers</p> <p><u>06DRB - 00051</u></p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>Hearing date <u>01/18/06</u></p> | <p>Action</p> <p><u>P&amp;F 5(3)</u></p> <p><u>CMF</u></p> <p>_____</p> <p>_____</p> <p>_____</p> | <p>S.F.</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> | <p>Fees</p> <p>\$ <u>285.00</u></p> <p>\$ <u>20.00</u></p> <p>\$ _____</p> <p>\$ _____</p> <p>\$ _____</p> <p>Total</p> <p>\$ <u>305.00</u></p> |
|--|---|---|---|---|

Sandy Handley 01/10/06 Project # 1004638

Planner signature / date



- SKETCH PLAT REVIEW AND CLIENT 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 Official D.R.B. Notice of approval
  - \_\_\_ 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.
  - \_\_\_ 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
  - \_\_\_ 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, 4 copies for internal routing.
  - \_\_\_ Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
  - \_\_\_ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - \_\_\_ Letter briefly describing, explaining, and justifying the 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.

Jim Wilks (Wilks Co)  
Applicant name (print)

Jim Wilks 1/10/06  
Applicant signature / date



Form revised MARCH 2003

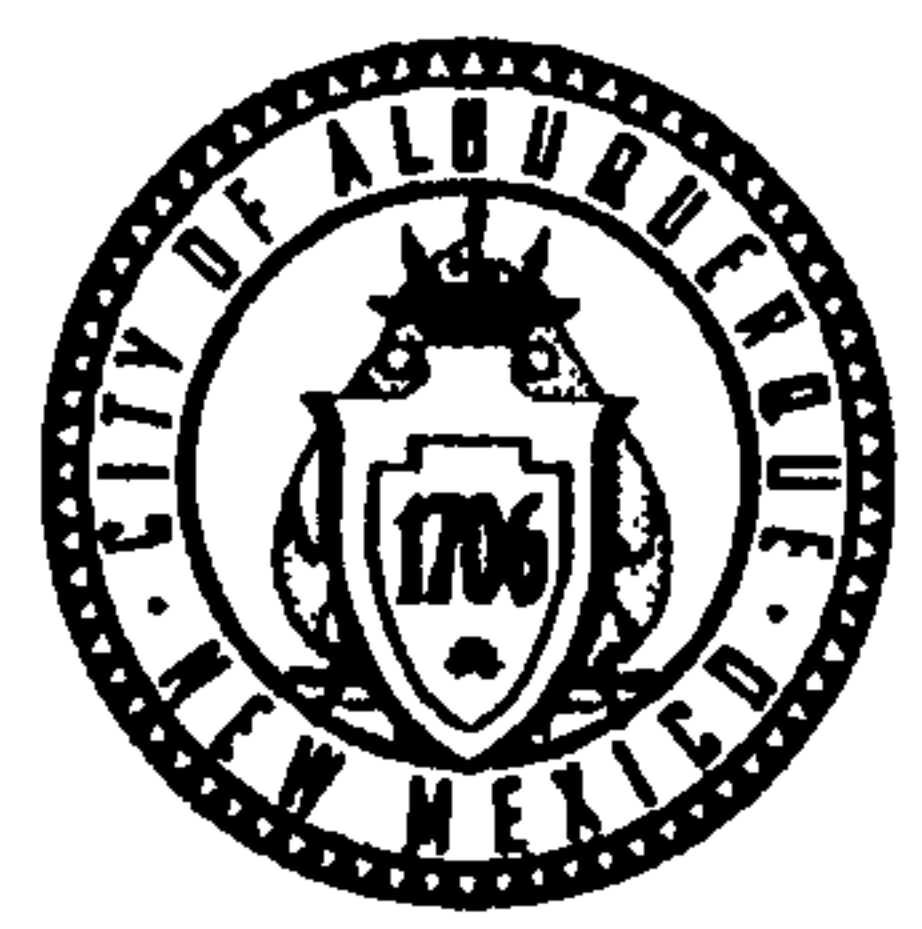
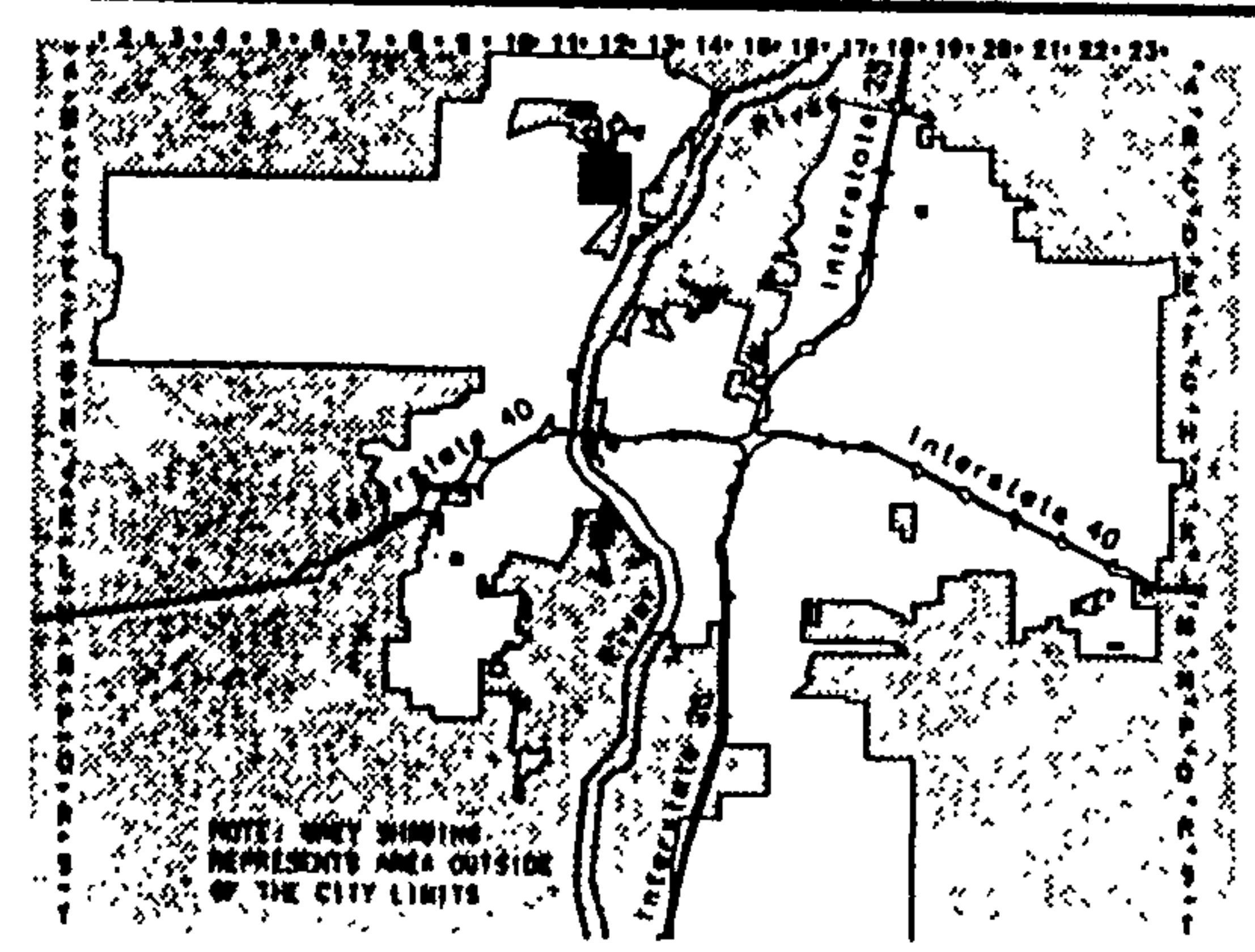
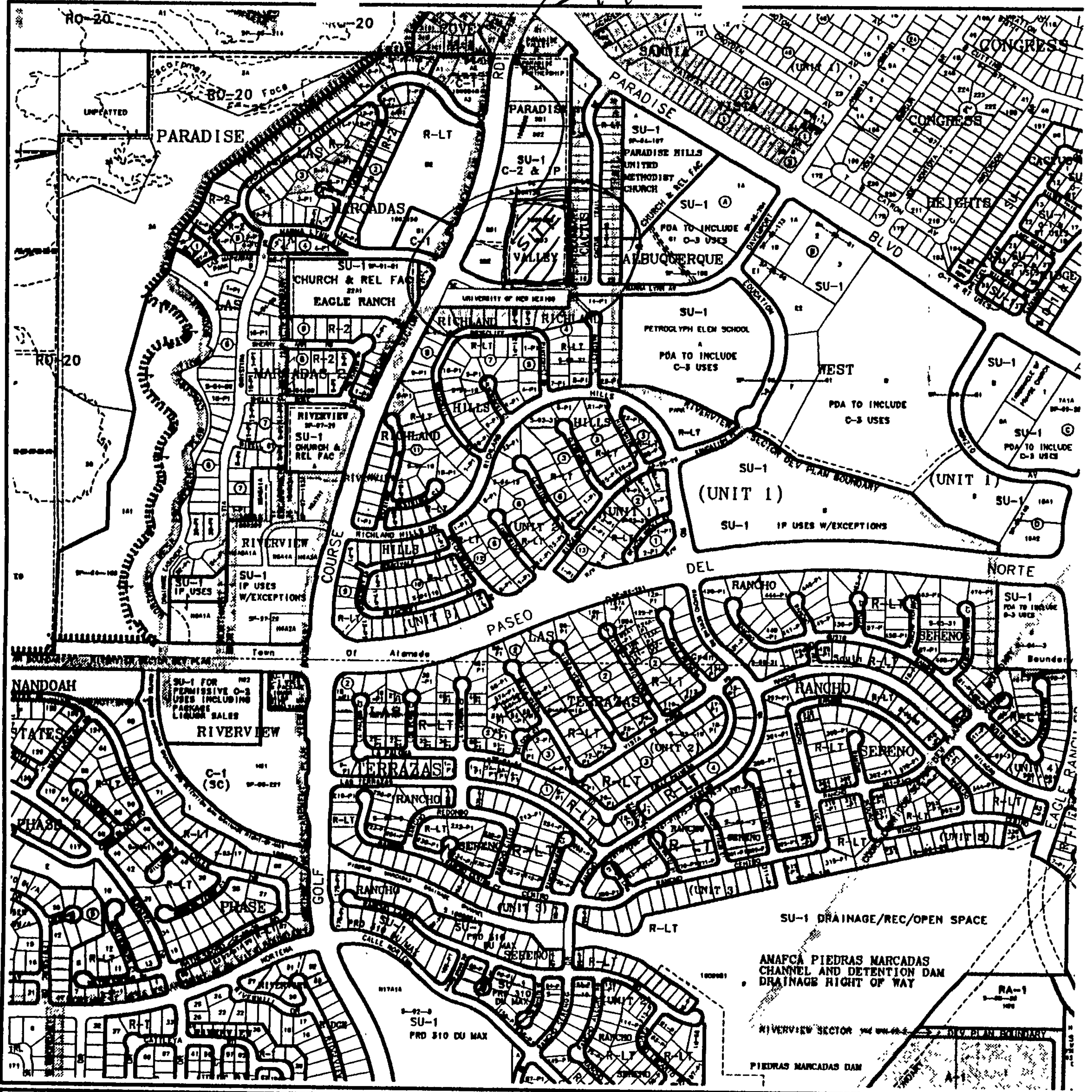
- Checklists complete
  - Fees collected
  - Case #s assigned
  - Related #s listed
- Application case numbers  
06DRB- 00051

Sandy Handley 01/10/06  
Planner signature / date

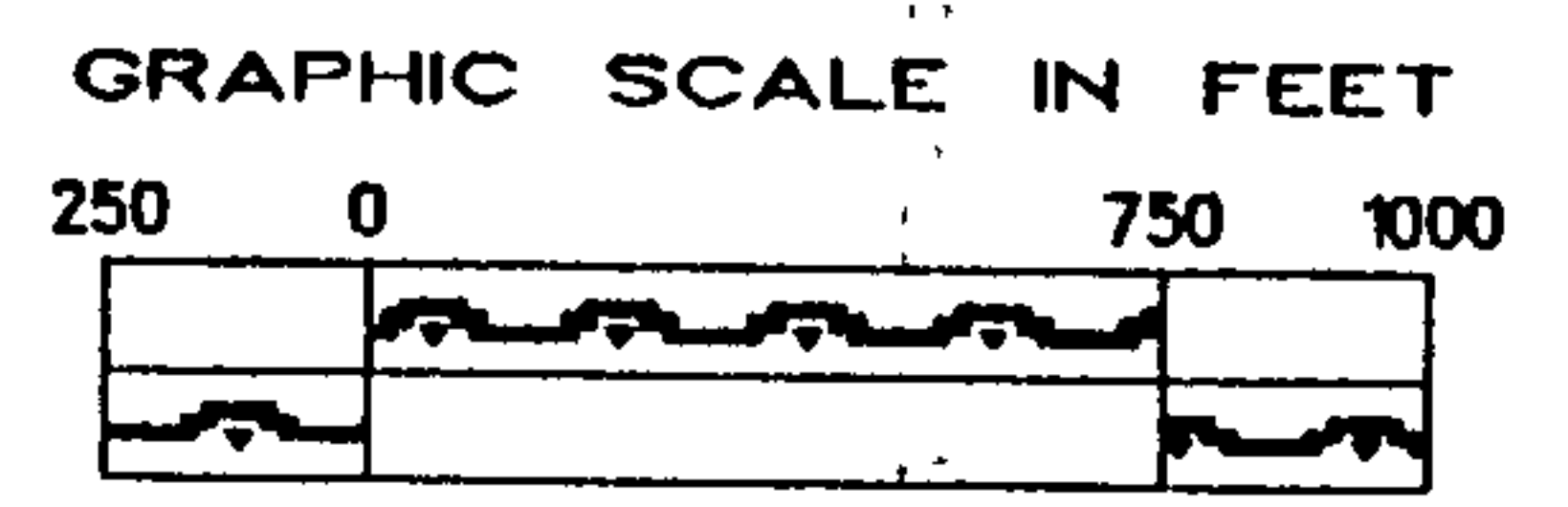
Project # 1004638



SITE



**Albuquerque Geographic Information System**  
**PLANNING DEPARTMENT**  
 © Copyright 2003



**Zone Atlas Page**

**C-12-Z**

Map Amended through October 01, 2003



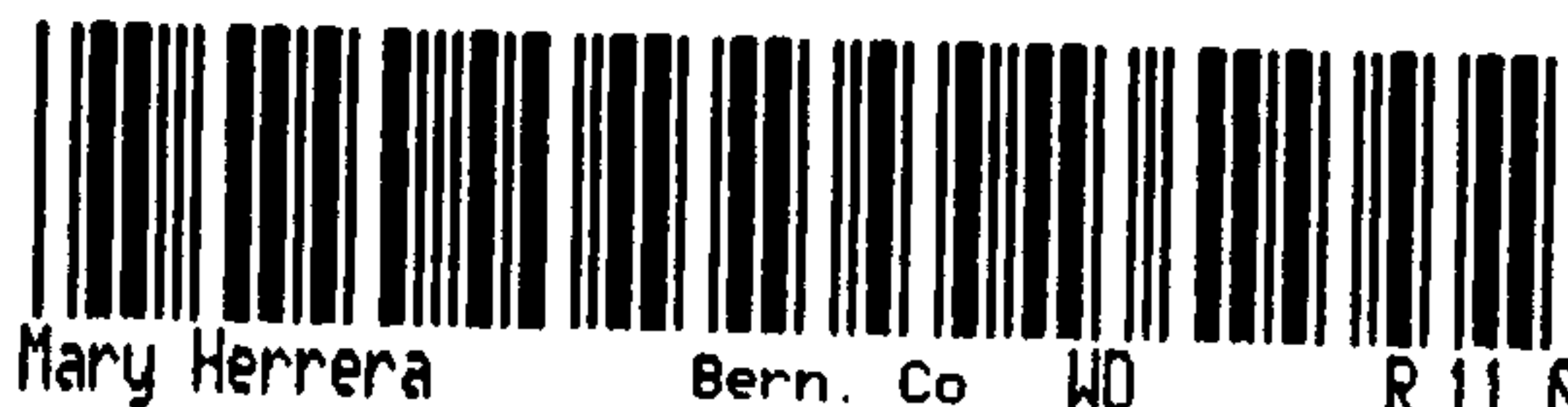
## WARRANTY DEED

GOLF PARADISE, L.L.C., a New Mexico limited liability company, for consideration paid, grants to GALA III, LLC, a New Mexico limited liability company, whose address is c/o Peter Piper Pizza, 3109 San Mateo NE, Albuquerque, New Mexico, 87110, the following described real estate in Bernalillo County, New Mexico:

Tract numbered Five-D-Three (5-D3) of the Plat of Tracts 5-D1, 5-D2 and 5-D3 PARADISE VALLEY, within Section 13, Township 11 North, Range 2 East of N.M.P.M., City of Albuquerque, Bernalillo County, New Mexico, as the same is shown and designated on the Plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico on April 18, 2000, in Plat Book 2000C, folio 110.

### SUBJECT TO:

1. Taxes for the year 2004, and thereafter.
2. Reservations contained in Patent from United States of America, recorded in Book 64, page 412, records of Bernalillo County, New Mexico.
3. Restrictions as noted on the recorded plat filed October 26, 1999, in Plat Book 99C, folio 297, records of Bernalillo County, New Mexico.
4. Reciprocal Drainage Easement, and Reciprocal Access, Pedestrian and Parking Easement, and maintenance responsibilities thereto, as noted on the recorded plat, filed in the Office of the County Clerk of Bernalillo County, New Mexico on October 26, 1999, in Plat Book 99C, folio 297.
5. Easements reserved along the insured premises, as shown on the recorded plat, filed in the Office of the County Clerk of Bernalillo County, New Mexico on April 18, 2000, in Plat Book 2000C, folio 110.
6. Public Service Company of New Mexico Joint Electric and Gas Easement granted to Public Service Company of New Mexico, a New Mexico Corporation and US West Communications, Inc., a Colorado corporation, filed January 9, 2001 in Book A14 page 1638, as Document No. 2001003046, records of Bernalillo County, New Mexico.
7. Water and Wastewater Agreement with New Mexico Utilities, Inc., a New Mexico corporation, filed June 23, 2000 in Book A7, page 766, as Document No. 200061010, records of Bernalillo County, New Mexico.



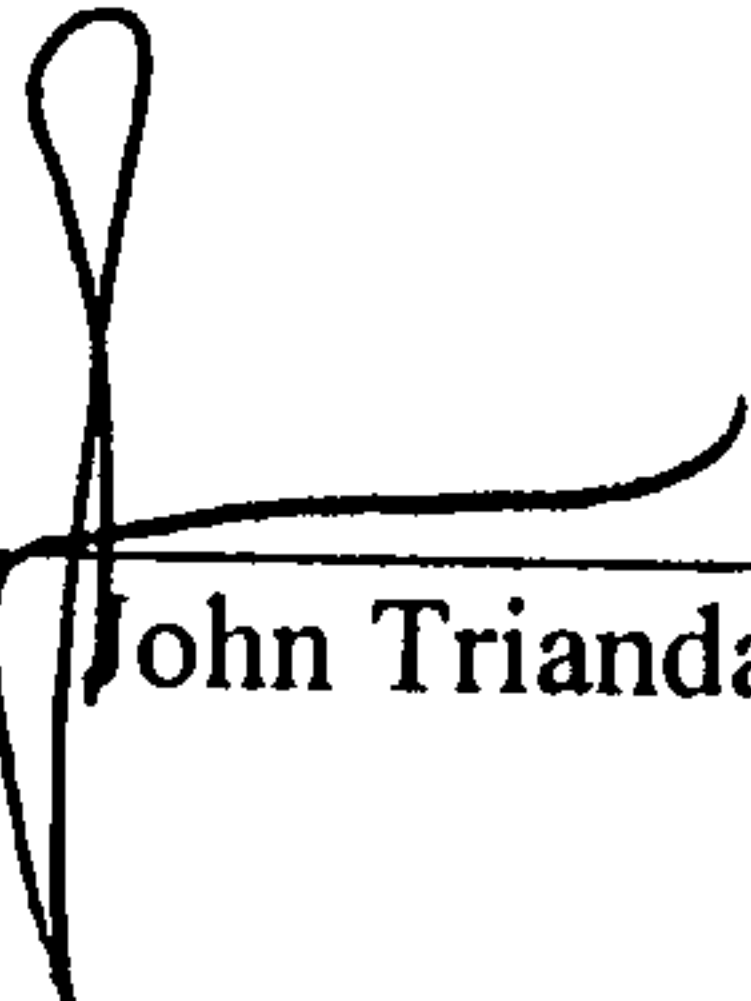
2004172875  
6186376  
Page: 1 of 2  
12/09/2004 11:13A  
Bk-A88 Pg-2401

8. Reservations as set forth in Warranty Deed, recorded November 19, 1959, in book D 513, page 189, records of Bernalillo County, New Mexico.

with warranty covenants:

DATED: December 6<sup>TH</sup>, 2004,

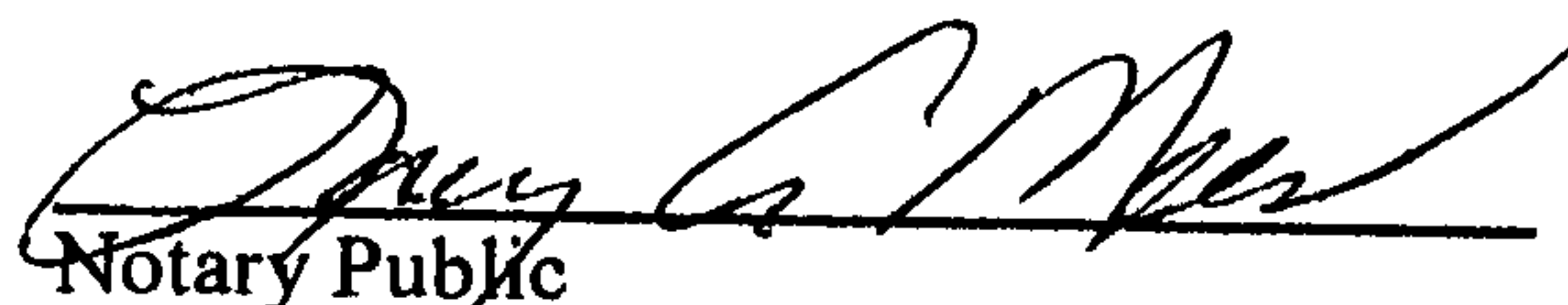
GOLF PARADISE, L.L.C.

By  \_\_\_\_\_  
John Triandafilidis, Manager

ACKNOWLEDGEMENT

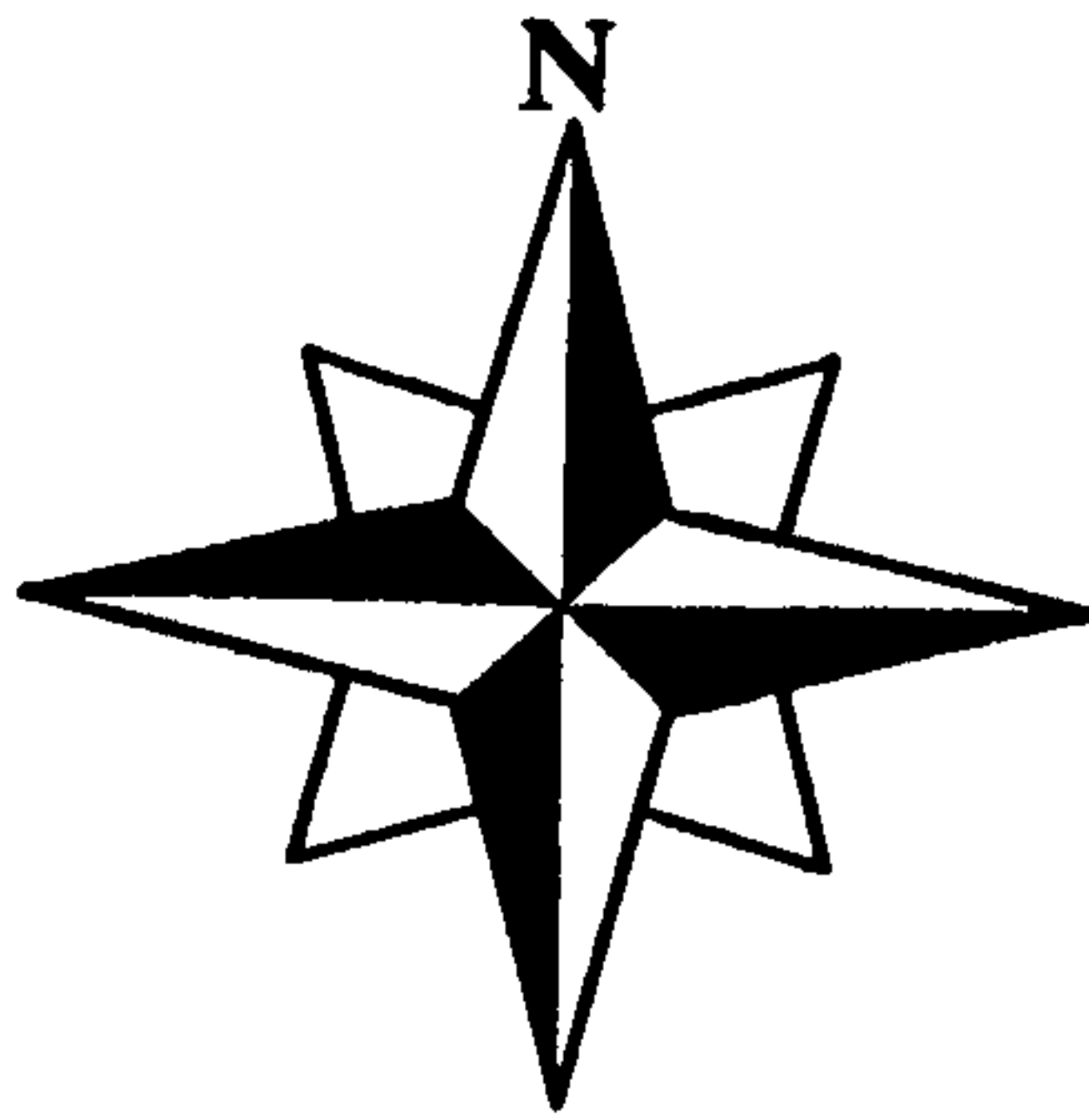
STATE OF NEW MEXICO )  
 ) ss.  
COUNTY OF BERNALILLO )

This instrument was acknowledged before me on December 6<sup>TH</sup> 2004, by John Triandafilidis, Manager of GOLF PARADISE, L.L.C., a New Mexico limited liability company, on behalf of said company.

  
\_\_\_\_\_  
Notary Public

My Commission Expires:

10-17-06



**Harris Surveying, Inc.**  
2412-D Monroe Street NE  
Albuquerque, NM 87110

Phone (505) 889-8056 \* Fax (505) 889-8645

January 9, 2006

To: DRB Board Members

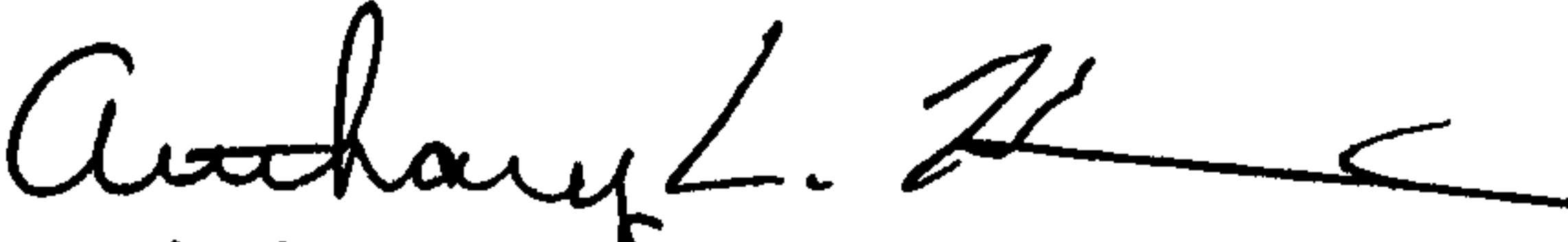
Re: Replat of Tract 5-D3

Dear: Members

The purpose of this plat is to divide tract 5-D3 into 2 tracts. There is an existing building on the North end of the property with existing parking and islands. A reciprocal easement for Access, Utilities, Drainage, Parking and Pedestrians is being granted to cover these issues.

If there are any questions, please contact me at my office.

Sincerely,

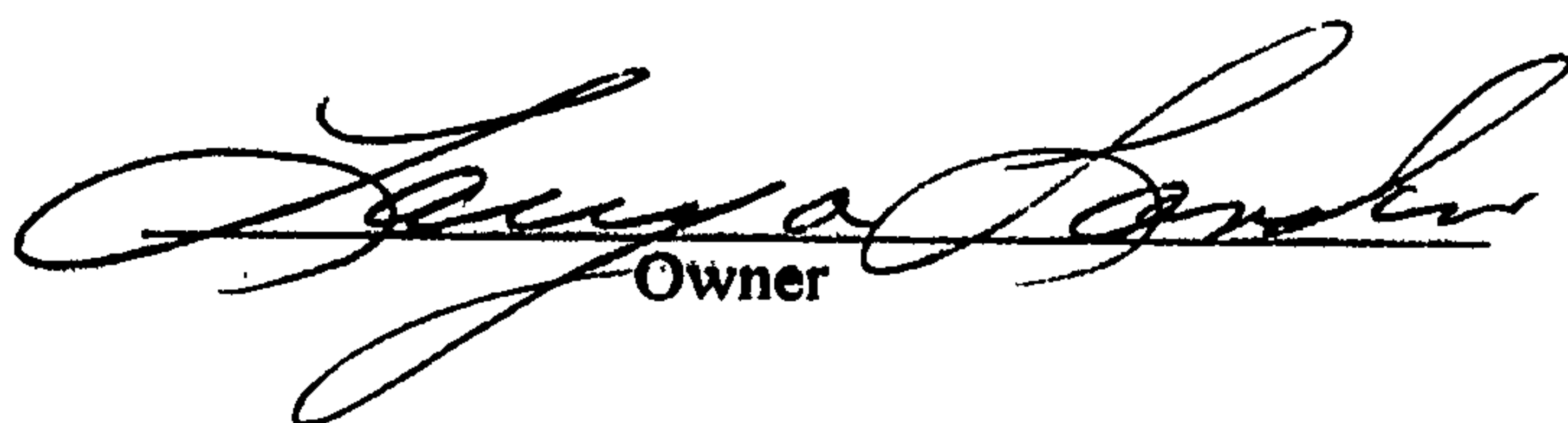
  
Anthony L. Harris



LETTER OF AUTHORIZATION

Subject Property:

I, the undersigned owner of subject property hereby designate **WILKS COMPANY** to be my authorized representative agent for the processing and recording of planning, zoning or appeals actions on this property.

  
Owner

1-9-06  
Date

048 0112 00  
ACCOUNT NUMBL.

9260 GOLF COURSE NW 1 1/2'  
SERVICE ADDRESS

PREVIOUS BALANCE 19.86-  
PAYMENTS 19.86  
PAST DUE BALANCE FORWARD .00  
PAST DUE SERVICE 07/26/05 TO 08/26/05

CURRENT SERVICE 08/27/05 TO 09/26/05  
SERVICE TYPE/SIZE 1 1/2"

| CURRENT READING | PREVIOUS READING | CURRENT USAGE (1000 GAL) | DAYS OF SERVICE | RATE PER 1000 GALLONS | MONTHLY CUSTOMER CHARGE |
|-----------------|------------------|--------------------------|-----------------|-----------------------|-------------------------|
| 126             | 90               | 36                       | 31              | 1.2800                | 26.34                   |

---

|                          |        |
|--------------------------|--------|
| WATER                    | 72.42  |
| WATER TESTING TAX 3.3%   | 1.19   |
| SEWER                    | 23.27  |
| SEWER TREATMENT          | 25.83  |
| FRANCHISE FEE            | 3.68   |
| TAX                      | 8.54   |
| TOTAL CURRENT AMOUNT DUE | 134.93 |

|                    |        |
|--------------------|--------|
| PAST DUE AMOUNT    | 0.00   |
| CURRENT AMOUNT DUE | 134.93 |
| TOTAL AMOUNT DUE   | 134.93 |

NEW MEXICO UTILITIES, INC. 4700 Irving Blvd., NW, Suite 201 Albuquerque, NM. 87114-4281 (505) 898-2661

048 0113 00  
ACCOUNT NUMBER

9260 GOLF COURSE NW 3/4"  
SERVICE ADDRESS

PREVIOUS BALANCE 50.76  
PAYMENTS 50.76-  
PAST DUE BALANCE FORWARD .00  
PAST DUE SERVICE 07/26/05 TO 08/26/05

CURRENT SERVICE 08/27/05 TO 09/26/05  
SERVICE TYPE/SIZE 3/4"

| CURRENT READING | PREVIOUS READING | CURRENT USAGE (1000 GAL) | DAYS OF SERVICE | RATE PER 1000 GALLONS | MONTHLY CUSTOMER CHARGE |
|-----------------|------------------|--------------------------|-----------------|-----------------------|-------------------------|
| 206             | 152              | 54                       | 31              | 1.2800                | 10.42                   |

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|                                   |                 |
|-----------------------------------|-----------------|
| WATER                             | 79.54           |
| <del>WATER TESTING TAX 3.3%</del> | <del>1.78</del> |
| FRANCHISE FEE                     | 2.44            |
| TAX                               | 5.65            |
| TOTAL CURRENT AMOUNT DUE          | 89.41           |

PAST DUE AMOUNT 0.00  
CURRENT AMOUNT DUE 89.41  
TOTAL AMOUNT DUE 89.41

NEW MEXICO UTILITIES, INC. 4700 Irving Blvd., NW, Suite 201 Albuquerque, NM 87114-4281 (505) 898-2661

048 0111 00  
ACCOUNT NUMBER

9260 GOLF COURSE NW 6" FL  
SERVICE ADDRESS

PREVIOUS BALANCE 20.10  
PAYMENTS 20.10-  
PAST DUE BALANCE FORWARD .00  
PAST DUE SERVICE 07/26/05 TO 08/26/05  
CURRENT SERVICE 08/27/05 TO 09/26/05  
SERVICE TYPE/SIZE 3/4"

| CURRENT READING | PREVIOUS READING | CURRENT USAGE (1000 GAL) | DAYS OF SERVICE | RATE PER 1000 GALLONS | MONTHLY CUSTOMER CHARGE |
|-----------------|------------------|--------------------------|-----------------|-----------------------|-------------------------|
|                 |                  |                          | 31              |                       | .00                     |

---

|                          |        |
|--------------------------|--------|
| FIRE LINE                | 127.42 |
| FRANCHISE FEE            | 3.82   |
| TAX                      | 8.86   |
| TOTAL CURRENT AMOUNT DUE | 140.10 |

|                    |        |
|--------------------|--------|
| PAST DUE AMOUNT    | 0.00   |
| CURRENT AMOUNT DUE | 140.10 |
| TOTAL AMOUNT DUE   | 140.10 |

NEW MEXICO UTILITIES, INC. 4700 Irving Blvd., NW, Suite 201 Albuquerque, NM 87114-4281 (505) 898-2661



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

PAID RECEIPT

APPLICANT NAME LARRY LANDINI / GALATI LLC  
AGENT Wlks. Co.  
ADDRESS P.O. Box 10097  
PROJECT & APP # 1004638/06 DRB 00051  
PROJECT NAME PARADISE VALLEY TRACTS SA-5B

\$ 20.<sup>00</sup> 441032/3424000 Conflict Management Fee  
\$ 275.<sup>00</sup> 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  
\$ 305.<sup>00</sup> TOTAL AMOUNT DUE

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

HARRIS SURVEYING, INC.

2412-D MONROE ST. N.E.  
ALBUQUERQUE, NM 87110  
PH. 505-889-8056

1354

DATE 1-10-06

95-8365/3070  
03

PAY TO THE ORDER OF City of Albuquerque

\$ 305<sup>00</sup>/<sub>100</sub>

Three hundred Five and 100/100

DOLLARS

Security features are included. Details on back.

U.S. New Mexico  
FEDERAL CREDIT UNION

P.O. BOX 129 ALB. NM 87103-0129  
(505) 342-8888

FOR

Anthony L. Y...

MP

3070836521

9503800000 1354

\*\*\*DUPLICATE\*\*\*  
City Of Albuquerque  
Treasury Division

1/10/2006 10:16AM LOC: ANNX  
RECEIPT# 00056201 WSH 007 TRANSH 0011  
Account 441032 Fund 0110  
Activity 3424000 TRSKAL  
Trans Amt \$305.00  
J24 Misc \$20.00

Thank You

\*\*\*DUPLICATE\*\*\*  
City Of Albuquerque  
Treasury Division

1/10/2006 10:17AM LOC: ANNX  
RECEIPT# 00056202 WSH 007 TRANSH 0011  
Account 441006 Fund 0110  
Activity 4983000 TRSKAL  
Trans Amt \$305.00  
J24 Misc \$285.00

CK  
CHANGE

\$305.00  
\$0.00

Thank You