



## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

July 30, 2014

**Project# 1004688**

14DRB-70257 EXT OF SIA FOR TEMP DEFR SDWK CONST

ULTIMA HOMES, INC. request(s) the above action(s) for all or a portion of **PINON ENCANTADA SUBDIVISION** zoned RA-2, located on PINON ENCANTADA TRAIL OFF OF RIO GRANDE containing approximately 1.9 acre(s). (G-12 & 13)

At the July 30, 2014 Development Review Board meeting, a 2 year extension to the agreement for the deferral of sidewalks was approved. Please provide an exhibit to the Design Review Committee indicating the lot number/addresses where sidewalks are still deferred.

If you wish to appeal this decision, you must do so by August 14, 2014, in the manner described below.

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

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

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

  
Jack Cloud, DRB Chair

Cc: ULTIMA HOMES, INC.



## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

August 1, 2012

**Project# 1004688**

12DRB-70215 EXT OF SIA FOR TEMP DEFR SDWK CONST

ULTIMA HOMES INC request(s) the above action(s) for all or a portion of Lot(s) 1-8 PLAT OF, **PINION ENCANTADA** zoned RA-2, located on PINION ENCANTADA TRAIL OFF OF RIO GRANDE containing approximately 1.9 acre(s). (G12-G13)

At the August 1, 2012 Development Review Board meeting, a 2 year extension to the agreement for the deferral of sidewalks was approved. Please provide an exhibit to the Design Review Committee indicating the lot number/addresses where sidewalks are still deferred.

If you wish to appeal this decision, you must do so by August 15, 2012, in the manner described below.

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

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

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

Jack Cloud, DRB Chair

Cc: Ultima Homes Inc.  
Marilyn Maldonado  
file

PLANNING DEPARTMENT  
DEVELOPMENT AND BUILDING SERVICES  
TRANSPORTATION SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO: 1004688

AGENDA ITEM NO: 8

SUBJECT:

SIA EXTENSION – SIDEWALK

ENGINEERING COMMENTS:

No objection to extension request.

*Disclaimer: The comments provided are based upon the information received from the applicant. If new or revised information is submitted, additional comments may be provided by Transportation Development.*

RESOLUTION:

APPROVED \_\_; DENIED \_\_; DEFERRED \_\_; COMMENTS PROVIDED \_\_; WITHDRAWN \_\_

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

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

SIGNED:

Kristal D. Metro  
Transportation Development

505-924-3991

DATE: AUGUST 1, 2012

~~314-8000~~

LOT UPC

- 1) 101 206 051 111 040404
- 2) 101 306 000 510 930532
- 3) 101 306 000 816 700531
- 4) 101 306 002 010 530530
- 5) 101 306 001 909 530 529
- 6) 101 306 000 909 730 528
- 7) 101 306 000 409 930527
- 8) 101 206 051 610 040403

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8  
12



## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

July 28, 2010

**Project# 1004688**

10DRB-70199 EXT OF SIA FOR TEMP DEFR SDWK CONST

ULTIMA HOMES INC request(s) the above action(s) for all or a portion of Lot(s) 1-8, **PINON ENCANTADA** zoned RA2, located on PINON ENCANTADA TRAIL NW BETWEEN RIO GRANDE NW AND CAMPBELL NW containing approximately 2 acre(s). (G-12/13)

At the July 28, 2010 Development Review Board meeting, a two year extension to the agreement for the deferral of sidewalks was approved.

If you wish to appeal this decision, you must do so by August 11, 2010 in the manner described below.

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

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

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

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

Jack Cloud, AICP, DRB Chair

Cc: Ultima Homes – 11804 Zinfandel NE – Albuquerque, NM 87122  
Marilym Maldonado  
File

HEARING DATE 7-28-10 (ESIA)



COMPLETED 12/13/06 SH  
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.

#14

DRB Application No.: 06DRB-01521 (FP) <sup>01572</sup> Project # 1004688

Project Name: ALVARADO GARDENS ADD UNIT 1

Agent: Clark Consulting Engineers Phone No: 281-2444

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 11/22/06 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): rec'd Plat<sup>RG</sup>

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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

Project Number

1004688



# 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-01521 (FP)

Project # 1004688

Project Name: ALVARADO GARDENS ADD UNIT 1

Agent: Clark Consulting Engineers

Phone No: 281-2444

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 11/22/06 by the DRB with delegation of signature(s) to the following departments.

### OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

UTILITIES: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

CITY ENGINEER / AMAFCA: \_\_\_\_\_  
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 \_\_\_\_\_  
 \_\_\_\_\_

PARKS / CIP: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

PLANNING (Last to sign): record Plat  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

- 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

1004688





**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

November 22, 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. Adjourned: 11:22 A.M.
- B. Changes and/or Additions to the Agenda
- C. New or Old Business

**CASES WHICH REQUIRE PUBLIC NOTIFICATION**

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

1. **Project # 1001946**  
06DRB-01557 Major-Two Year SIA BOHANNAN HUSTON INC agent(s) for LOWE'S HOME CENTERS INC request(s) the above action(s) for all or a portion of Tract(s) A-1 & A-2, **LOS ANGELES CENTER**, zoned M-1 light manufacturing zone, located on SAN PEDRO NE between PASEO DEL NORTE NE and PINO NE containing approximately 33 acre(s). [REF:04DRB-01965] (D-18) **A TWO-YEAR SIA WAS APPROVED.**

2. **Project # 1001218**  
06DRB-01558 Major-Two Year SIA

DALE & GAIL ARMSTRONG request(s) the above action(s) for all or a portion of Tract(s) 1-A, **LANDS OF LAFARGE**, zoned M-1 light manufacturing zone, located on EDITH BLVD NE, between CARMONY RD NE and MONTANO NE containing approximately 15 acre(s). (G-15) **A ONE-YEAR SIA WAS APPROVED.**
  
3. **Project # 1002855**  
06DRB-01559 Major-Two Year SIA

VAN H GILBERT ARCHITECT PC agent(s) for EDWARD GARCIA, GARCIA AUTOMOTIVE GROUP request(s) the above action(s) for all or a portion of Lot(s) 5A, Block(s) 24, **EAST END ADDITION**, zoned SU-1 for automobile storage special use zone, located on VERMONT ST NE between LOMAS BLVD NE and MARBLE AVE NE. [REF: 05DRB-00790] (J-19) **A ONE-YEAR SIA WAS APPROVED.**
  
4. **Project # 1004091**  
06DRB-01560 Major-Vacation of Public Easements

RIO GRANDE ENGINEERING agent(s) for IRVING PARTNERS LLC request(s) the above action(s) for UNPLATTED LANDS OF AMALGAMATED PARTNERS (to be known as **DESERT GARDEN ESTATES**) zoned R-LT residential zone, located on IRVING BLVD NW, between RAINBOW RD NW and PASEO DEL OESTE NW containing approximately 12 acre(s). [REF: 06DRB-00942, 06DRB-00943] (A-9) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**
  
5. **Project # 1002017**  
06DRB-01540 Major-Vacation of Pub Right-of-Way

MYERS, OLIVER & PRICE PC agent(s) for DAVID & PAM MONTOYA request(s) the above action(s) for all or a portion of EDITH BLVD NE between ALAMEDA NE and FRESQUEZ NE. *[Deferred from 11/15/06]* (B-17) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

6. **Project # 1004989**  
06DRB-01411 Major-Preliminary Plat Approval  
06DRB-01412 Major-Vacation of Public Easements  
06DRB-01413 Minor-Subd Design (DPM) Variance  
06DRB-01414 Minor-Sidewalk Waiver  
06DRB-01415 Minor-Temp Defer SDWK

BOHANNAN HUSTON INC agent(s) for MESA VERDE DEVELOPMENT CO request(s) the above action(s) for all or a portion of Tract(s) A, UNIT 2, WILDERNESS @ HIGH DESERT (to be known as **WILDERNESS CANON @ HIGH DESERT**) zoned SU-2, HD/R-R, located on HIGH DESERT PL NE, between TRAILHEAD RD NE and EMBUDITO VIEW CT NE containing approximately 4 acre(s). [REF: 06DRB-00933, 04DRB-00713, 04DRB-01723] [*Deferred from 10/25/06 & 11/8/06 & 11/15/06 & 11/22/06*] (F-23) **DEFERRED AT THE AGENT'S REQUEST TO 11/29/06.**

7. **Project # 1005191**  
06DRB-01454 Major-Preliminary Plat Approval  
06DRB-01455 Major-Vacation of Pub Easements  
06DRB-01456 Minor-Sidewalk Variance  
06DRB-01457 Minor-Temp Defer SDWK

ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 13-20, Tract(s) A, Block(s) 29, NORTH ALBUQUERQUE ACRES, UNIT B (to be known as **SEVANO PLACE SUBDIVISION**) zoned R-D, located on LOUISIANA NE, between ALAMEDA NE and SIGNAL NE containing approximately 7 acre(s). [*Deferred from 11/1/06 & 11/8/06 & 11/15/06*] (C-18) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 11/22/06 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 11/21/06 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS OF FINAL PLAT: ENVIRONMENTAL HEALTH SIGNATURE ON THE PLAT. RADIUS DEDICATIONS ARE REQUIRED PER THE DPM. ZONING SHALL BE SHOWN AS R-D ON THE PLAT. HOME OWNER'S ASSOCIATION PRESIDENT MUST SIGN THE FINAL PLAT. A 5-FOOT PUBLIC ROADWAY EASEMENT MUST BE SHOWN ON THE PLAT AS VACATED. THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE SIDEWALK VARIANCE 06DRB-01456 WAS WITHDRAWN AT THE AGENT'S REQUEST. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

8. **Project # 1000296**  
06DRB-01536 Major-Vacation of Public Easements

BOHANNAN HUSTON INC agent(s) for SCOTT PATRICK HOMES request(s) the above action(s) for all or a portion of Lot(s) 16A-P1 & 17A-P1, **OXBOW VILLAGE**, zoned SU-3, located on OXBOW VILLAGE LANE NW, between OXBOW DR NW and ST. JOSEPHS DR NW containing approximately 1 acre(s). [REF: 05DRB-00789] *[Deferred from 11/15/06]* (G-11) **THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE WITH CONDITIONS OF FINAL PLAT.**

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

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

9. **Project # 1004927**  
06DRB-01632 Minor-SiteDev Plan  
BldPermit/EPC

MULLEN HELLER ARCHITECTURE agent(s) for HARVARD MALL PARTNERS request(s) the above action(s) for all or a portion of Lot(s) 6-10 & 16-21, Block(s) 1 **UNIVERSITY HEIGHTS ADDITION**, zoned SU-1,UC, located on HARVARD DR SE, between CENTRAL AVE SE and SILVER AVE SE containing approximately 2 acre(s). [REF: 06EPC-00777] **[Stephanie Shumsky, EPC Case Planner]** *[Indef deferred from 11/22/06]* (K-15) **INDEFINITELY DEFERRED AT AGENT'S REQUEST.**

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

10. **Project # 1002633**  
06DRB-01630 Minor-Prelim&Final Plat  
Approval

ADVANCED ENGINEERING AND CONSULTING, LLC agent(s) for JAYEFF CONSTRUCTION request(s) the above action(s) for Lot(s) 1A, **VENTURA PLACE**, zoned SU-1 for mixed uses, located on HOLLY AVE NE, between VENTURA ST NE and BARSTOW ST NE containing approximately 10 acre(s). (C-20) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE AND TO RECORD.**

11. **Project # 1005254**  
06DRB-01627 Minor-Prelim&Final Plat  
Approval

SURVEYS SOUTHWEST LTD agent(s) for GILBERT SANCHEZ request(s) the above action(s) for all or a portion of Lot(s) 85, **LOS ALAMOS ADDITION**, zoned SU-1 FOR APT & OFFICE, located on 4<sup>TH</sup> ST NW, between PLACITAS RD NW and SANDIA RD NW containing approximately 1 acre(s). [*Indef deferred from 11/22/06*] (F-14) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

12. **Project # 1005090**  
06DRB-01606 Minor-Prelim&Final Plat  
Approval  
06DRB-01607 Minor-Sidewalk Waiver

JAMES TORRES agent(s) for MAURO TORRES & EVANGELINA TORRES request(s) the above action(s) for all or a portion of Lot(s) 130B-1, 130B-2, 130C-1, 130C-2, M.R.G.C.D. Map #31, Tract(s) 130 (to be known as **LANDS OF MAURO TORRES**) zoned RA-2, located on TEODORO RD NW, between RIO GRANDE BLVD NW and DURANES LATERAL containing approximately 1 acre(s). [REF: 06DRB-01212] [*Deferred from 11/15/06*] (F-13) **WITHDRAWN AT THE AGENT'S REQUEST.**

13. **Project # 1005250**  
06DRB-01613 Minor-Prelim&Final Plat  
Approval

JOSE RODRIGUEZ request(s) the above action(s) for all or a portion of Lot(s) A, B & C, Block T-1, **CARLOS REY SUBDIVISION**, zoned R-2 residential zone, located on CHURCHILL RD SW, between COORS BLVD SW and BATAAN DR SW containing approximately 1 acre(s). [*Deferred from 11/15/06 & 11/22/06*] (K-10) **DEFERRED AT THE AGENT'S REQUEST TO 11/29/06.**

14. ~~Project # 1004688~~  
06DRB-01572 Minor-Final Plat Approval

CLARK CONSULTING ENGINEERS agent(s) for JOHN ABBOTT & BILL H. BURNS request(s) the above action(s) for all or a portion of Tract(s) 2, 2a & 2b, **ALVARADO GARDENS ADDITION, UNIT 1**, zoned RA-2, located on RIO GRANDE BLVD NW between MATTHEW AVE NW and CAMPBELL RD NW, containing approximately 3 acre(s). [*Indef deferred 11/8/06*] (G-12/G-13) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

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

15. **Project # 1004727**  
06DRB-01631 Minor-Sketch Plat or Plan

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

16. **Project # 1005253**  
06DRB-01625 Minor-Sketch Plat or Plan

LILIA GONZALEZ agent(s) for REYES FLORES request(s) the above action(s) for all or a portion of Lot(s) 2B, **LANDS OF ANDRIANO CANDELARIA**, zoned RD/R-1, located on CALLE SALINAS SW, between 90<sup>TH</sup> ST SW and 94<sup>TH</sup> ST SW containing approximately 1 acre(s). [REF: CZ-80-69] (L-9) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

17. Approval of the Development Review Board Minutes for November 8 and November 15, 2006. **THE DRB MINUTES FOR 11/8 AND 11/15/06 WERE APPROVED BY THE BOARD.**

ADJOURNED: 11:22 A.M.



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

**DEVELOPMENT REVIEW BOARD – SPEED MEMO**

**DRB CASE NO/PROJECT NO: 1004688**

**AGENDA ITEM NO: 14**

**SUBJECT:**

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](http://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:** NOVEMBER 22, 2006



**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

November 8, 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.

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

A. Call to Order: 9:00 a.m.

Adjourned: 10:35 a.m.

B. Changes and/or Additions to the Agenda

C. New or Old Business

**CASES WHICH REQUIRE PUBLIC NOTIFICATION**

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

1. **Project # 1000965**  
06DRB-01500 Major-Vacation of Public  
Easements

BOHANNAN HUSTON INC agent(s) for ANDALUCIA DEVELOPMENT CO INC request(s) the above action(s) for all or a portion of Tract(s) 1, LANDS OF RAY GRAHAM III, **ANDALUCIA @ LA LUZ**, zoned SU-1, located on COORS NW, between NAMASTE RD NW and LA BIENVENIDA PL NW containing approximately 85 acre(s). [02DRB-00059] (F-11) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**



2. **Project # 1005169**  
06DRB-01504 Major-Bulk Land Variance  
06DRB-01505 Minor-Prelim&Final Plat  
Approval

ALPHA PROFESSIONAL SURVEYING agent(s) for UNM REAL ESTATE DEPARTMENT request(s) the above action(s) for all or a portion of Tract(s) 10 & 11, **UNIVERSITY OF NEW MEXICO, AIRPORT PARCEL**, zoned M-2 located on IRA SPRECHER RD SE, between LOS PICAROS SE and the ALBUQUERQUE SUNPORT SE, containing approximately 446 acre(s). (P-16/P-17) **BULK LAND VARIANCE WAS APPROVED. THE PRELIMINARY PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO CITY ENGINEER FOR A FLOODPLAIN EASEMENT TO BE GRANTED TO CITY OF ALBUQUERQUE AND PLANNING FOR NOTICE OF SUBDIVISION PLAT CONDITIONS, FEE SIMPLE LANGUAGE, 15-DAY APPEAL PERIOD AND TO RECORD THE PLAT.**

3. **Project # 1004851**  
06DRB-01452 Major-Preliminary Plat  
Approval

JEFF MORTENSEN & ASSOCIATES agent(s) for THE SAWMILL DEVELOPMENT COMPANY LLC request(s) the above action(s) for all or a portion of Tract(s) 2, LANDS OF MCCLAIN and Tract(s) A-3, LANDS OF AND WILLIAM ANDREW MCCORD (to be known as **ANTIGUA TRAVESIA**, zoned S-M1, located on ZEARING AVE NW, between RIO GRANDE BLVD NW and 19<sup>TH</sup> ST NW containing approximately 3 acre(s). [REF: 06DRB-00556, 06DRB-01095] *[Deferred from 11/1/06 & 11/8/06]* (H-13) **DEFERRED AT THE BOARD'S REQUEST TO 11/15/06.**

4. **Project # 1005191**  
06DRB-01454 Major-Preliminary Plat  
Approval  
06DRB-01455 Major-Vacation of Pub  
Right-of-Way  
06DRB-01456 Minor-Sidewalk Variance  
06DRB-01457 Minor-Temp Defer SDWK

ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 13-20, Tract(s) A, Block(s) 29, NORTH ALBUQUERQUE ACRES, UNIT B (to be known as **SEVANO PLACE SUBDIVISION**) zoned R-D, located on LOUISIANA NE, between ALAMEDA NE and SIGNAL NE containing approximately 7 acre(s). *[Deferred from 11/1/06 & 11/8/06]* (C-18) **DEFERRED AT THE AGENT'S REQUEST TO 11/15/06.**

5. **Project # 1004989**  
06DRB-01411 Major-Preliminary Plat Approval  
06DRB-01412 Major-Vacation of Public Easements  
06DRB-01413 Minor-Subd Design (DPM) Variance  
06DRB-01414 Minor-Sidewalk Waiver  
06DRB-01415 Minor-Temp Defer SDWK

BOHANNAN HUSTON INC agent(s) for MESA VERDE DEVELOPMENT CO request(s) the above action(s) for all or a portion of Tract(s) A, UNIT 2, WILDERNESS @ HIGH DESERT (to be known as **WILDERNESS CANON @ HIGH DESERT**) zoned SU-2, HD/R-R, located on HIGH DESERT PL NE, between TRAILHEAD RD NE and EMBUDITO VIEW CT NE containing approximately 4 acre(s). [REF: 06DRB-00933, 04DRB-00713, 04DRB-01723] [*Deferred from 10/25/06 & 11/8/06*] (F-23) **DEFERRED AT THE AGENT'S REQUEST TO 11/15/06.**

**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.

6. **Project # 1004976**  
06DRB-01548 Minor-SiteDev Plan Subd/EPC  
06DRB-01549 Minor-SiteDev Plan BldPermit/EPC

H BARKER ARCHITECTS agent(s) for CALABACILLAS GROUP request(s) the above action(s) for all or a portion of Lot(s) A-1, B-1, C-1 & C-2, **BLACK ARROYO DAM**, zoned C-2, located on GOLF COURSE RD NW, between BENTON AVE NW and WESTSIDE BLVD NW containing approximately 12 acre(s). [REF: 06EPC-00424, 06EPC-00425] [**Catalina Lehner, EPC Case Planner**] [*Deferred from 11/1/06 & Indef deferred 11/8/06*] (A-12) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

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

7. **Project # 1004688**  
06DRB-01572 Minor-Final Plat Approval

CLARK CONSULTING ENGINEERS agent(s) for JOHN ABBOTT & BILL H. BURNS request(s) the above action(s) for all or a portion of Tract(s) 2, 2a & 2b, **ALVARADO GARDENS ADDITION, UNIT 1**, zoned RA-2, located on RIO GRANDE BLVD NW-between-MATTHEW AVE NW and CAMPBELL RD NW, containing approximately 3 acre(s): [*Indef deferred 11/8/06*] (G-12/G-13) **INDEFINITELY DEFERRED AT THE BOARD'S REQUEST.**

8. **Project # 1002730**  
06DRB-01521 Minor-Final Plat Approval

ISAACSON & ARFMAN agent(s) for INFILL SOLUTIONS II LLC request(s) the above action(s) for all or a portion of Lot(s) 13-A-1, Block(s) 6, Tract(s) 3, NORTH ALBUQUERQUE ACRES UNIT 3 (to be known as **VILLA FIRENZE**) zoned R-D, located on CORONA AVE NE, between VENTURA ST NE and MENDOCINO DR NE containing approximately 4 acre(s). [REF: 06DRB-01204] *[Deferred from 10/25/06 Indef deferred 11/8/06]* (C-20) **INDEFINITELY DEFERRED AT THE BOARD'S REQUEST.**

06DRB-01555 Minor-Subd Design (DPM)  
Variance

ISAACSON & ARFMAN agent(s) for INFILL SOLUTIONS II LLC request(s) the above action(s) for all or a portion of Lot(s) 13-A-1, Block(s) 6, Tract(s) 3, NORTH ALBUQUERQUE ACRES UNIT 3 (to be known as **VILLA FIRENZE**) zoned R-D, located on CORONA AVE NE, between VENTURA ST NE and MENDOCINO DR NE containing approximately 4 acre(s). [REF: 06DRB-01204] *Indef deferred 11/8/06]* (C-20) **INDEFINITELY DEFERRED AT THE BOARD'S REQUEST.**

9. **Project # 1005233**  
06DRB-01568 Minor-Prelim&Final Plat  
Approval

SURVEYS SOUTHWEST LTD agent(s) for WACHOVIA DEVELOPMENT, request(s) the above action(s) for all or a portion of Tract(s) A & B, Block(s) 5, **SUNDT'S INDUSTRIAL CENTER**, zoned M-2, located on MONTBEL LOOP NE, between JOAN HILL PL NE and ALEXANDER BLVD NE containing approximately 18 acre(s). (F-15) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR PRIVATE FACILITIES MAINTENANCE COVENANT, CROSS-LOT DRAINAGE EASEMENT AND TRANSPORTATION DEVELOPMENT FOR SIDEWALKS.**

10. **Project # 1004387**  
06DRB-00644 Minor-Prelim&Final Plat  
Approval

SURVEYS SOUTHWEST LTD agent(s) for LESLIE JENSEN request(s) the above action(s) for all or a portion of Lot(s) 31-35, Block(s) 12, **COUNTRY CLUB ADDITION**, zoned O-1, located on LAS LOMAS RD NE and ENCINO PL NE and containing approximately 1 acre(s). [REF: 05DRB-01332] [*Indef Deferred on 5/17/06*] (J-15) **WITH THE APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 10/13/06 THE PRELIMINARY PLAT WAS APPROVED WITH FINAL PLAT DELEGATED TO CITY ENGINEER FOR APPROVED ENGINEER CERTIFICATION AND TO TRANSPORTATION DEVELOPMENT FOR PROPERTY MANAGEMENT'S SIGNATURE, PROOF THAT THE DRIVE PADS ARE CLOSED AND THE APPLICATION NUMBER OF THE VACATION ON THE PLAT.**

11. **Project # 1004943**  
06DRB-01547 Minor-Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for JULIE GUITERREZ 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 mixed use, located on PINNACLE PEAK NW, between MCMAHON BLVD NW and UNSER BLVD NW containing approximately 2 acre(s). [REF: 06DRB-01164, 06DRB-01165, 06DRB-01167] [*Deferred from 11/1/06 & 11/8/06*] (A-11) **DEFERRED AT THE BOARD'S REQUEST TO 11/15/06.**

12. **Project # 1002928**  
06DRB-01570 Minor-Prelim&Final Plat  
Approval

SURV-TEK INC agent(s) for LONGFORD AT THE TRAILS LLC request(s) the above action(s) for all or a portion of Lot(s) 6-AP1 & 7-AP1, **TAOS @ THE TRAILS**, zoned RD, located on TREELINE AVE NW east of PILABO ST NW and containing approximately 1 acre(s). (C-9) **PRELIMINARY AND FINAL PLAT APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AMAFCA'S SIGNATURE AND TO RECORD.**

13. **Project # 1003170**  
06DRB-01564 Minor-Prelim&Final Plat  
Approval

LARKIN GROUP NM INC agent(s) for CITY OF ALBUQUERQUE request(s) the above action(s) for all or a portion of Tract(s) A, **CITY OF ALBUQUERQUE WATER TREATMENT FACILITY**, zoned SU-1 M-1, located on CHAPPELL DR NE, between MISSION AVE NE and OSUNA RD NE containing approximately 163 acre(s). [REF: 04DRB-01329] (E-16/F-16) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR LANGUAGE ON THE PLAT, EXTENSION OF A 20-FOOT WATERLINE EASEMENT AND TO RECORD.**

14. **Project # 1004254**  
06DRB-01569 Minor-Prelim&Final Plat  
Approval

WAYJOHN SURVEYING INC agent(s) for CHARLES JAEGER request(s) the above action(s) for all or a portion of Lot(s) A-1, **ALVARADO GARDENS, UNIT 3**, zoned R-2 residential zone, located on VERANDA RD NW, between RIO GRANDE BLVD NW and GLENWOOD DR NW containing approximately 1 acre(s). [REF: 05DRB-00964] [*Indef deferred 11/8/06*] (G-12) **INDEFINITELY DEFERRED AT THE BOARD'S REQUEST.**

15. **Project # 1004874**  
06DRB-01571 Minor-Prelim&Final Plat  
Approval

TERRAMETRICS OF NEW MEXICO agent(s) for ANDERSON PROPERTIES LLC request(s) the above action(s) for all or a portion of Lot(s) 17, 18 & 19, Block(s) 2, **MONKBRIDGE ADDITION**, zoned SU-1, located on CANDELARIA RD NW between 2<sup>nd</sup> ST NW and 4<sup>TH</sup> ST NW, containing approximately 1 acre(s). (G-14) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR COPY OF NOTICE OF DECISION REGARDING ZONING, AMAFCA'S SIGNATURE AND TO RECORD.**

16. **Project # 1005229**  
06DRB-01551 Minor-Prelim&Final Plat  
Approval

JACK'S HIGH COUNTRY agent(s) for LESLEY RYAN & DIONISIA BURTON request(s) the above action(s) for all or a portion of Lot(s) 13A-1, 13B-1, 14A1-A2 & 17-A, **LANDS OF BURTIN & RYAN**, zoned SU-2 R-1, located on 8<sup>TH</sup> ST SW, between PACIFIC SW and CROMWELL SW containing approximately 1 acre(s). *[Deferred from 11/1/06]* (K-13) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR WATERLINE EASEMENT LOCATION, AMAFCA'S SIGNATURE AND TO RECORD.**

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

17. **Project # 1005230**  
06DRB-01552 Minor-Sketch Plat or Plan

FRANK SIERRA request(s) the above action(s) for all or a portion of Lot(s) 10 & 11A, Block(s) 2, **VAN CLEAVE ACRES**, zoned RA-2, located on VAN CLEAVE NW, between SAN ISIDRO NW and GREIGOS LATERAL containing approximately 1 acre(s). (G-13) **INDEFINITELY DEFERRED ON A NO SHOW.**

18. Approval of the Development Review Board Minutes for November 1, 2006. **THE DRB MINUTES FOR 11/1/06 WERE APPROVED BY THE BOARD.**

ADJOURNED: 10:35 A.M.

**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
November 8, 2006  
DRB Comments**

**ITEM # 7**

**PROJECT #1004688 APPLICATION # 06-01572**

**RE: Tracts 2, 2a & 2b, Alvarado Gardens Addition, Unit 1/fp**

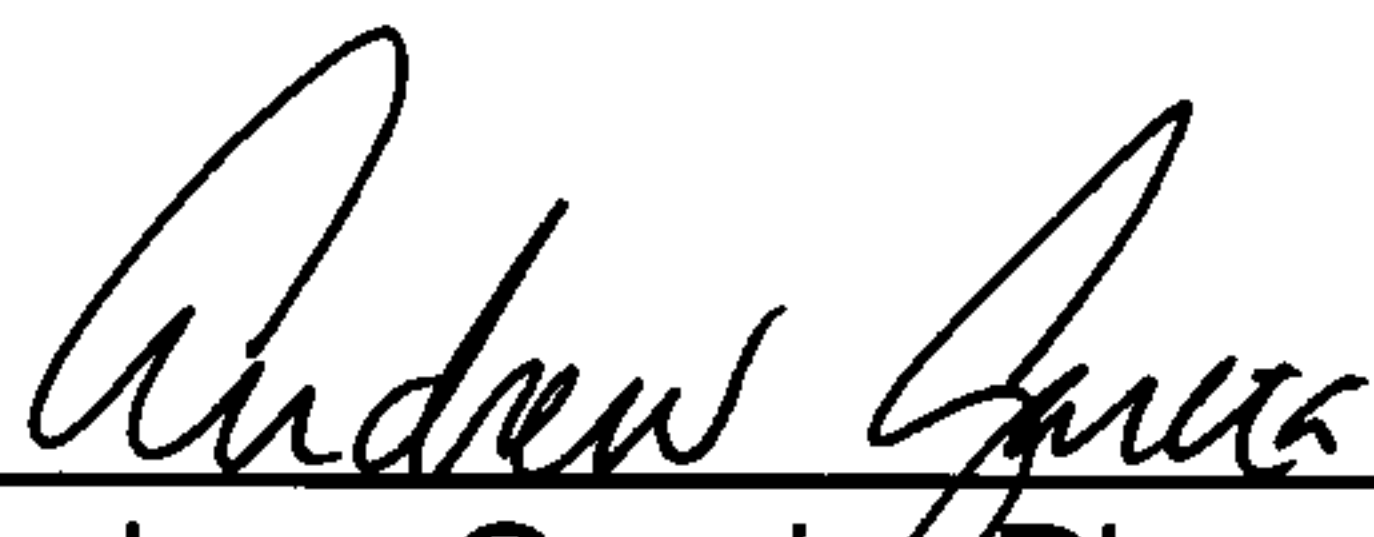
The owners signature is not on the plat.

The AGIS dxf is not approved.

The perimeter wall is approved.

A condition of final plat is that the Homeowners association president must sign the plat.

The residential subdivider must comply with City Council Resolution R-06-74 regarding Pre-Development Facility Fee Agreements with the Albuquerque Public Schools (APS) prior to DRB approval of any residential platting actions.



---

Andrew Garcia, Planning Alternate  
924-3858 Fax 924-3864 [agarcia@cabq.gov](mailto:agarcia@cabq.gov)



# 7  
# 1004688  
11.08.2006

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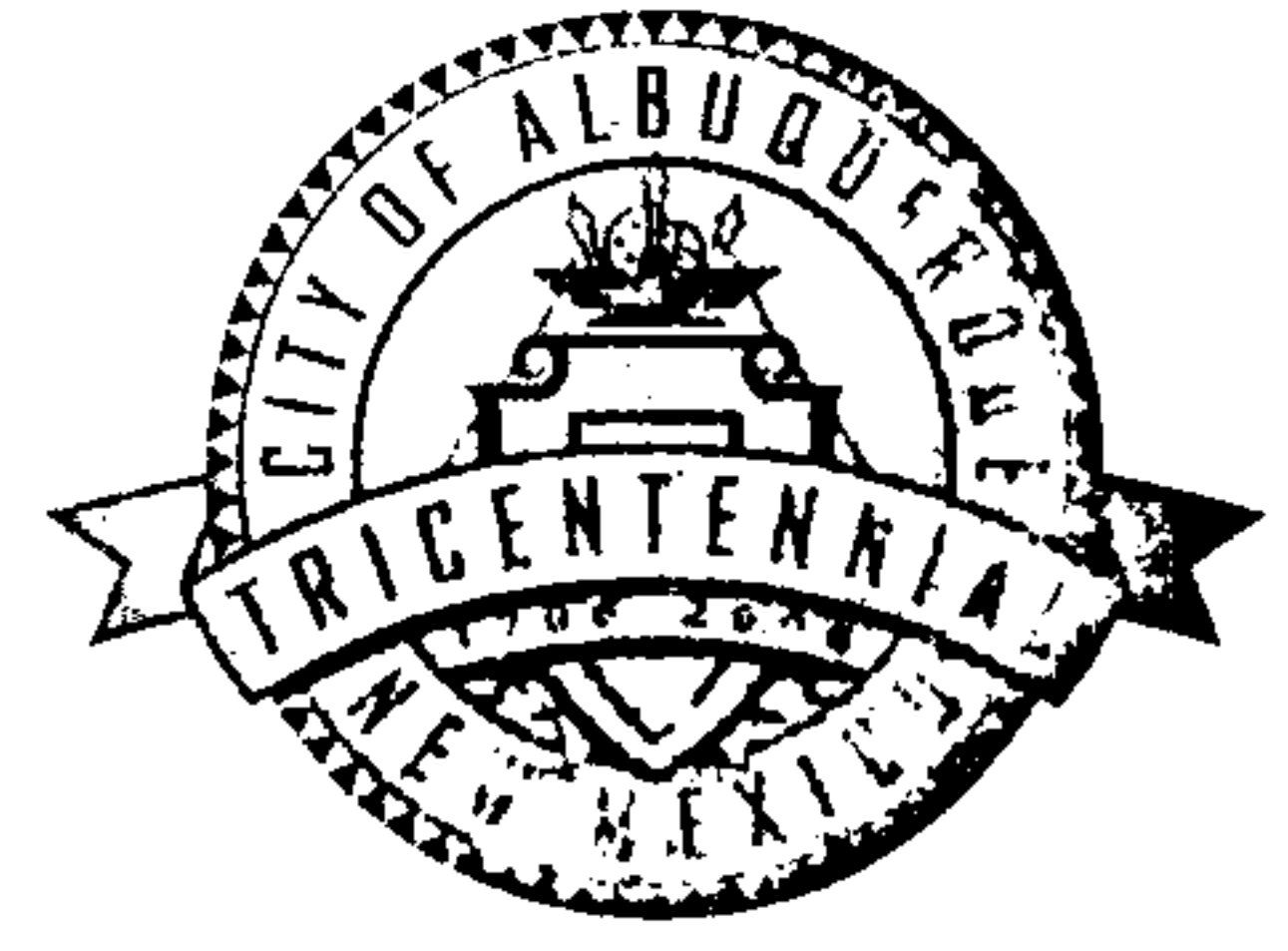
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# CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD – SPEED MEMO

**DRB CASE NO/PROJECT NO: 1004688**

**AGENDA ITEM NO: 7**

**SUBJECT:**

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:**

*Indef*

APPROVED \_\_; DENIED \_\_; DEFERRED K; 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:** NOVEMBER 8, 2006

# 7

**4688**

### DXF Electronic Approval Form

DRB Project Case #: 1004688

Subdivision Name: PINON ENCANTADA

Surveyor: PHILIP W TURNER


Contact Person: PHILIP W TURNER

Contact Information: 884-9087

DXF Received: 11/8/2006

Hard Copy Received: 11/7/2006

Coordinate System: NMSP Grid (NAD 27)

  
Approved

11-8-2006  
Date

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**AGIS Use Only**

Copied fc **4688** to agiscov on **11/8/2006** Contact person notified on **11/8/2006**



## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

March 29, 2006

**2. Project # 1004688**  
06DRB-00293 Major-Preliminary Plat Approval  
06DRB-00294 Minor-Temp Defer SDWK

CLARK CONSULTING ENGINEERS agent(s) for JOHN ABBOTT & BILL H. BURNS request(s) the above action(s) for all or a portion of Tract(s) 2, 2a & 2b, ALVARADO GARDENS ADDITION, UNIT 1 (to be known as **PINON ENCANTADA SUBDIVISION**) zoned RA-2 residential and agricultural zone, located on RIO GRANDE BLVD NW, between MATTHEW AVE NW and CAMPBELL RD NW containing approximately 3 acre(s). [REF: 06DRB00179] (G-12/G-13)

At the March 29, 2006, Development Review Board meeting, with the signing of the infrastructure list dated 3/29/06 and approval of the grading plan engineer stamp dated 2/6/06 the preliminary plat was approved with the following condition of final plat:

The President of the homeowners association must sign the final plat. The owner may do so if there is no president at the time of final plat approval.

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

If you wish to appeal this decision, you must do so by April 13, 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).



## OFFICIAL NOTICE OF DECISION

PAGE 2

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



Sheran Matson, AICP, DRB Chair

Cc: John Abbott & Bill H Burns, 2612 Rio Grande Blvd NW, 87104  
Clark Consulting Engineers, 19 Ryan Rd, Edgewood, NM 87015  
Phil Turner, Terrametrics of New Mexico, 4175-A Montgomery NE, 87109  
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.  
File

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1004688 AGENDA#: 2 DATE: 3/29/06

1. Name: Phil Turner Address: 4175-A Muntz Zip: 87109  
1 NE

2. Name: Phil Clark Address: 19 Ryan Rd Zip: 87015  
Edgewood

3. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

4. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

5. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

6. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

7. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

8. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

9. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

10. Name: D Address: \_\_\_\_\_ Zip: \_\_\_\_\_

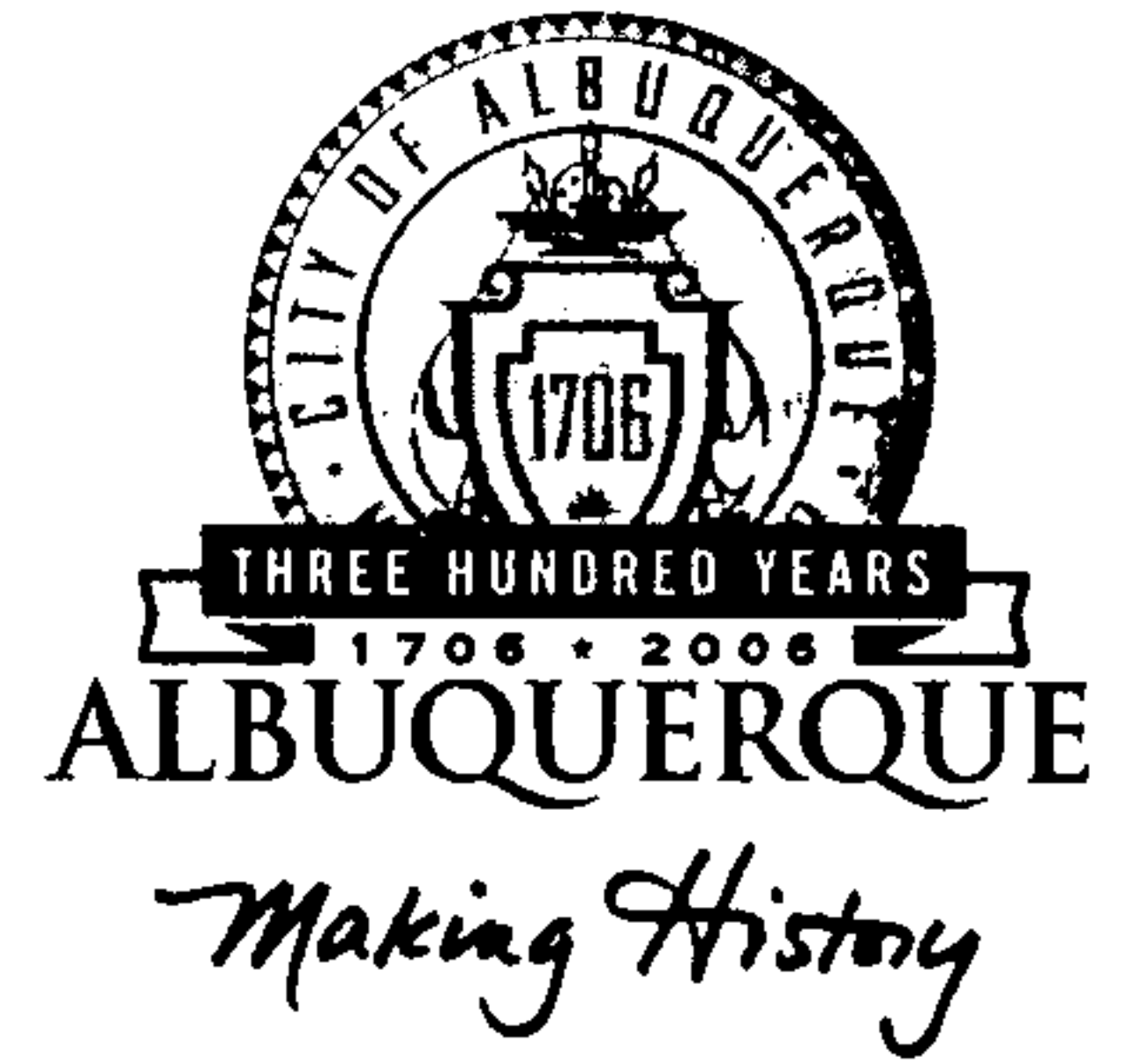
11. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

12. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

13. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

14. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

# CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

**DRB CASE NO/PROJECT NO: 1004688**

**AGENDA ITEM NO: 2**

**SUBJECT:**

Sidewalk Deferral  
Preliminary Plat

**ACTION REQUESTED:**

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

P.O. Box 1293

**ENGINEERING COMMENTS:**

Albuquerque

An approved drainage report is required for Preliminary Plat approval.  
An approved infrastructure list is required for Preliminary Plat approval.

New Mexico 87103

**RESOLUTION:**

APPROVED X; 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:** March 29, 2006



CITY OF ALBUQUERQUE  
 PLANNING DEPARTMENT  
 DEVELOPMENT REVIEW BOARD

March 29, 2006

**Project # 1004688**  
 06DRB-00293 Major-Preliminary Plat Approval  
 06DRB-00294 Minor-Temp Defer SDWK

CLARK CONSULTING ENGINEERS agent(s) for JOHN ABBOTT & BILL H. BURNS request(s) the above action(s) for all or a portion of Tract(s) 2, 2a & 2b, ALVARADO GARDENS ADDITION, UNIT 1 (to be known as **PINON ENCANTADA SUBDIVISION**) zoned RA-2 residential and agricultural zone, located on RIO GRANDE BLVD NW, between MATTHEW AVE NW and CAMPBELL RD NW containing approximately 3 acre(s). [REF: 06DRB00179] (G-12/G-13)

- AMAFCA No adverse comments.
- COG No adverse comments.
- Transit No objection to the requests.
- Zoning Enforcement No adverse comments.
- Neighborhood Coordination

Letters sent to **Alvarado Gardens NA (R)**, **Rio Grande Blvd. NA (R)**, and **Thomas Village NA (R)**.

APS

The request to subdivide 2 parcels located on Rio Grande Blvd NW between Matthew Ave NW and Campbell Rd NW in **Pinon Encantada Subdivision** in order to create eight 1/3 acre lots will affect Cochiti Elementary, Garfield Middle School, and Valley High School. All three schools have capacity to absorb any student growth from the proposed development.

School	2006-07 Projections	2005-06 Capacity	Space Available
COCHITI ES	312	420	108
GARFIELD MS	367	660	293
VALLEY HS	1,750	2,240	490

Police Department No crime prevention or CPTED comments at this time.

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

PNM Electric & Gas Approved.

Comcast No comments received.

QWEST No comments received.

Environmental Health No comments received.

M.R.G.C.D. No comments received.

Open Space Division No adverse comments.

City Engineer

An approved drainage report is required for Preliminary Plat approval.  
Comments on Infrastructure List.

Transportation Development

Assuming the dedication along Rio Grande is 3'? No objection to the pre-plat. No objection to the deferral of sidewalk.

Parks & Recreation No objection.

Utilities Development

Infrastructure list must include new 6" water line in Rio Grande.

Planning Department

John Abbott and B.H. Burns should be identified on the plat. If they are owners, they should be identified as such. A revised copy of the preliminary plat with this addition should be submitted to Planning for the official file prior to the March 29<sup>th</sup> hearing date.

Planning has no objection to the layout of the plat. The lots meet minimum lot size for RA2 zoning.

This proposed subdivision lies within the boundaries of Segment 3 of the Rio Grande Corridor Plan's Design Overlay Zone. These are the requirements.



## Planning Department

1. Sidewalks. Where right of way is adequate, new sidewalk should be set back 3' to 5' from the curb with landscaping in the area between back of curb and sidewalk. The landscaping must be maintained by the property owners within the subdivision. Plants must be identified for approval by DRB. Regulation 6.C, page 46.

If this is public right of way, a Landscape Maintenance Agreement is required between the City & whoever is going to maintain the landscaping. The LMA must also be noted on the infrastructure list.

2. The sidewalk must conform in materials with the existing sidewalk on either side of this proposed subdivision. Regulation 6.E, page 46.
3. A minimum of 75% of the ground area between the perimeter wall and the right of way must be covered with live plant material and maintained by the property owners. Regulation 11.E.3, page 55.
4. Perimeter walls (abutting Rio Grande Boulevard) over 3' tall must have a setback inside the property line equal to 1' for every foot of wall height. Regulation 11.D.4, page 54.

### Perimeter Wall Design Comments:

1. Each sheet must have the DRB Project #, Zone Atlas Page # and nearest intersection listed.
2. The plants used in the design must be identified along with their water usage. Trees must have a canopy at least 7' above grade at time of planting to assure adequate unobstructed view of traffic. This statement is required on the design submittal.
3. The planted median shown at the subdivision entrance is not allowed due to insufficient road width on either side.
4. The colors of the sign panel, the wall stucco, the length between pilasters (maximum of 20' allowed), and a minimum 3" of Santa Fe Brown gravel as well as the type of sod to be used should be indicated on the design. The sod should be buffalo grass or a similar lower water usage variety. The type of irrigation to be used must be noted as well as who is responsible for its maintenance.

**ALL OF THESE CORRECTIONS SHOULD BE MADE & SUBMITTED FOR REVIEW BY PLANNING NO LATER THAN NOON ON MONDAY, MARCH 27<sup>TH</sup>. FAILURE TO DO SO COULD RESULT IN DEFERRAL OF THE PROJECT.**

Impact Fee Administrator

Construction of a new single family residence within the proposed subdivision will require payment of Impact Fees. Based on a house size of approximately 2,000 square feet, it is estimated that impact fees will total approximately \$2,554 if a permit is obtained prior to December 29, 2006, and the full impact fee of \$3,812 would be payable thereafter.

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

cc: John Abbott & Bill H Burns, 2612 Rio Grande Blvd NW, 87104

Clark Consulting Engineers, 19 Ryan Rd, Edgewood, NM 87015



**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, March 29, 2006, beginning at 9:00 a.m. for the purpose of considering the following:

**Project # 1004739**

06DRB-00291 Major-Preliminary Plat  
Approval

06DRB-00292 Minor-Temp Defer SDWK

SURV-TEK INC agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 4, THE TRAILS, UNIT 2 (to be known as **ESTADOS @ THE TRAILS, UNIT 2**) zoned R-D, located on OAKRIDGE ST NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 20 acre(s). (C-9)

**Project # 1004688**

06DRB-00293 Major-Preliminary Plat  
Approval

06DRB-00294 Minor-Temp Defer SDWK

CLARK CONSULTING ENGINEERS agent(s) for JOHN ABBOTT & BILL H. BURNS request(s) the above action(s) for all or a portion of Tract(s) 2, 2a & 2b, ALVARADO GARDENS ADDITION, UNIT 1 (to be known as **PINON ENCANTADA SUBDIVISION**) zoned RA-2 residential and agricultural zone, located on RIO GRANDE BLVD NW, between MATTHEW AVE NW and CAMPBELL RD NW containing approximately 3 acre(s). [REF: 06DRB00179] (G-12/G-13)

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, MARCH 13, 2006.**



**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, March 29, 2006, beginning at 9:00 a.m. for the purpose of considering the following:

**Project # 1004739**

06DRB-00291 Major-Preliminary Plat  
Approval  
06DRB-00292 Minor-Temp Defer SDWK

SURV-TEK INC agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 4, THE TRAILS, UNIT 2 (to be known as **ESTADOS @ THE TRAILS, UNIT 2**) zoned R-D, located on OAKRIDGE ST NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 20 acre(s). (C-9)

**Project # 1004688**

06DRB-00293 Major-Preliminary Plat  
Approval  
06DRB-00294 Minor-Temp Defer SDWK

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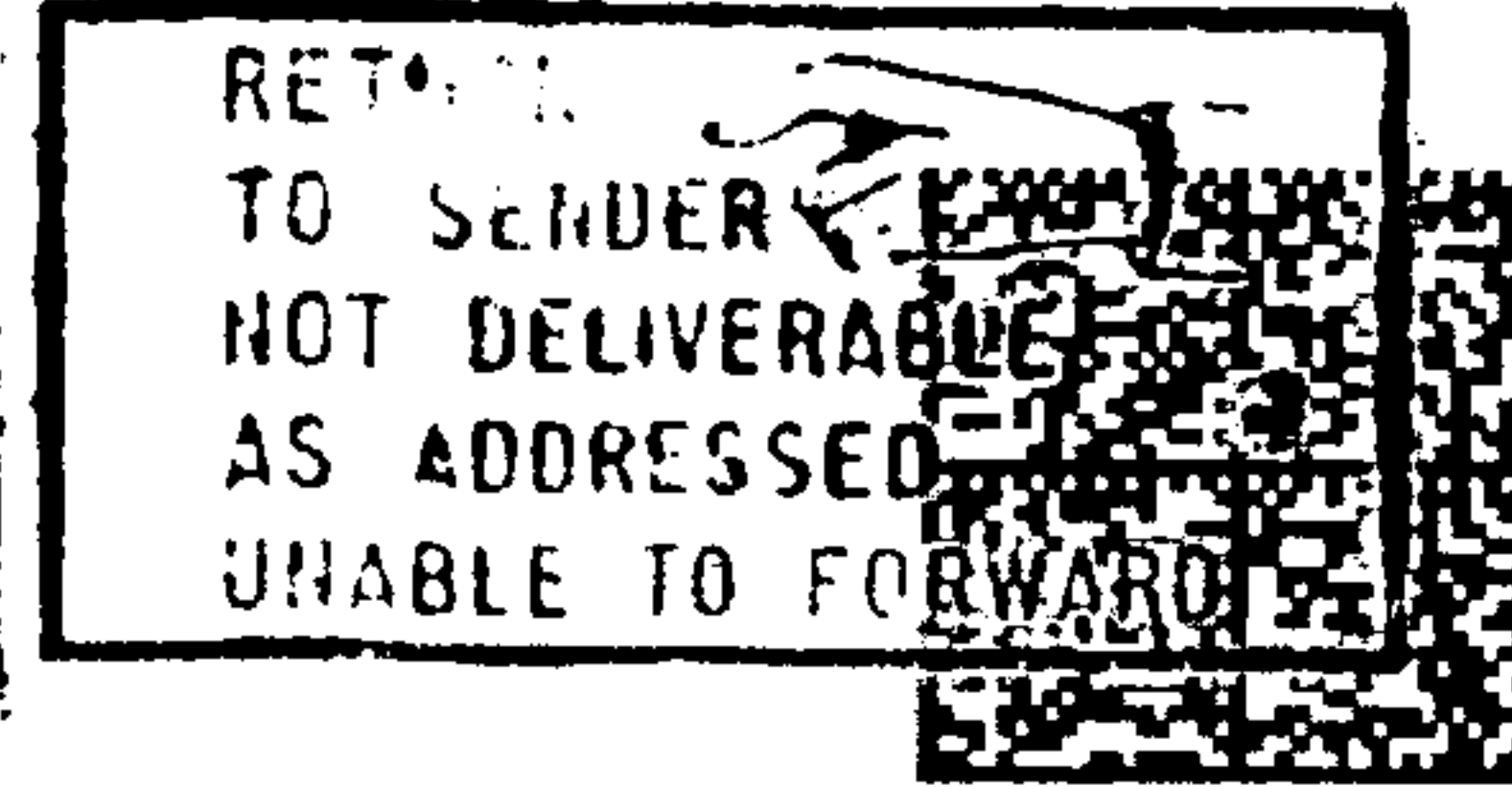
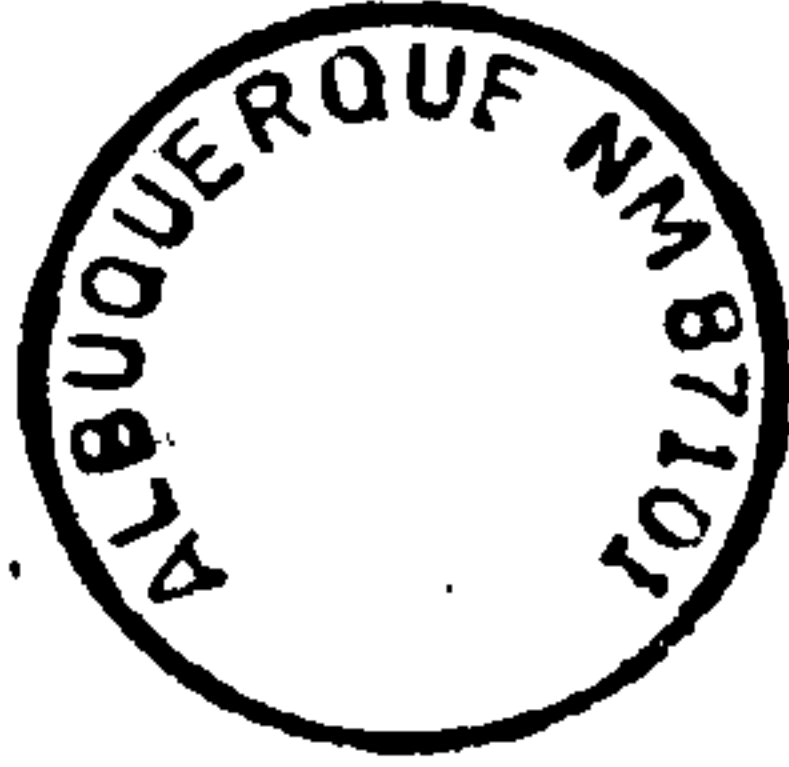
  
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Development Review Board

**TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, MARCH 13, 2006.**

# CITY OF ALBUQUERQUE



Planning Department



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2254 MATTHEW NW  
ALBUQUERQUE NM 87104

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P O Box 1293 Albuquerque New Mexico 87103



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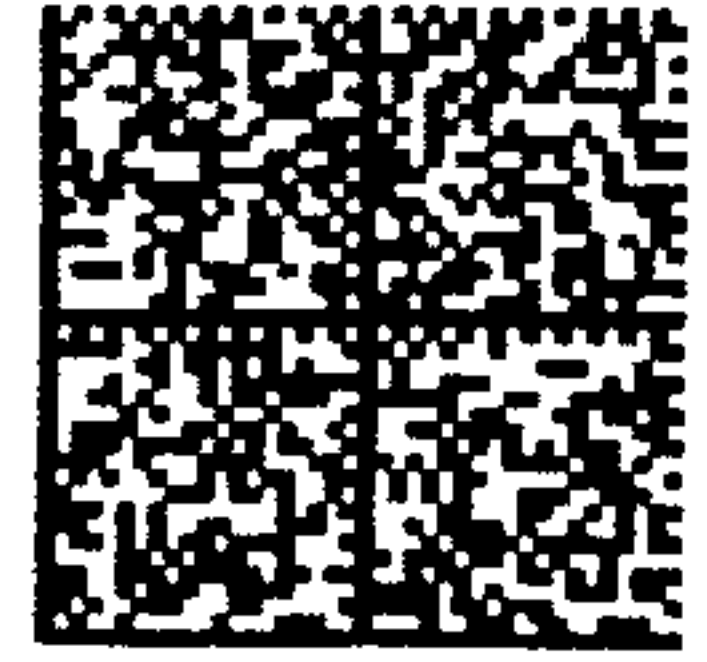
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# CITY OF ALBUQUERQUE



Planning Department

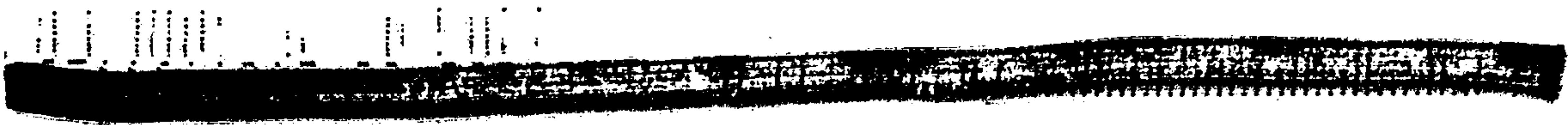


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0004329277 MAR 08 2006  
MAILED FROM ZIP CODE 87102

101306000515630526

PARRA ISAIAH & KARNs SHERILYN  
8100 RIO GRANDE BL NW  
ALBUQUERQUE NM 87102

87102



DRB





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

**Meeting Date:** MARCH 29, 2006  
**Zone Atlas Page:** G-12-Z & G-13-Z  
**Notification Radius:** 100 Ft.

**Project# 1004688**  
**App#06DRB-00293**  
**App#06DRB-00294**

**Cross Reference and Location:** RIO GRANDE BLVD NW BETWEEN MATTHEW  
AVE AND CAMPBELL ROAD

**Applicant:** JOHN ABBOTT & BILL H BURNS  
**Address:** 2612 RIO GRANDE BLVD NW  
ALBUQUERQUE, NM 87104

**Agent:** CLARK CONSULTING ENGINEERS  
19 RYAN RD  
EDGEWOOD, NM 87015

**Special Instructions:**

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

**Date Mailed:** MARCH 10, 2006  
**Signature:** YVONNE SAAVEDRA

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

Project# 10041688  
Application# \_\_\_\_\_

PAGE 1 OF 3

Zone Atlas Page #	Zone Atlas #	Grid Location	Parcel Sequence	Name & Address
G-12	1012060	519-099	404-03	✓
	1013060	006-109	305-04	✓
		007-120	05	✓ Dup
		008-131	06	✓ Dup <sup>2</sup>
		005-156	26	✓
		017-155	25	✓
		030-153	24	✓
		042-151	23	✓
		007-167	19	✓
		019-165	20	✓
		031-164	21	✓ Dup
		043-162	22	✓ Dup <sup>2</sup>
	012060	508-089	404-02	✓
		508-078	01	✓
	1013060	001-084	305-09	✓
		007-079	02	✓
		020-080	01	✓
		038-152	310-01	✓
		045-137	04	✓
		047-160	02	✓
		048-126	06	✓
		046-115	306-05	✓
		036-115	04	✓
		046-101	06	✓

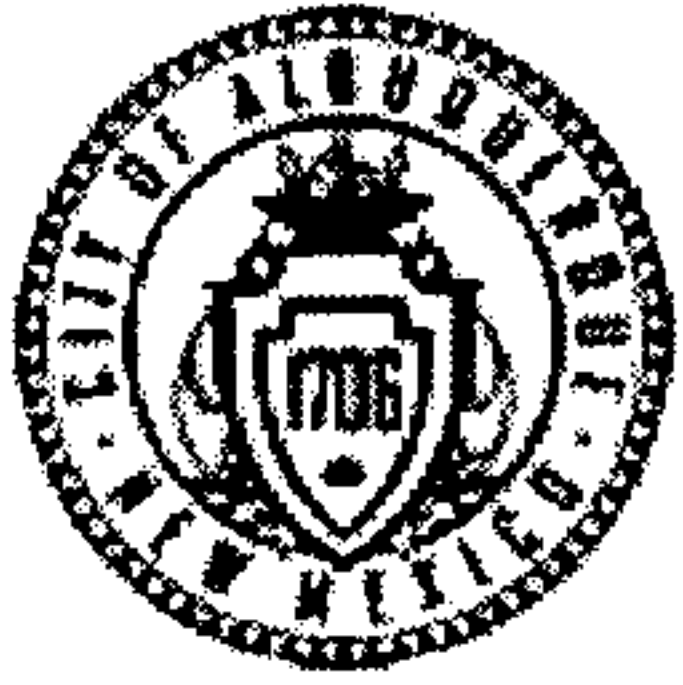
**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
PROPERTY OWNERSHIP / LEGAL LIST**

Project# 1004688  
Application# \_\_\_\_\_

PAGE 2 OF 3

Zone Atlas Page #	Zone Atlas #	Grid Location	Parcel Sequence	Name & Address
G-13	1013060	034-104	306-03	✓
		032-082	01	✓
		044-087	07	✓
		043-074	08	✓
		053-044	09	✓
		015-053	301-10	✓
G-12	1012060	514-054	405-07	✓
		481-063	402-02	✓
		488-079	12	✓
		486-086	13	✓ Dup
		486-091	14	✓ Dup <sup>2</sup>
		486-105	31	✓
		465-117	32	✓
		486-120	33	✓
		489-128	43	✓
		490-135	44	✓
		491-141	45	✓
		498-144	46	✓
		500-158	47	✓
		480-136	42	✓
		472-122	34	✓
		476-106	29	✓
		476-089	15	✓
		480-080	10	✓





mainframe@coa1mp3.ca  
bq.gov  
03/07/2006 10:01 AM

To  
cc  
bcc  
Subject

1 R E C O R D S W I T H L A B E L S PAGE  
1  
01012060 \*\*\* THIS UPC CODE HAS NO MASTER RECORD ON FILE  
0101206051909940403 LEGAL: LTS 2A & 2B LAND DIVISION PLAT OF E'LY PORTION  
OF LAND USE:  
PROPERTY ADDR: 00000 RIO GRANDE  
OWNER NAME: BURNS B H & NAOMI NELSON BURNS  
OWNER ADDR: 02512 RIO GRANDE BL NW  
ALBUQUERQUE NM 87104  
0101306000610930504 LEGAL: N 1/ 2 OF LOT 2 ALVARADO GARDENS ADDN UNIT 1  
LAND USE:  
PROPERTY ADDR: 00000 RIO GRANDE  
OWNER NAME: ABBOTT JOHN M  
OWNER ADDR: 02612 RIO GRANDE BL NW  
ALBUQUERQUE NM 87104  
0101306000712030505 LEGAL: S 1/ 2 OF LOT 3 ALVARADO GARDENS ADDN UNIT 1  
LAND USE:  
PROPERTY ADDR: 00000 RIO GRANDE  
OWNER NAME: PERCILICK RICHARD R & SUE E  
OWNER ADDR: 02700 RIO GRANDE BL NW  
ALBUQUERQUE NM 87104  
0101306000813130506 LEGAL: N 1/ 2 OF LOT 3 ALVARADO GARDENS UNIT 1  
LAND USE:  
PROPERTY ADDR: 00000 RIO GRANDE  
OWNER NAME: PERCILICK RICHARD R & SUE E  
OWNER ADDR: 02700 RIO GRANDE BL NW  
ALBUQUERQUE NM 87104  
0101306000515630526 LEGAL: LT 4 -E P LAT OF LOTS 4-A THROUGH 4-H ALVARADO  
GARDE LAND USE:  
PROPERTY ADDR: 00000 RIO GRANDE  
OWNER NAME: PARRA ISAIAH & KARNS SHERILYN  
OWNER ADDR: 08100 RIO GRANDE BL NW  
ALBUQUERQUE NM 87102  
0101306001715530525 LEGAL: LT 4 -F P LAT OF LOTS 4-A THROUGH 4-H ALVARADO  
GARDE LAND USE:  
PROPERTY ADDR: 00000 RIO GRANDE  
OWNER NAME: CALITERRA DEVELOPMENT LLC  
OWNER ADDR: 03816 PALACIO DEL RIO GRAN NW  
ALBUQUERQUE NM 87107  
0101306003015330524 LEGAL: LT 4 -G P LAT OF LOTS 4-A THROUGH 4-H ALVARADO  
GARDE LAND USE:  
PROPERTY ADDR: 00000 RIO GRANDE  
OWNER NAME: EAVES MICHAEL  
OWNER ADDR: 03816 PALACIO DEL RIO GRAN NW  
ALBUQUERQUE NM 87107  
0101306004215130523 LEGAL: LT 4 -H P LAT OF LOTS 4-A THROUGH 4-H ALVARADO  
GARDE LAND USE:  
PROPERTY ADDR: 00000 RIO GRANDE  
OWNER NAME: NAPOLEONE PATRICK H ETUX  
OWNER ADDR: 05803 PADRE ROBERTO RD NW  
LOS RANCHO NM 87107

0101306000716730519 LEGAL: LT 4 -A P LAT OF LOTS 4-A THROUGH 4-H ALVARADO  
 GARDE LAND USE:  
 PROPERTY ADDR: 00000 RIO GRANDE  
 OWNER NAME: NOBLE CHARLES E & ELLEN C  
 OWNER ADDR: 00620 INDUSTRIAL AV NE

ALBUQUERQUE NM 87107  
 0101306001916530520 LEGAL: LT 4 -B P LAT OF LOTS 4-A THROUGH 4-H ALVARADO  
 GARDE LAND USE:  
 PROPERTY ADDR: 00000 RIO GRANDE  
 OWNER NAME: RIORDAN WILLIAM & RIORDAN-GAVA  
 OWNER ADDR: 02724 RIO GRANDE NW

ALBUQUERQUE NM 87104  
 0101306003116430521 LEGAL: LT 4 -C P LAT OF LOTS 4-A THROUGH 4-H ALVARADO  
 GARDE LAND USE:  
 PROPERTY ADDR: 00000 RIO GRANDE  
 OWNER NAME: RIORDAN WILLIAM F  
 OWNER ADDR: 02740 RIO GRANDE BL NW

ALBUQUERQUE NM 87104  
 0101306004316230522 LEGAL: LT 4 -D P LAT OF LOTS 4-A THROUGH 4-H ALVARADO  
 GARDE LAND USE:  
 PROPERTY ADDR: 00000 RIO GRANDE  
 OWNER NAME: RIORDAN WILLIAM F  
 OWNER ADDR: 02740 RIO GRANDE BL NW

ALBUQUERQUE NM 87104  
 0101206050808940402 LEGAL: NW C ORNE R OF LOT 1 ALVARADO GARDENS ADDN UNIT 1  
 LAND USE:  
 PROPERTY ADDR: 00000 RIO GRANDE  
 OWNER NAME: BRUNACINI RAYMOND R SR  
 OWNER ADDR: 02510 RIO GRANDE BL NE

ALBUQUERQUE NM 87104  
 0101206050807840401 LEGAL: ALVA RADO GRDNS UNIT 1 SW 0.39 AC OF LOT 1  
 LAND USE:  
 PROPERTY ADDR: 00000 RIO GRANDE  
 OWNER NAME: DILLON STEPHEN & VALERIE  
 OWNER ADDR: 02502 RIO GRANDE BL NW

ALBUQUERQUE NM 87104  
 0101306000108430509 LEGAL: LT 1 -A C ORRECTED PLAT OF LTS 1-A & 1-B OF  
 ALVARADO LAND USE:  
 PROPERTY ADDR: 00000 MATTHEW  
 OWNER NAME: MADRID VICTOR  
 OWNER ADDR: 02500 VERANDA NW

ALBUQUERQUE NM 87107  
 0101306000707930502 LEGAL: LOT 1-B CORRECTED PLAT OF LTS 1-A & 1-B OF  
 ALVARAD LAND USE:  
 PROPERTY ADDR: 00000 MATTHEW  
 OWNER NAME: WILLIAMS JOSEPHINE  
 OWNER ADDR: 02311 MATTHEW AV NW

ALBUQUERQUE NM 87104  
 0101306002008030501 LEGAL: EAST 120 1/2 FT OF LOT 1 ALVARADO GARDENS ADDN  
 UNI LAND USE:  
 PROPERTY ADDR: 00000 MATTHEW  
 OWNER NAME: GAY T D & ILSE / GAY MARK  
 OWNER ADDR: 02305 MATTHEW AV NW

ALBUQUERQUE NM 87104

PAGE 3

0101306003815231001      LEGAL: 020 ALVA RADO GDNS ADD W60FT OF W120FT  
LAND USE:  
PROPERTY ADDR: 00000      CAMPBELL  
OWNER NAME: MONTOYA RONALD T & MARGIE  
OWNER ADDR: 02306      CAMPBELL      RD NW  
ALBUQUERQUE NM      87104  
0101306004513731004      LEGAL: TR 2 0A1A 2 PLAT OF TR 20-A1A1 & 20-A1A2 ALVARDO  
GAR LAND USE:  
PROPERTY ADDR: 00000      N/A  
OWNER NAME: GEIST DANIEL E & JANE A  
OWNER ADDR: 03515      CAMPBELL      CT NW  
ALBUQUERQUE NM      87104  
0101306004716031002      LEGAL: LT 2 0-B- 1 AMENDED REPLAT OF A PORTION OF TRACT  
20 LAND USE:  
PROPERTY ADDR: 00000      CAMPBELL  
OWNER NAME: ROCK ISHMAEL & KARA BLATTMAN  
OWNER ADDR: 02302      CAMPBELL      RD NW  
ALBUQUERQUE NM      87104  
0101306004812631006      LEGAL: 020 ALVA RADO GDNS ADD S110FT OF E80FT  
LAND USE:  
PROPERTY ADDR: 00000      CAMPBELL  
OWNER NAME: ANDERSON JERRY M & MARIE  
OWNER ADDR: 03505      CAMPBELL      CT NW  
ALBUQUERQUE NM      87104  
0101306004611530605      LEGAL: 21E SUBD OF TRACT 21 IN UNIT 1 OF ALVARADO  
GARDENS LAND USE:  
PROPERTY ADDR: 00000      MATTHEW  
OWNER NAME: RAMOS ANDRES & PAMELA A  
OWNER ADDR: 02630      MATTHEW      PL NW  
ALBUQUERQUE NM      87104  
0101306003611530604      LEGAL: 21D ALVA RADO GARDENS UNIT ONE  
LAND USE:  
PROPERTY ADDR: 00000      MATTHEW  
OWNER NAME: KELLY JOHN M & WOOD MARTHA  
OWNER ADDR: 02631      MATTHEW      PL NW  
ALBUQUERQUE NM      87104  
0101306004610130606      LEGAL: 21F ALVA RADO GARDENS UNIT ONE  
LAND USE:  
PROPERTY ADDR: 00000      MATTHEW  
OWNER NAME: BAILEY KENNETH M SR &  
OWNER ADDR: 02620      MATTHEW      PL NW  
ALBUQUERQUE NM      87104  
0101306003410430603      LEGAL: 21C ALVA RADO GARDENS UNIT ONE  
LAND USE:  
PROPERTY ADDR: 00000      MATTHEW  
OWNER NAME: TAYLOR JOHN F &  
OWNER ADDR: 02621      MATTHEW      PL NW  
ALBUQUERQUE NM      87104  
0101306003208230601      LEGAL: 21A & LO T 21B REPLAT OF LOT 21 ALVARADO GARDENS  
UN LAND USE:  
PROPERTY ADDR: 00000      MATTHEW  
OWNER NAME: PATERSON MARTIN C &  
OWNER ADDR: 02255      MATTHEW      AV NW  
ALBUQUERQUE NM      87104



PAGE 4

0101306004408730607      LEGAL: 21G ALVA RADO GARDENS UNIT ONE  
LAND USE:  
PROPERTY ADDR: 00000 MATTHEW  
OWNER NAME: GAMMILL JOYCE  
OWNER ADDR: 02610 MATTHEW      PL NW  
87104  
ALBUQUERQUE NM      LEGAL: LT 2 1H A LVARADO GARDENS UNIT 1 CONT .2500 AC  
0101306004307430608  
+/- LAND USE:  
PROPERTY ADDR: 00000 MATTHEW  
OWNER NAME: KUPFER DONALD M  
OWNER ADDR: 02600 MATTHEW      AV NW  
87104  
ALBUQUERQUE NM      LEGAL: ALVA RADO GDNS ADD W FRAC OF L 22  
0101306005304430609  
LAND USE:  
PROPERTY ADDR: 00000 MATTHEW  
OWNER NAME: KUPER WILLIAM M ETUX  
OWNER ADDR: 02245 MATTHEW      AV NW  
87104  
ALBUQUERQUE NM      LEGAL: LT 3 2A S UMMARY PLAT LT 32 ALVARADO GARDENS  
0101306001505330110  
ADD'N E LAND USE:  
PROPERTY ADDR: 00000 MATTHEW  
OWNER NAME: BACA GLORIA  
OWNER ADDR: 02310 MATTHEW      AV NW  
87107  
ALBUQUERQUE NM      LEGAL: LOT 32-C -1 ALVARADO GARDENS ADDN CONT 1.345 AC  
0101206051405440507  
M/L LAND USE:  
PROPERTY ADDR: 00000 RIO GRANDE  
OWNER NAME: STEVENSON PROPERTY LLC  
OWNER ADDR: PO BOX 82066  
87198  
ALBUQUERQUE NM      LEGAL: TRAC T 2- B PLAT OF TRACTS 2-A & 2-B THOMAS  
0101206048106340202  
VILLAGE LAND USE:  
PROPERTY ADDR: 00000 RIO GRANDE  
OWNER NAME: BANK OF AMERICA TRUSTEE CYRENE  
OWNER ADDR: PO BOX 26900  
87125  
ALBUQUERQUE NM      LEGAL: 1 SH AMRO CK ADDN  
0101206048807940212  
LAND USE:  
PROPERTY ADDR: 00000 RIO GRANDE  
OWNER NAME: CARRASCO ANDY JR  
OWNER ADDR: 06505 CYPRESS POINT      WA NE  
87111  
ALBUQUERQUE NM      LEGAL: 001 RANC HO ALLEGRE SUBD EXC E10 FT OUT TO HWY  
0101206048608640213  
LAND USE:  
PROPERTY ADDR: 00000 RIO GRANDE  
OWNER NAME: HARRIS LAWRENCE S TRUSTEE  
OWNER ADDR: 04200 GLENARBOR      NW  
87107  
ALBUQUERQUE NM      LEGAL: 002 RANC HO ALLEGRE SUBD EXC E10 FT OUT TO HWY  
0101206048609140214  
LAND USE:  
PROPERTY ADDR: 00000 RIO GRANDE  
OWNER NAME: HARRIS LAWRENCE S TRUSTEE  
OWNER ADDR: 04200 GLEN ARBOR      NW  
87107  
ALBUQUERQUE NM

PAGE 5

0101206048610540231 4 LAND USE: LEGAL: A RE PL O F LTS 3 4 5 & 6 EXC ELY 7FT OF LOTS 3 &  
PROPERTY ADDR: 00000 IRIS  
OWNER NAME: PACHECO JESSE A JR & JANE F TR  
OWNER ADDR: 00924 VASSAR DR NE  
ALBUQUERQUE NM 87106  
0101206046511740232 LAND USE: LEGAL: MAP 34 T R 97B  
PROPERTY ADDR: 00000 RIO GRANDE  
OWNER NAME: FILIPOVS ALEKSANDER & ANNA SHE  
OWNER ADDR: 02611 RIO GRANDE BL NW  
ALBUQUERQUE NM 87104  
0101206048612040233 LAND USE: LEGAL: 013 VICI C PLACE SUBD E25 FT L12 & ALL 13  
PROPERTY ADDR: 00000 VICIC  
OWNER NAME: MCCORMICK JOHNATHAN F &  
OWNER ADDR: 02410 VICIC RD NW  
ALBUQUERQUE NM 87104  
0101206048912840243 LAND USE: LEGAL: 001 VICI C PLACE SUBD  
PROPERTY ADDR: 00000 RIO GRANDE  
OWNER NAME: WHATLEY KEVIN T & NAJMA  
OWNER ADDR: 02701 RIO GRANDE BL NW  
ALBUQUERQUE NM 87104  
0101206049013540244 LAND USE: LEGAL: 002 VICI C PLACE SUBD  
PROPERTY ADDR: 00000 RIO GRANDE  
OWNER NAME: BROWN SUSAN M  
OWNER ADDR: 02705 RIO GRANDE BL NW  
ALBUQUERQUE NM 87104  
0101206049114140245 LAND USE: LEGAL: 003 VICI C PLACE SUBD  
PROPERTY ADDR: 00000 RIO GRANDE  
OWNER NAME: CHIORDI JONES CAROL ANN & CHAR  
OWNER ADDR: 02709 RIO GRANDE BL NW  
ALBUQUERQUE NM 87107  
0101206049814440246 D- LAND USE: LEGAL: LT D -1 P LAT OF ALVARADO GARDENS UNIT 2 LTS D-1,  
PROPERTY ADDR: 00000 RIO GRANDE  
OWNER NAME: CORDOVA MICHAEL O & VICKI L  
OWNER ADDR: 02723 RIO GRANDE BL NW  
ALBUQUERQUE NM 87104  
0101206050015840247 LT LAND USE: LEGAL: C2 A MEND ED REPL OF LT C OF S V PATRICKS REPL OF  
PROPERTY ADDR: 00000  
OWNER NAME: VINCENT ELIZABETH M TRUSTEE VI  
OWNER ADDR: 00050 SOUTH LASALLE ST  
CHICAGO IL 60675  
0101206048013640242 LAND USE: LEGAL: 004 VICI C PLACE SUBD  
PROPERTY ADDR: 00000 VICIC  
OWNER NAME: LONGACRE NORMA L  
OWNER ADDR: 02415 VICIC NW  
ALBUQUERQUE NM 87104

PAGE 6

0101206047212240234      LEGAL: 012 VICI C PLACE SUBD EXC E25 FT  
LAND USE:                      PROPERTY ADDR: 00000 VICIC  
                                    OWNER NAME: CATALFAMO DAVID C  
                                    OWNER ADDR: 02424 VICIC                      RD NW

ALBUQUERQUE NM              87104  
0101206047610640229      LEGAL: B RE PL O F LTS 3 4 5 & 6 EXC ELY 7FT OF LOTS 3 &  
4 LAND USE:                      PROPERTY ADDR: 00000 IRIS  
                                    OWNER NAME: BALDONADO CLYDE A & CARMEN  
                                    OWNER ADDR: 02417 IRIS                      RD NW

ALBUQUERQUE NM              87104  
0101206047608940215      LEGAL: 020 RANC HO ALEGRE SUBD  
LAND USE:                      PROPERTY ADDR: 00000 IRIS  
                                    OWNER NAME: DOMINGUEZ SUSIE  
                                    OWNER ADDR: PO BOX 45

SAN FIDEL NM                87049  
0101206048008040210      LEGAL: 2 SH AMRO CK ADDN & TR 101-C MRGCD MAP 34 CONT  
0.233 LAND USE:                      PROPERTY ADDR: 00000 MATTHEW  
                                    OWNER NAME: ROACH JOHN JR & MARIA S  
                                    OWNER ADDR: 02415 MATTHEW                      NW

ALBUQUERQUE NM              87104  
0101306003105330201      LEGAL: TR 3 1-A PLAT OF TRS 31-A & 31-B ALVARADO  
GARDENS U LAND USE:                      PROPERTY ADDR: 00000 MATTHEW  
                                    OWNER NAME: RIENSTRA RICHARD J & DORE  
                                    OWNER ADDR: 02258 MATTHEW                      AV NW

ALBUQUERQUE NM              87104  
0101306003603730202      LEGAL: 031 ALVA RADO GDNSADD W1/2 E1/2 LOT 31  
LAND USE:                      PROPERTY ADDR: 00000 MATTHEW  
                                    OWNER NAME: RODRIGUEZ DEAN & JOANELL  
                                    OWNER ADDR: 02254 MATTHEW                      NW

ALBUQUERQUE NM              87104  
0101306004404830203      LEGAL: LOT 31-C PLAT OF LOTS 31-C & 31-D ALVARADO  
GARDENS LAND USE:                      PROPERTY ADDR: 00000 MATTHEW  
                                    OWNER NAME: HIRST MELINDA LEE  
                                    OWNER ADDR: 02252 MATTHEW                      AV NW

ALBUQUERQUE NM              87104  
QUIT

101206051405440507

LEGAL: LOT 32-C- ALVARADO GARDENS ADDN CONT 1.343 SQ FT M/L  
PROPERTY ADDR: 2400 RIO GRANDE NW

OWNERS NAME: STEVENSON PROPERTY LLC  
OWNERS ADDR: PO BOX 82066  
ALBUQUERQUE, NM 87198

101206048106340202

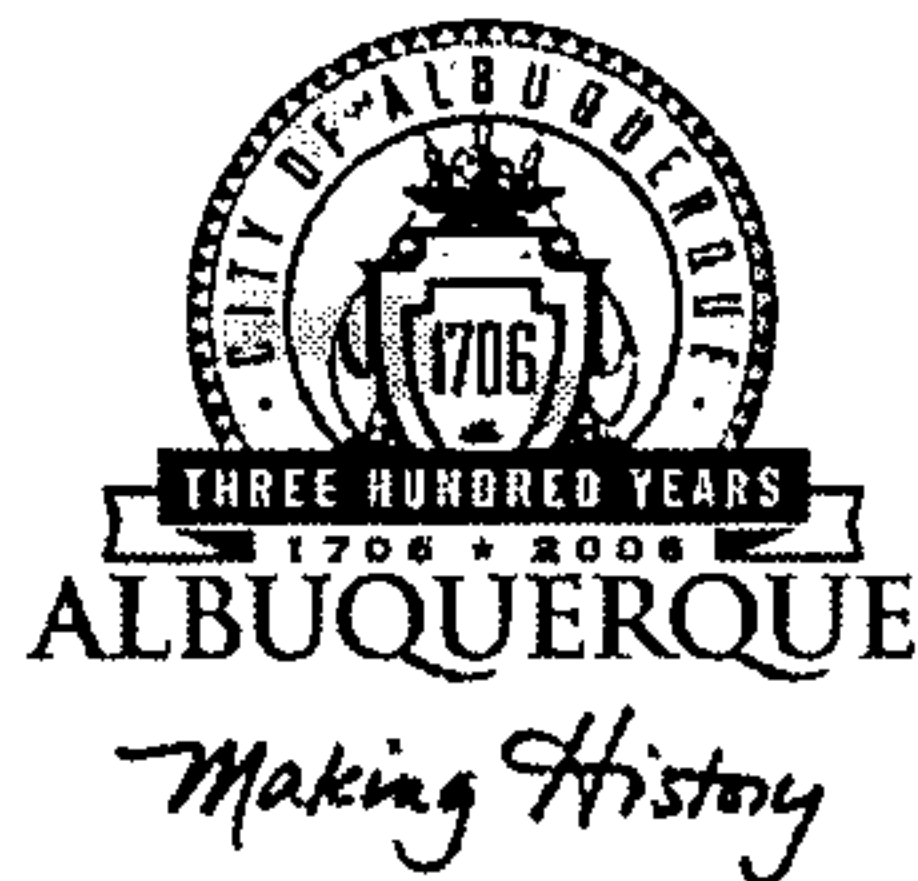
LEGAL: TRACT 2-B PLAT OF TRACTS 2-A & 2-B THOMAS VI CONT .6225 AC  
PROPERTY ADDR: 2501 RIO GRANDE BLVD

OWNERS NAME: BANK OF AMERICA TRUSTEE CYRENE  
OWNERS ADDR: PO BOX 26900  
ALBUQUERQUE, NM 87125

101206047608940215

LEGAL: \*020 RANCHO ALEGRE SUBD  
PROPERTY ADDR: 2412 IRIS RD NW

OWNERS NAME: DOMINGUEZ SUSIE  
OWNERS ADDR: PO BOX 45  
SAN FIDEL, NM 87049



*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.

February 28, 2006

Phil Turner  
Terrametrics of New Mexico  
4175-A Montgomery NE/87110  
Phone: 881-2903 Fax: 881-2591

Dear Phil:

Thank you for your inquiry of **February 28, 2006** requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **TRACT 2, ALVARADO GARDENS, UNIT 1, LOCATED ON RIO GRANDE BOULEVARD NW, BETWEEN MATTHEW AND CANDELARIA ROAD NW** zone map **G-12-13**.

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

**ALVARADO GARDENS N.A. (AVG) "R"**

**\*Maureen Kelly**

2548 Candelaria Rd. NW/87107 344-0071 (h)

Carolyn Siegel

2726 Candelaria Rd. NW/87107 344-6746 (h)

**RIO GRANDE BLVD. N.A. (RGB) "R"**

**\*Frank Mangano**

4300 Rio Grande NW/87107 343-8736 (h)

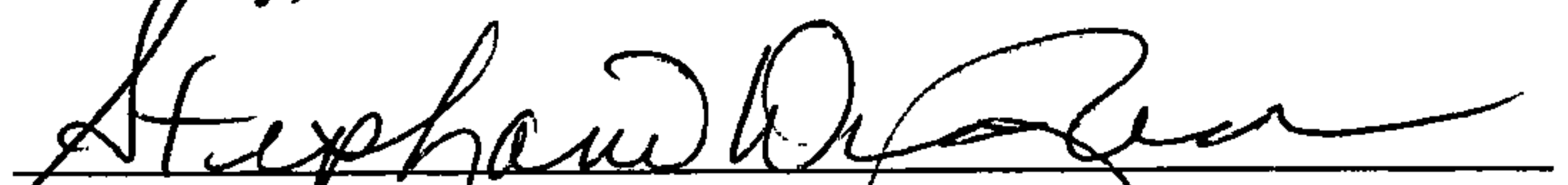
Jo Marie Anderson

3505 Campbell Ct. NW/87104 342-2537 (h)

**See attached 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,

  
OFFICE OF NEIGHBORHOOD COORDINATION  
Planning Department

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

**THOMAS VILLAGE N.A. (TVG) "R"**

**\*Steven Hamp**

2312 Calle de Panza NW/87104 247-2523 (h) 845-5640 (w)

Jennifer Dunstan

2308 Calle de Sancho NW/87104 247-0055 (h)

Project # 1004688

JOHN ABBOTT & BILL H BURNS  
2612 RIO GRANDE BLVD NW  
ALBUQUERQUE, NM 87104

Project # 1004688

CAROLYN SIEGEL  
Alvarado Gardens N.A.  
2726 CANDELARIA RD NW  
ALBUQUERQUE, NM 87107

Project # 1004688

STEVEN HAMP  
Thomas Village N.A.  
2312 CALLE DE PANZA NW  
ALBUQUERQUE, NM 87104

101306000610930504

ABBOTT JOHN M  
2612 RIO GRANDE BL NW  
ALBUQUERQUE NM 87104

101306001715530525

CALITERRA DEVELOPMENT LLC  
3816 PALACIO DEL RIO G NW  
ALBUQUERQUE NM 87107

101306000716730519

NOBLE CHARLES E & ELLEN C  
620 INDUSTRIAL AV NE  
ALBUQUERQUE NM 87107

101206050807840401

DILLON STEPHEN & VALERIE  
2502 RIO GRANDE BL NW  
ALBUQUERQUE NM 87104

101306002008030501

GAY T D & ILSE / GAY MARK  
2305 MATTHEW AV NW  
ALBUQUERQUE NM 87104

101306004716031002

ROCK ISHMAEL & KARA BLATTMAN  
2302 CAMPBELL RD NW  
ALBUQUERQUE NM 87104

101306003611530604

KELLY JOHN M & WOOD MARTHA  
2631 MATTHEW PL NW  
ALBUQUERQUE NM 87104

Project # 1004688

CLARK CONSULTING ENGINEERS  
19 RYAN RD  
EDGEWOOD, NM 87015

Project # 1004688

FRANK MANGANO  
Rio Grande Blvd. N.A.  
4300 RIO GRANDE NW  
ALBUQUERQUE, NM 87107

Project # 1004688

JENNIFER DENSTAN  
Thomas Village N.A.  
2308 CALLE DE SANCHO NW  
ALBUQUERQUE, NM 87104

101306000712030505

PERCILICK RICHARD R & SUE E  
2700 RIO GRANDE BL NW  
ALBUQUERQUE NM 87104

101306003015330524

EAVES MICHAEL  
3816 PALACIO DEL RIO G NW  
ALBUQUERQUE NM 87107

101306001916530520

RIORDAN WILLIAM & RIORDAN-GAV  
2724 RIO GRANDE NW  
ALBUQUERQUE NM 87104

101306000108430509

MADRID VICTOR  
2500 VERANDA NW  
ALBUQUERQUE NM 87107

101306003815231001

MONTOYA RONALD T & MARGIE  
2306 CAMPBELL RD NW  
ALBUQUERQUE NM 87104

101306004812631006

ANDERSON JERRY M & MARIE  
3505 CAMPBELL CT NW  
ALBUQUERQUE NM 87104

101306004610130606

BAILEY KENNETH M SR &  
2620 MATTHEW PL NW  
ALBUQUERQUE NM 87104

Project # 1004688

MAUREEN KELLY  
Alvarado Gardens N.A.  
2548 CANDELARIA RD NW  
ALBUQUERQUE, NM 87107

Project # 1004688

JO MARIE ANDERSON  
Rio Grande Blvd. N.A.  
3505 CAMPBELL CT NW  
ALBUQUERQUE, NM 87104

101206051909940403

BURNS B H & NAOMI NELSON BURN  
2512 RIO GRANDE BL NW  
ALBUQUERQUE NM 87104

101306000515630526

PARRA ISAIAH & KARNS SHERILYN  
8100 RIO GRANDE BL NW  
ALBUQUERQUE NM 87102

101306004215130523

NAPOLEONE PATRICK H ETUX  
5803 PADRE ROBERTO RD NW  
LOS RANCHO NM 87107

101206050808940402

BRUNACINI RAYMOND R SR  
2510 RIO GRANDE BL NE  
ALBUQUERQUE NM 87104

101306000707930502

WILLIAMS JOSEPHINE  
2311 MATTHEW AV NW  
ALBUQUERQUE NM 87104

101306004513731004

GEIST DANIEL E & JANE A  
3515 CAMPBELL CT NW  
ALBUQUERQUE NM 87104

101306004611530605

RAMOS ANDRES & PAMELA A  
2630 MATTHEW PL NW  
ALBUQUERQUE NM 87104

101306003410430603

TAYLOR JOHN F &  
2621 MATTHEW PL NW  
ALBUQUERQUE NM 87104

101306003208230601

PATERSON MARTIN C &  
2255 MATTHEW AV NW  
ALBUQUERQUE NM 87104

101306005304430609

KUPER WILLIAM M ETUX  
2245 MATTHEW AV NW  
ALBUQUERQUE NM 87104

101206048106340202

BANK OF AMERICA TRUSTEE CYREN  
PO BOX 26900  
ALBUQUERQUE, NM 87125

101206048610540231

PACHECO JESSE A JR & JANE F T  
924 VASSAR DR NE  
ALBUQUERQUE NM 87106

101206048912840243

WHATLEY KEVIN T & NAJMA  
2701 RIO GRANDE BL NW  
ALBUQUERQUE NM 87104

101206049814440246

CORDOVA MICHAEL O & VICKI L  
2723 RIO GRANDE BL NW  
ALBUQUERQUE NM 87104

101206047212240234

CATALFAMO DAVID C  
2424 VICIC RD NW  
ALBUQUERQUE NM 87104

101206048008040210

ROACH JOHN JR & MARIA S  
2415 MATTHEW NW  
ALBUQUERQUE NM 87104

101306004404830203

HIRST MELINDA LEE  
2252 MATTHEW AV NW  
ALBUQUERQUE NM 87104

101306004408730607

GAMMILL JOYCE  
2610 MATTHEW PL NW  
ALBUQUERQUE NM 87104

101306001505330110

BACA GLORIA  
2310 MATTHEW AV NW  
ALBUQUERQUE NM 87107

101206048807940212

CARRASCO ANDY JR  
6505 CYPRESS POINT WA NE  
ALBUQUERQUE NM 87111

101206046511740232

FILIPOVS ALEKSANDER & ANNA SH  
2611 RIO GRANDE BL NW  
ALBUQUERQUE NM 87104

101206049013540244

BROWN SUSAN M  
2705 RIO GRANDE BL NW  
ALBUQUERQUE NM 87104

101206050015840247

VINCENT ELIZABETH M TRUSTEE V  
50 SOUTH LASALLE ST  
CHICAGO IL 60675

101206047610640229

BALDONADO CLYDE A & CARMEN  
2417 IRIS RD NW  
ALBUQUERQUE NM 87104

101306003105330201

RIENSTRA RICHARD J & DORE  
2258 MATTHEW AV NW  
ALBUQUERQUE NM 87104

101306004307430608

KUPFER DONALD M  
2600 MATTHEW AV NW  
ALBUQUERQUE NM 87104

101206051405440507

STEVENSON PROPERTY LLC  
PO BOX 82066  
ALBUQUERQUE, NM 87198

101206048608640213

HARRIS LAWRENCE S TRUSTEE  
4200 GLENARBOR NW  
ALBUQUERQUE NM 87107

101206048612040233

MCCORMICK JOHNATHAN F &  
2410 VICIC RD NW  
ALBUQUERQUE NM 87104

101206049114140245

CHIORDI JONES CAROL ANN & CHA  
2709 RIO GRANDE BL NW  
ALBUQUERQUE NM 87107

101206048013640242

LONGACRE NORMA L  
2415 VICIC NW  
ALBUQUERQUE NM 87104

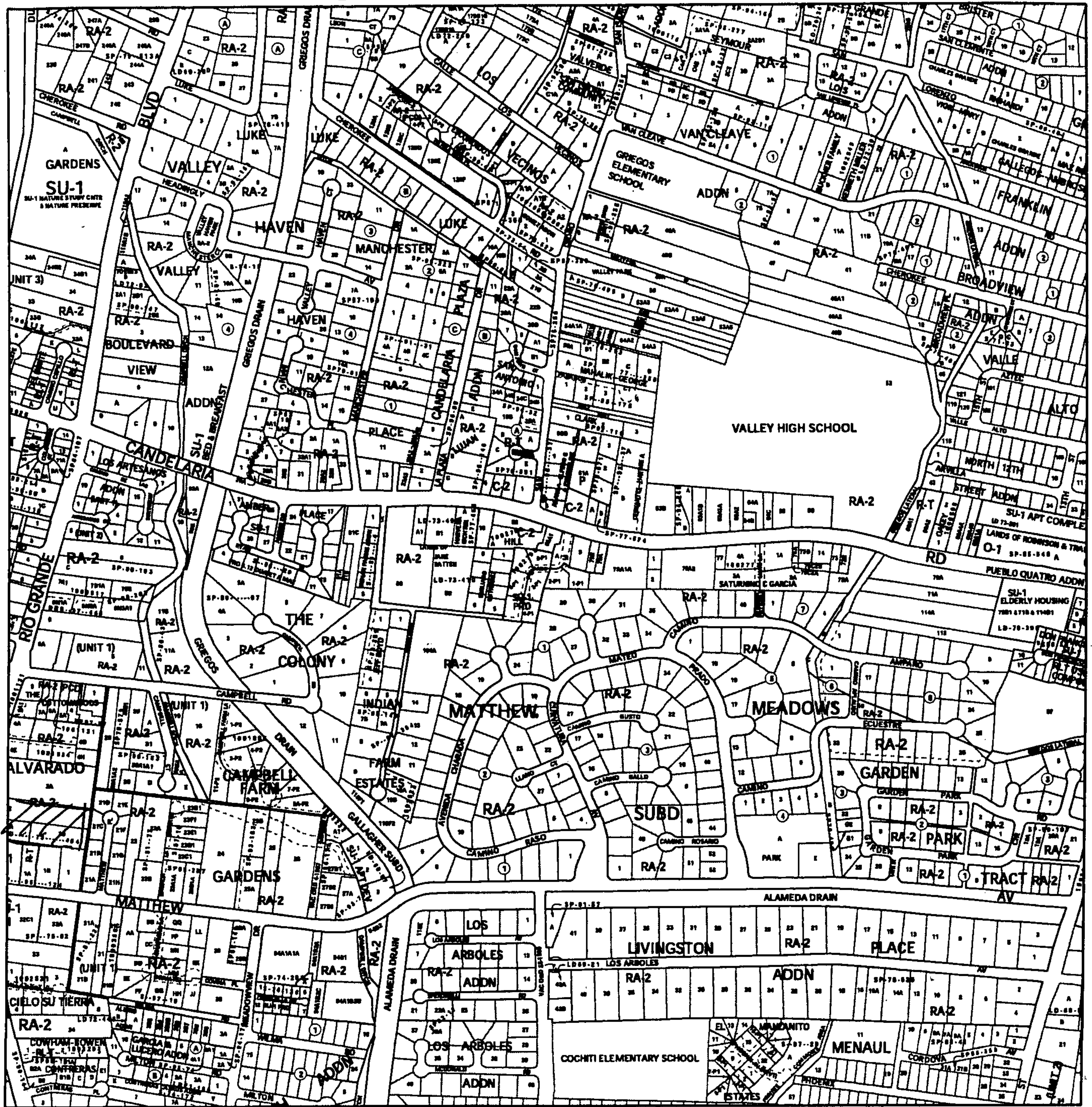
101206047608940215

DOMINGUEZ SUSIE  
PO BOX 45  
SAN FIDEL, NM 87049

101306003603730202


RODRIGUEZ DEAN & JOANELL  
2254 MATTHEW NW  
ALBUQUERQUE NM 87104



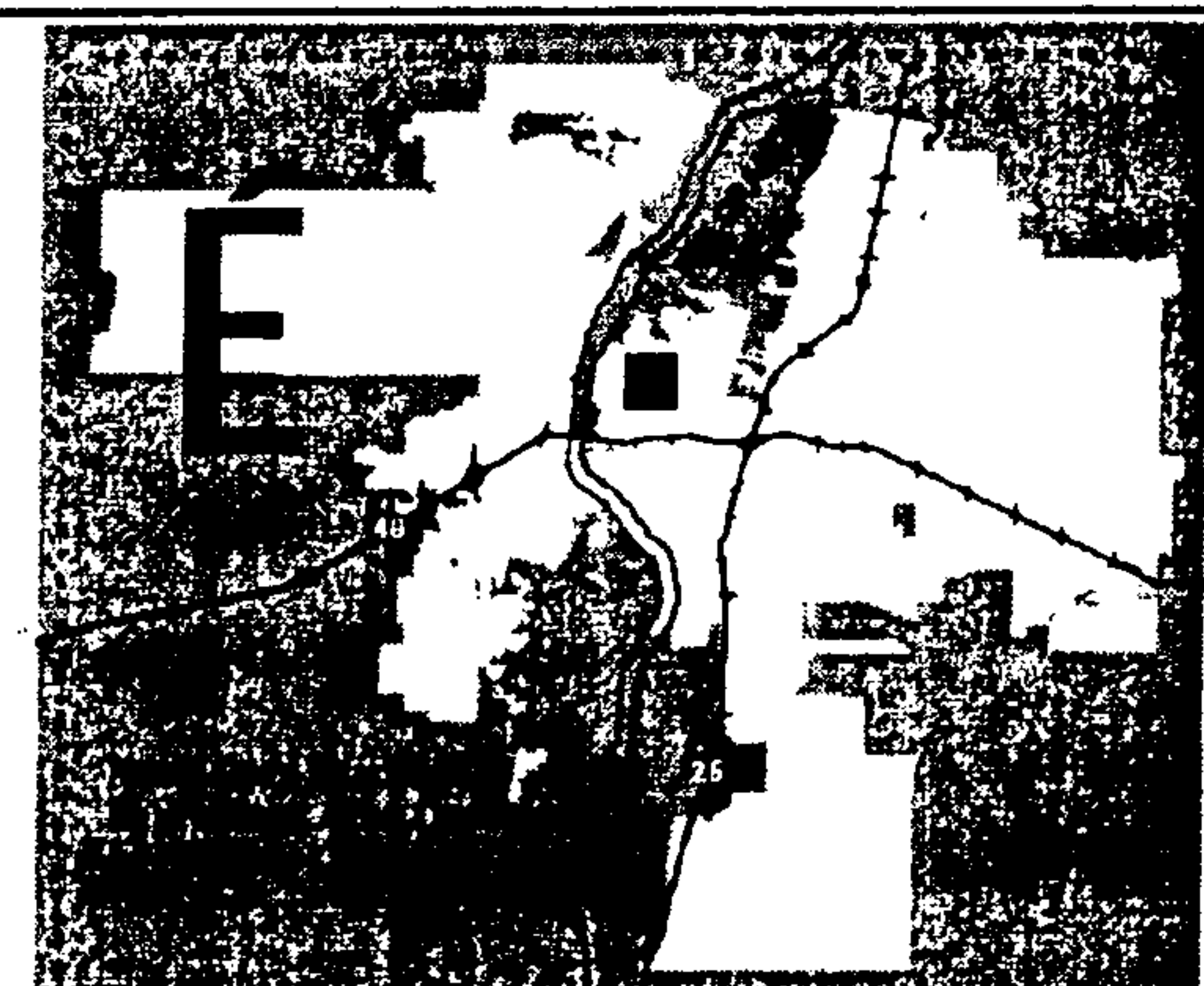


SITE

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



Map amended through: Apr 22, 2005

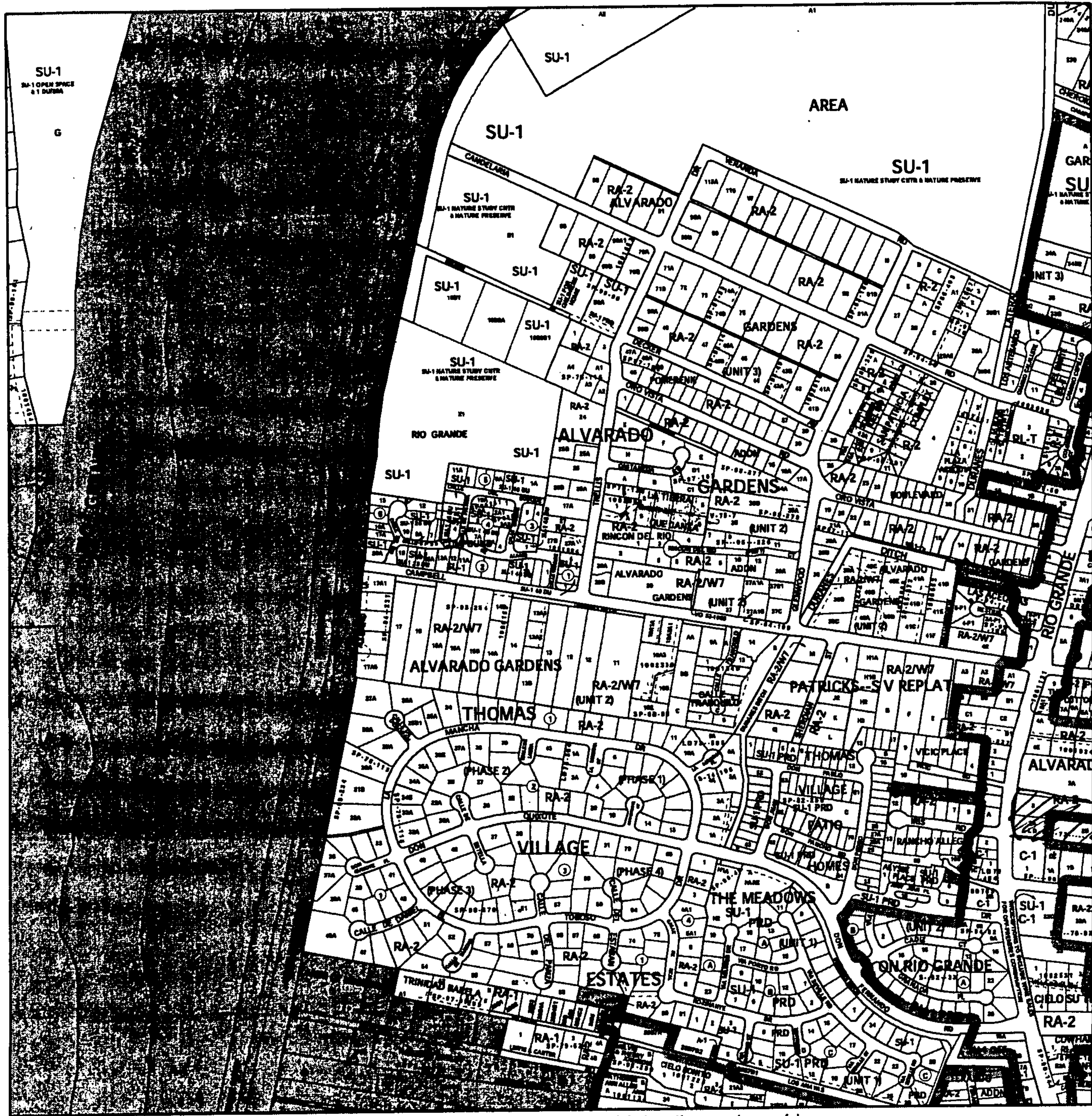


Zone Atlas Page:  
**G-13-Z**

Selected Symbols

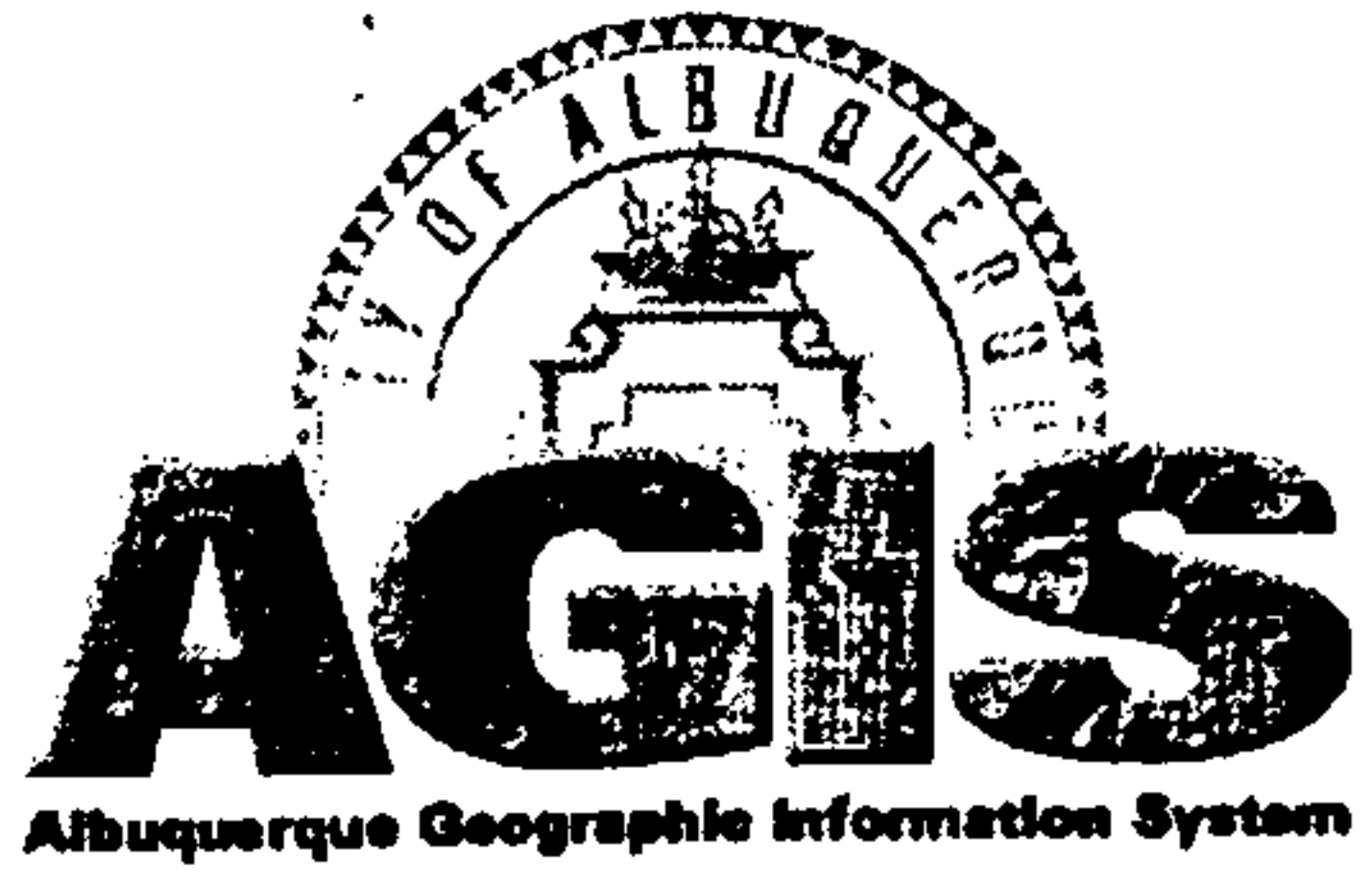
Outside City Limits	Petroglyph Mon.
Sector Plans	Escarpment
Design Overlay Zones	2 Mile Airport Zone
City Historic Zone	Airport Noise Contours
KKKH-1 Buffer Zone	Wall Overlay Zone

0                      750                      1,500 Feet

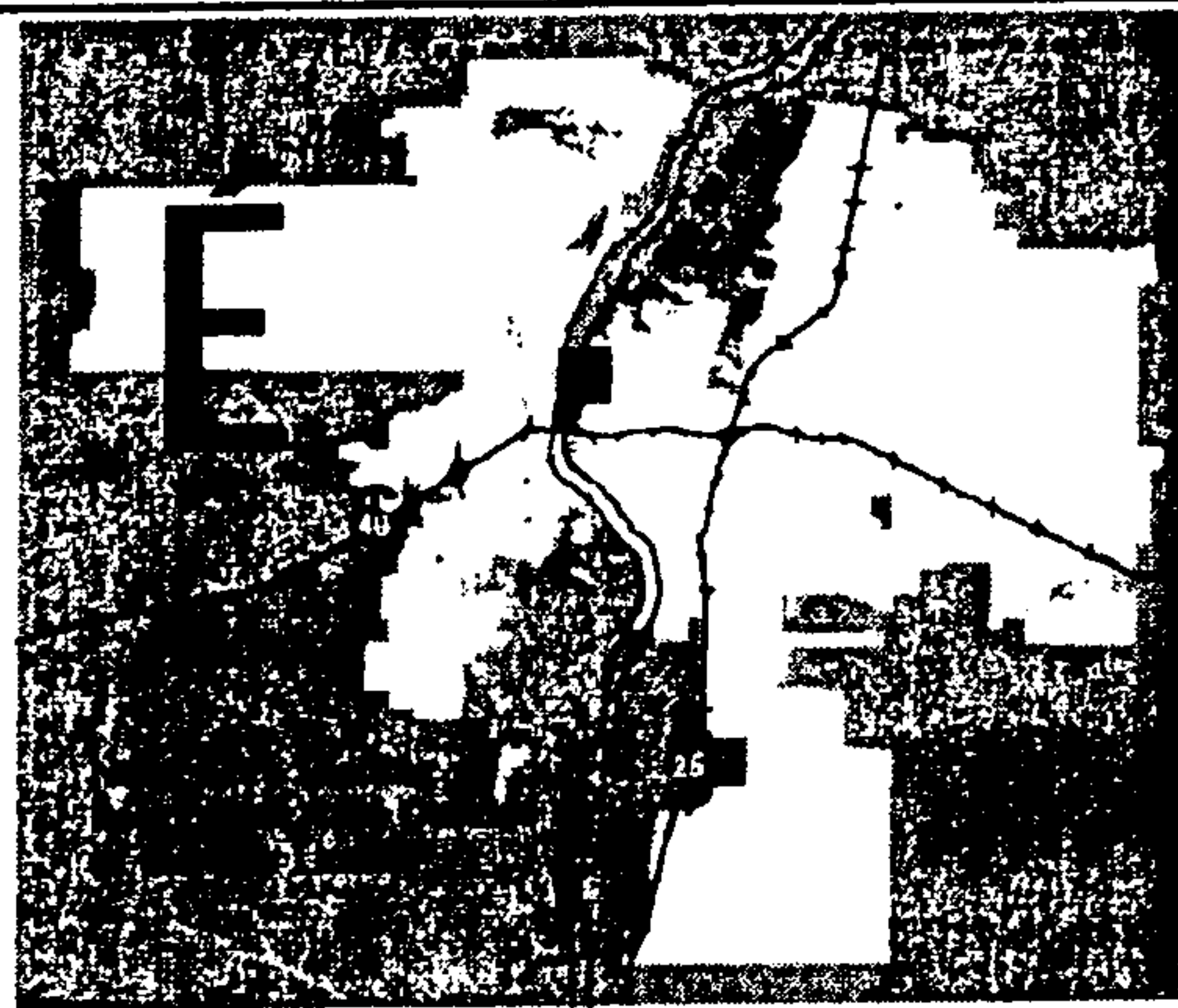


For more current information and more details visit: <http://www.cabq.gov/gis>

275



Map amended through: Apr 22, 2005



Zone Atlas Page:  
**G-12-Z**

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



# City of Albuquerque Planning Department

## DEVELOPMENT AND BUILDING SERVICES

STANDARD APPLICATION, Paper Plans Required

### DEVELOPMENT REVIEW BOARD

07/17/2014 Issued By: BLD/AVM 246765

Category Code **910**  
**2014 070 257**

**Application Number:** 14DRB-70257, Ext Of Sia For Temp Defr Sdwk Const

**Address:**

**Location Description:** PINON ENCANTADA TRAIL OFF OF RIO GRANDE

**Project Number:** 1004688

#### Applicant

ULTIMA HOMES, INC.  
KEN HIGHTOWER  
11804 ZINFANDEL NE  
ALBUQUERQUE NM 87122  
5053798625

#### Agent / Contact

ULTIMA HOMES, INC.  
KEN HIGHTOWER  
11804 ZINFANDEL NE  
ALBUQUERQUE NM 87122  
5053798625

#### Application Fees

APN Fee

Conflict Mgmt Fee \$20.00

DRB Actions \$50.00

**TOTAL: \$70.00**

City of Albuquerque Treasury  
Date: 7/17/2014 Office: ANNEX  
Stat ID: W5000009 Cashier: TRSMAB  
Batch: 3948 Trans #: 19  
Permit: 2014070257  
Receipt Num: 00212448  
Payment Total: \$70.00  
0901 Conflict Mgmts. Fee \$20.00  
0903 DRB Actions \$50.00  
Check Tendered: \$1,092.21

**PROJECT: 1004688**  
**DATE: 7-30-14 (ESIA)**

**PLAT OF**  
**PIÑON ENCANTADA SUBDIVISION**

A REPLAT OF TRACTS 2-A, 2-B AND THE  
 NORTHERLY PORTION OF TRACT 2  
 ALVARADO GARDENS, UNIT 1

SITUATE WITHIN

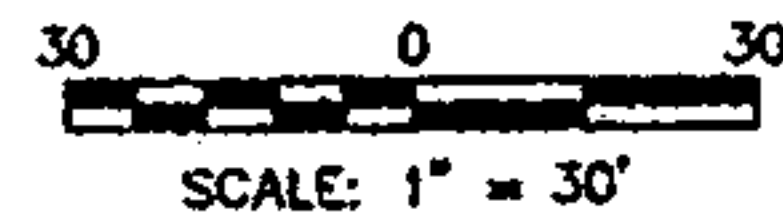
PROJECTED SECTION 6  
 T.10N., R.3E., N.M.P.M.  
 TOWN OF ALBUQUERQUE LAND GRANT  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO

OCTOBER 2006

ACS CONTROL STATION "10-613-A"  
 X=373478.96  
 Y=1501045.77  
 ELEV.=4888.218 NGVD29  
 CONVERGENCE=-00'14"38"  
 COMBINED FACTOR=0.9996792  
 (NEW MEXICO COORDINATE SYSTEM CENTRAL ZONE-NAD27)

- SET #5 REBAR WITH CAP "PWT 10204"
- FOUND SURVEY MONUMENT AS DESCRIBED
- △ CITY OF ALBUQUERQUE CENTERLINE MONUMENT

THE PROPERTY ON THIS PLAT IS SUBJECT TO A  
 PRE-DEVELOPMENT FACILITIES FEE AGREEMENT WITH  
 THE ALBUQUERQUE PUBLIC SCHOOLS  
 RECORDED: 11-15-06; A127-2182



LEGEND

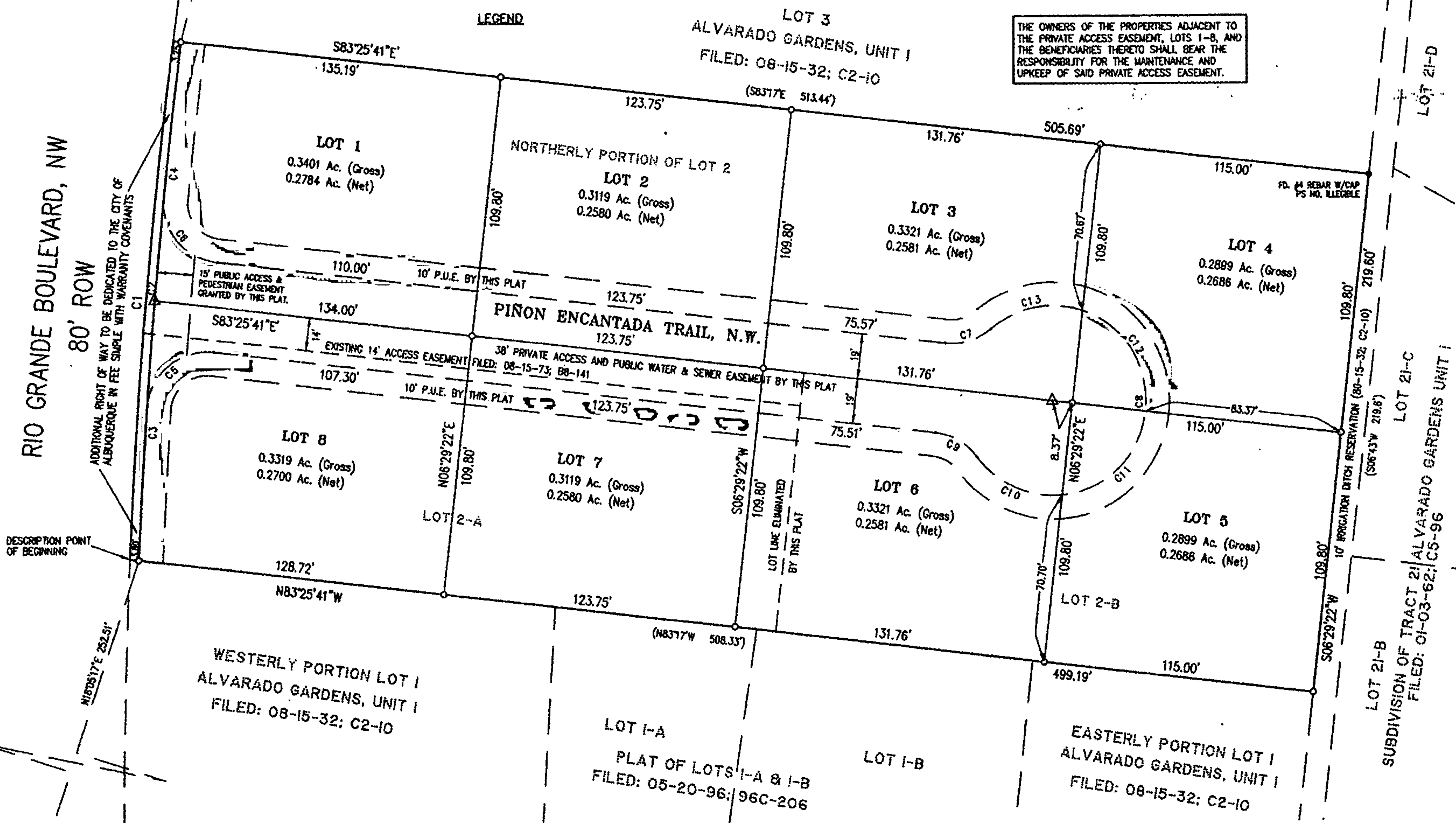
THE OWNERS OF THE PROPERTIES ADJACENT TO  
 THE PRIVATE ACCESS EASEMENT, LOTS 1-8, AND  
 THE BENEFICIARIES THERE TO SHALL BEAR THE  
 RESPONSIBILITY FOR THE MAINTENANCE AND  
 UPKEEP OF SAID PRIVATE ACCESS EASEMENT.

RIO GRANDE BOULEVARD, NW  
 80' ROW

ADDITIONAL RIGHT OF WAY TO BE DEDICATED TO THE CITY OF  
 ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS

DESCRIPTION POINT  
 OF BEGINNING

ACS CONTROL STATION "3-612"  
 X=372868.43  
 Y=1488608.10  
 ELEV.=4883.294 NGVD29  
 CONVERGENCE=-00'14"40"  
 COMBINED FACTOR=0.9998812  
 (NEW MEXICO COORDINATE SYSTEM CENTRAL ZONE-NAD27)



COMPLETED SIDEWALKS



Supplemental Form (SF)

**SUBDIVISION**

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

**SITE DEVELOPMENT PLAN**

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

**STORM DRAINAGE (Form D)**

- Storm Drainage Cost Allocation Plan

**S Z ZONING & PLANNING**

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

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 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.

**APPLICATION INFORMATION:**

Professional/Agent (if any): \_\_\_\_\_ PHONE: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_ FAX: \_\_\_\_\_  
 CITY: \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_ E-MAIL: \_\_\_\_\_

APPLICANT: KEN HIGHTOWER / ULTIMA HOMES INC. PHONE: 505-379-8625  
 ADDRESS: 11804 ZINFANDEL NE FAX: 505-797-9445  
 CITY: ALBUQUERQUE STATE NM ZIP 87122 E-MAIL: JKENHT@AOL.COM  
 Proprietary interest in site: OWNER List all owners: \_\_\_\_\_

DESCRIPTION OF REQUEST: RENEWAL OF SIDEWALK DEFERRAL EXTENSION

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. 1-8 PLAT OF Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv/Addn/TBKA: PINON ENCHANTADA SUBDIVISION  
 Existing Zoning: A-1 Proposed zoning: \_\_\_\_\_ MRGCD Map No \_\_\_\_\_  
 Zone Atlas page(s): G-12-Z & G-13-Z UPC Code: 10120605111040404

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB, AX, Z, V, S, etc.):  
PROJECT #'S 780981 / 1004688

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill? NO  
 No. of existing lots: 8 No. of proposed lots: 8 Total site area (acres): 1.9  
 LOCATION OF PROPERTY BY STREETS: On or Near: PINON ENCHANTADA TRAIL OFF OF RIO GRANDS  
 Between: MATTHEW and CAPOBLANCA

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

SIGNATURE [Signature] DATE 7-14-14  
 (Print Name) J KEN HIGHTOWER Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

- 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>14DRB - 70257</u>	<u>ESLA</u>		<u>\$ 50.00</u>
	<u>CMF</u>		<u>\$ 20.00</u>
			\$ _____
			\$ _____
			\$ _____
			\$ _____
			\$ _____
			Total
			<u>\$ 70.00</u>

Revised: 4/2012

Hearing date July 30, 2014  
7-17-14

Project # 1004688

Staff signature & Date

**FORM V: SUBDIVISION VARIANCES & VACATIONS**

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

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

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

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

- TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB19)**
- EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB07)**
- 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
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 Applicant name (print)  
J. KEN NIGHTOWER  
 Applicant signature / date

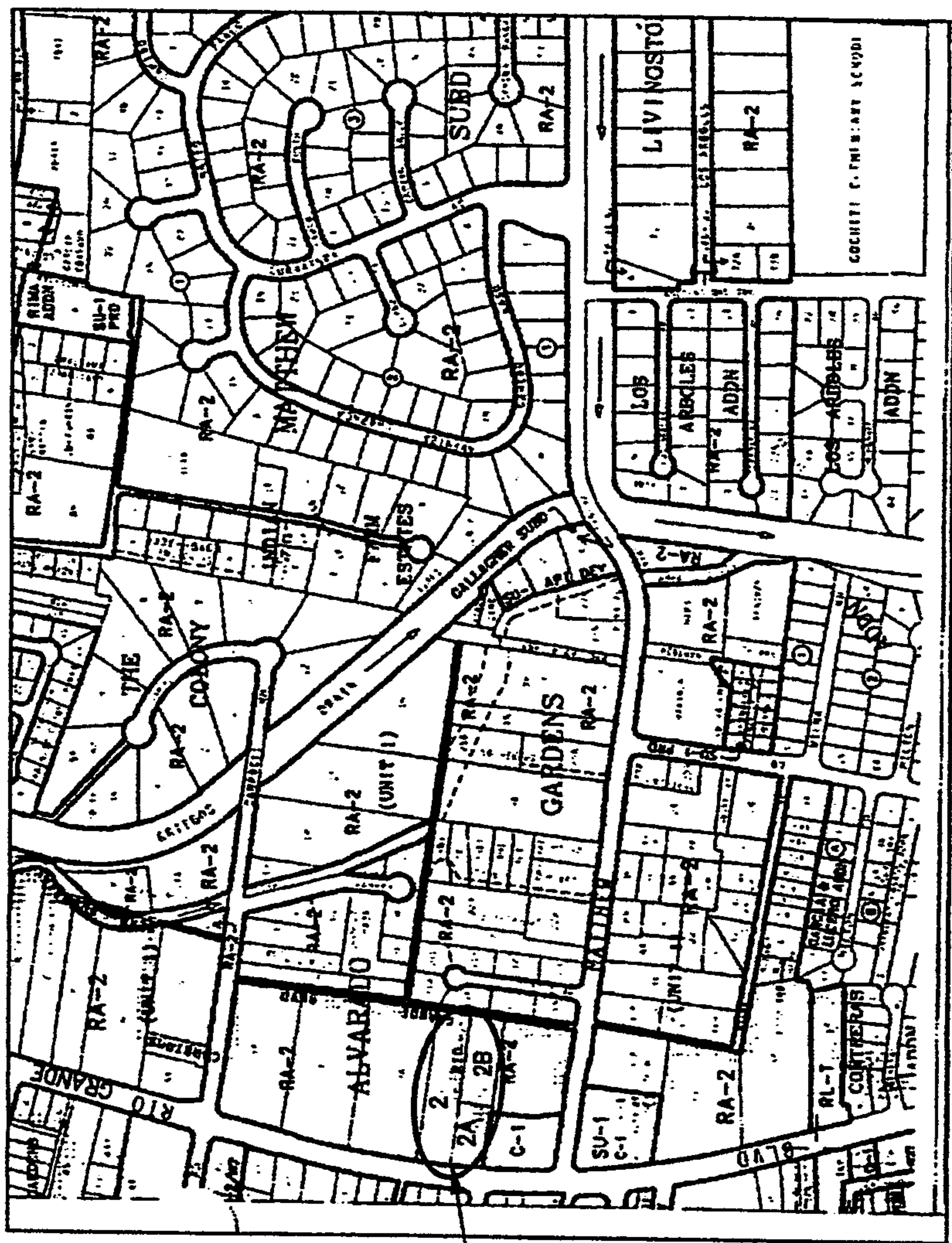


- Checklists complete
  - Fees collected
  - Case #s assigned
  - Related #s listed
- Application case numbers  
14 - DRB - 70257

Form revised 4/07

  
 Planner signature / date  
7-17-14

Project # 1004688



VICINITY MAP ZONE G-12/13 Scale: 1" = 750'

## NOTES

1. ALL WORK WITHIN THE RIGHT-OF-WAY SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECS. FOR PUBLIC WORKS CONSTRUCTION, 7TH EDITION W/ UPDATES.
2. AN EXCAVATION/CONSTRUCTION PERMIT IS REQUIRED BEFORE

Ultima Homes Inc.  
P.O. Box 20043  
Albuquerque, New Mexico  
87154

July 15, 2014

To:  
City of Albuquerque  
Planning Department  
Design Review Board

From:  
Ken Hightower

Sirs;

In response to Nataley Quintana's letter regarding our Sidewalk Deferral Agreement for Pinon Encantada Subdivision, Project Nos. 780981 /1004688 we would like to respectfully request an extension to the above agreement. As you are aware the new home sales in Albuquerque are still quite different than they were when we began development and our build out time line reflects such. We have model home to market the subdivision that is listed with Encore Realty. We have incorporated a new design and pricing strategy that we are encouraged will expedite the completion of the subdivision in today's very different market. We look forward to your response in this matter, as we are all ultimately working toward the same goal.

Sincerely,

  
J.K. Hightower

Ultima Homes Inc.



PROJECT #

1004688

July 30, 2014

ESIA

# City of Albuquerque Planning Department

## DEVELOPMENT AND BUILDING SERVICES

STANDARD APPLICATION, Paper Plans Required

### DEVELOPMENT REVIEW BOARD

07/24/2012 Issued By: BLDAVM 155620

Category Code **910**  
**2012 070 215**

**Application Number:** 12DRB-70215, Ext Of Sia For Temp Defr Sdwk Const

**Address:**

**Location Description:** PINION ENCANTADA TRAIL OFF OF RIO GRANDE

**Project Number:** 1004688

#### Applicant

KEN HIGHTOWER/ ULTIMA HOMES INC

11804 ZINFANDEL NE  
ALBUQUERQUE NM 87122  
505-379-8625

#### Agent / Contact

KEN HIGHTOWER/ ULTIMA HOMES INC

11804 ZINFANDEL NE  
ALBUQUERQUE NM 87122  
505-379-8625

#### Application Fees

APN Fee

Conflict Mgmt Fee \$20.00

DRB Actions \$50.00

**TOTAL: \$70.00**

City of Albuquerque Treasury  
Date: 7/24/2012 Office: ANMEX  
Stat ID: W5000007 Cashier: TRSYLB  
Batch: 518 Trans #: 4  
Permit: 2012070215  
Receipt Num 00037072  
Payment Total: \$70.00  
0901 Conflict Mgmt Fee \$20.00  
0903 DRB Actions \$50.00  
American Expr Tendered : \$70.00



Supplemental Form (SF)

**SUBDIVISION**

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

**SITE DEVELOPMENT PLAN**

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

**STORM DRAINAGE (Form D)**

- Storm Drainage Cost Allocation Plan

**S Z ZONING & PLANNING**

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

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 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.

**APPLICATION INFORMATION:**

Professional/Agent (if any): \_\_\_\_\_ PHONE: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_ FAX: \_\_\_\_\_  
 CITY: \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_ E-MAIL: \_\_\_\_\_

APPLICANT: KEN HIGHTOWER / ULTIMA HOMES INC PHONE: 505-379-8605  
 ADDRESS: 11804 ZINFANDEL NE, FAX: 505-797-9445  
 CITY: ALB. STATE NM ZIP 87122 E-MAIL: JKH04T@AOL.COM  
 Proprietary interest in site: OWNER List all owners: \_\_\_\_\_

DESCRIPTION OF REQUEST: RENEWAL OF SIDEWALK DEFERRAL EXTENSION AGREEMENT

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. 1-8 PLAT OF Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv/Addn/TBKA: PINON ENCHANTADA SUBDIVISION  
 Existing Zoning: A1 Proposed zoning: \_\_\_\_\_ MRGCD Map No \_\_\_\_\_  
 Zone Atlas page(s): G-12-2 & G-13-2 UPC Code: 1012045111040404

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_, Z\_, V\_, S\_, etc.):  
PROJECT #'S 780981 / 1004688

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill?  NO  
 No. of existing lots: 8 No. of proposed lots: 8 Total site area (acres): 1.9  
 LOCATION OF PROPERTY BY STREETS: On or Near: PINON ENCHANTADA TRAIL OFF OF RIO GRANDE  
 Between: MATTHEW and CANDOLARIA

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

SIGNATURE [Signature] DATE 7-22-12  
 (Print Name) JKEN HIGHTOWER Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>12 DRB - 70215</u>	<u>ESIA</u>	_____	<u>\$ 50.00</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	<u>CMF</u>	_____	<u>\$ 20.00</u>
<input checked="" type="checkbox"/> All case #'s are assigned	_____	_____	_____	\$ _____
<input type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input type="checkbox"/> Case history #'s are listed	_____	_____	_____	\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
				<b>Total</b>
				<u>\$ 70.00</u>

Hearing date Aug. 1, 2012

7-24-12  
 Staff signature & Date

Project # 1004688

Revised: 4/2012

**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
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**DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.**

**VACATION OF PUBLIC EASEMENT (DRB27)**

**VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)**

- The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24 copies.**  
(Not required for City owned public right-of-way.)
- Drawing showing the easement or right-of-way to be vacated, etc. (not to exceed 8.5" by 11") **24 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
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**SIDEWALK WAIVER (DRB21)**

- Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") **6 copies**
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J. R. Hightower  
 Applicant signature / date



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Application case numbers  
12 - DRB-70215  
 \_\_\_\_\_  
 \_\_\_\_\_

Form revised 4/07  
  
 Planner signature / date  
7-24-12  
 Project # 1004688



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		Revised: 4/2012		
<input checked="" type="checkbox"/>	INTERNAL ROUTING	Application case numbers	Action	S.F. Fees
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		Hearing date <u>Aug. 1, 2012</u>	Total	
		<u>7-24-12</u>	\$ <u>70.00</u>	
Staff signature & Date		Project # <u>1004688</u>		

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 J. R. Hightower  
 Applicant signature / date



Form revised 4/07

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- Related #s listed

Application case numbers  
 12 - DRB-70215  
 \_\_\_\_\_  
 \_\_\_\_\_

  
 Planner signature / date  
 7-24-12  
 Project # 1004688

Ultima Homes Inc.  
P.O. Box 20043  
Albuquerque, New Mexico  
87154

July 19, 2012

To:  
City of Albuquerque  
Planning Department  
Design Review Board

From:  
Ken Hightower

Sirs;

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Sincerely,

  
J.K. Hightower  
Ultima Homes Inc.



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

**AGIS**  
Albuquerque Geographic Information System

Map amended through: 1/24/2011

Note: Grey Shading Represents Area Outside of the City Limits

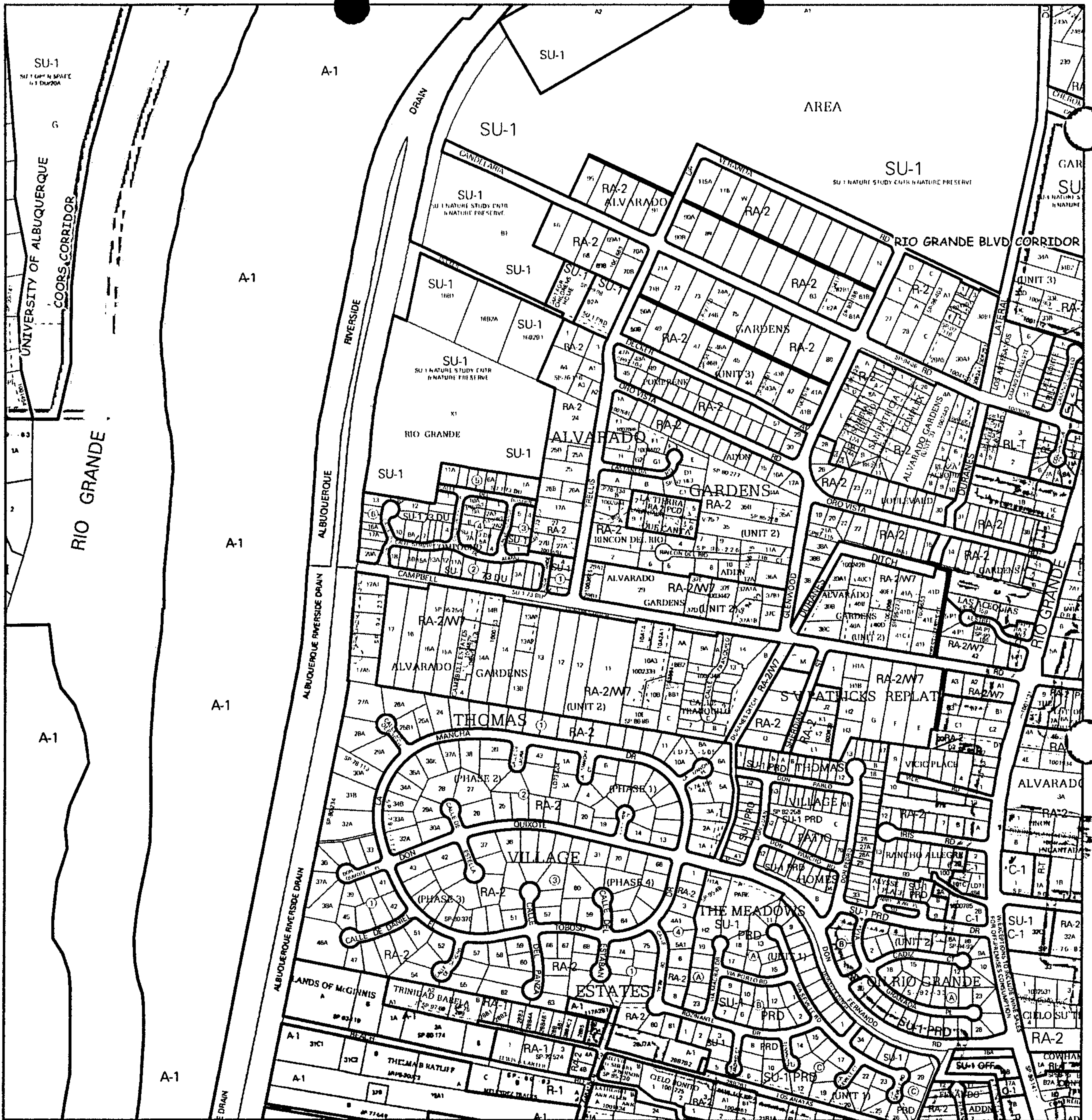
Zone Atlas Page:  
**G-13-Z**

Selected Symbols

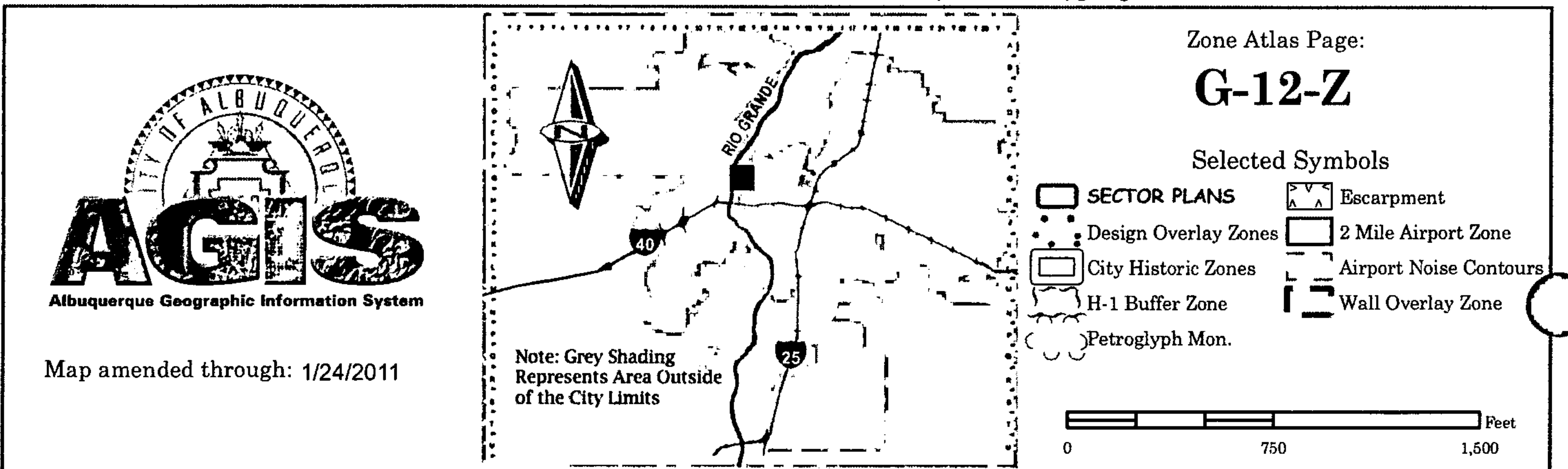
SECTOR PLANS	Escarpment
Design Overlay Zones	2 Mile Airport Zone
City Historic Zones	Airport Noise Contours
H-1 Buffer Zone	Wall Overlay Zone
Petroglyph Mon.	

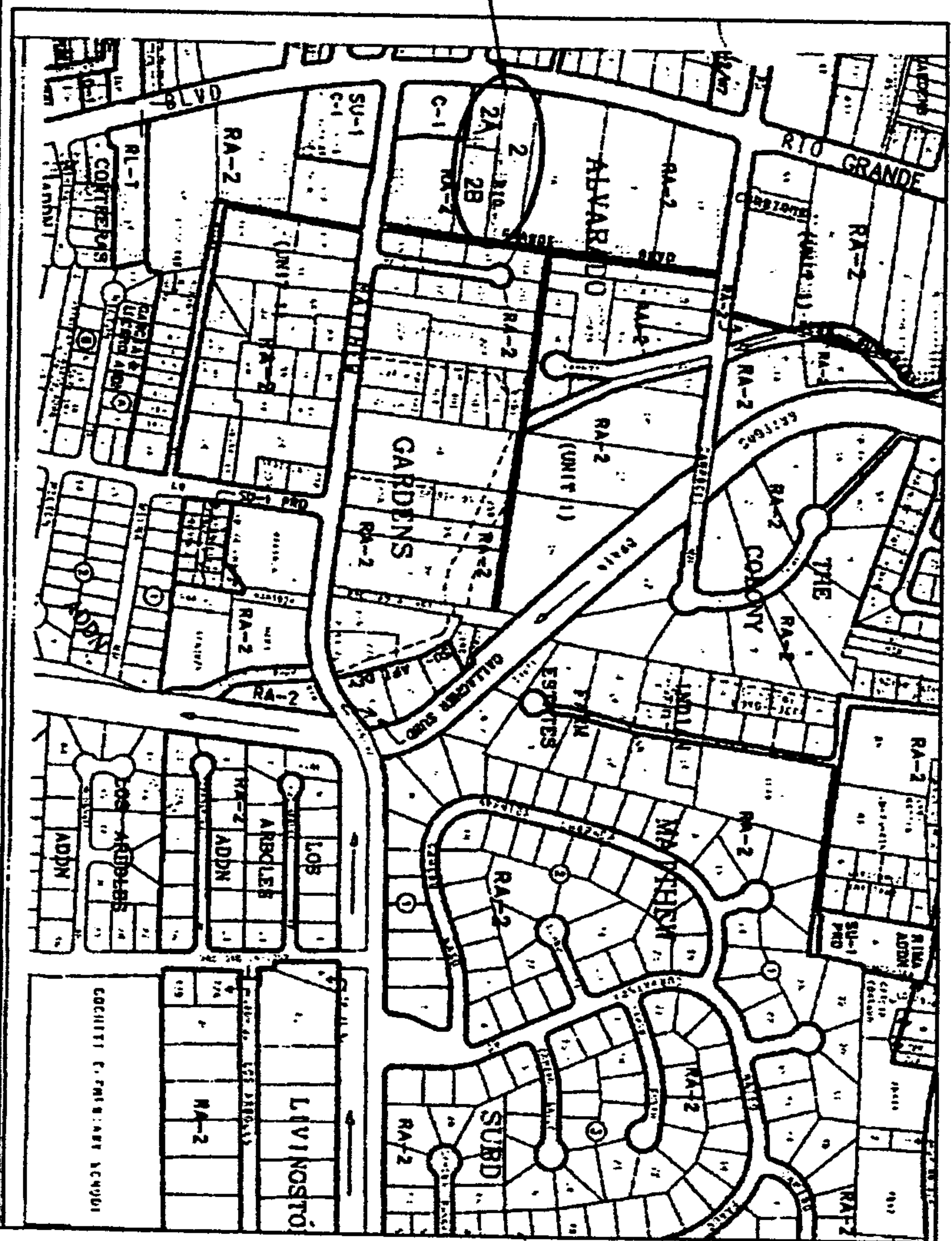
0 750 1,500 Feet





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





VICINITY MAP ZONE G-12/13 Scale: 1" = 750'

# NOTES

1. ALL WORK WITHIN THE RIGHT-OF-WAY SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECS. FOR PUBLIC WORKS CONSTRUCTION, 7TH EDITION W/ UPDATES.
2. AN EXCAVATION/CONSTRUCTION PERMIT IS REQUIRED BEFORE



## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

July 28, 2010

**Project# 1004688**

10DRB-70199 EXT OF SIA FOR TEMP DEFR SDWK CONST

ULTIMA HOMES INC request(s) the above action(s) for all or a portion of Lot(s) 1-8, **PINON ENCANTADA** zoned RA2, located on PINON ENCANTADA TRAIL NW BETWEEN RIO GRANDE NW AND CAMPBELL NW containing approximately 2 acre(s). (G-12/13)

At the July 28, 2010 Development Review Board meeting, a two year extension to the agreement for the deferral of sidewalks was approved.

If you wish to appeal this decision, you must do so by August 11, 2010 in the manner described below.

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

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

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

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

  
Jack Cloud, AICP, DRB Chair

Cc: Ultima Homes – 11804 Zinfandel NE – Albuquerque, NM 87122  
Marilym Maldonado  
File

ACS CONTROL STATION "10-61-A"  
 X=4373478.96  
 Y=1501046.77  
 ELEV.=4868.216 NGVD29  
 CONVERGENCE=-00'14.38"  
 COMBINED FACTOR=0.9998792  
 (NEW MEXICO COORDINATE SYSTEM CENTRAL ZONE-NAD27)

PLAT OF  
**PIÑON ENCANTADA SUBDIVISION**

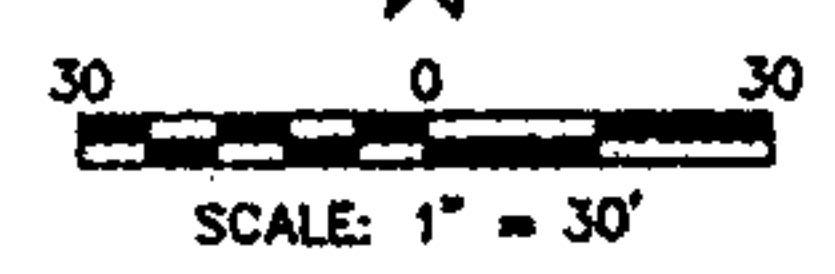
A REPLAT OF TRACTS 2-A, 2-B AND THE  
 NORTHERLY PORTION OF TRACT 2  
 ALVARADO GARDENS, UNIT 1

SITUATE WITHIN  
 PROJECTED SECTION 8  
 T.10N., R.3E., N.M.P.M.  
 TOWN OF ALBUQUERQUE LAND GRANT  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO

OCTOBER 2006

- SET #5 REBAR WITH CAP "PWT 10204"
- FOUND SURVEY MONUMENT AS DESCRIBED
- △ CITY OF ALBUQUERQUE CENTERLINE MONUMENT

THE PROPERTY ON THIS PLAT IS SUBJECT TO A  
 PRE-DEVELOPMENT FACILITIES FEE AGREEMENT WITH  
 THE ALBUQUERQUE PUBLIC SCHOOLS  
 RECORDED: 11-15-06; A 27-2182



LEGEND

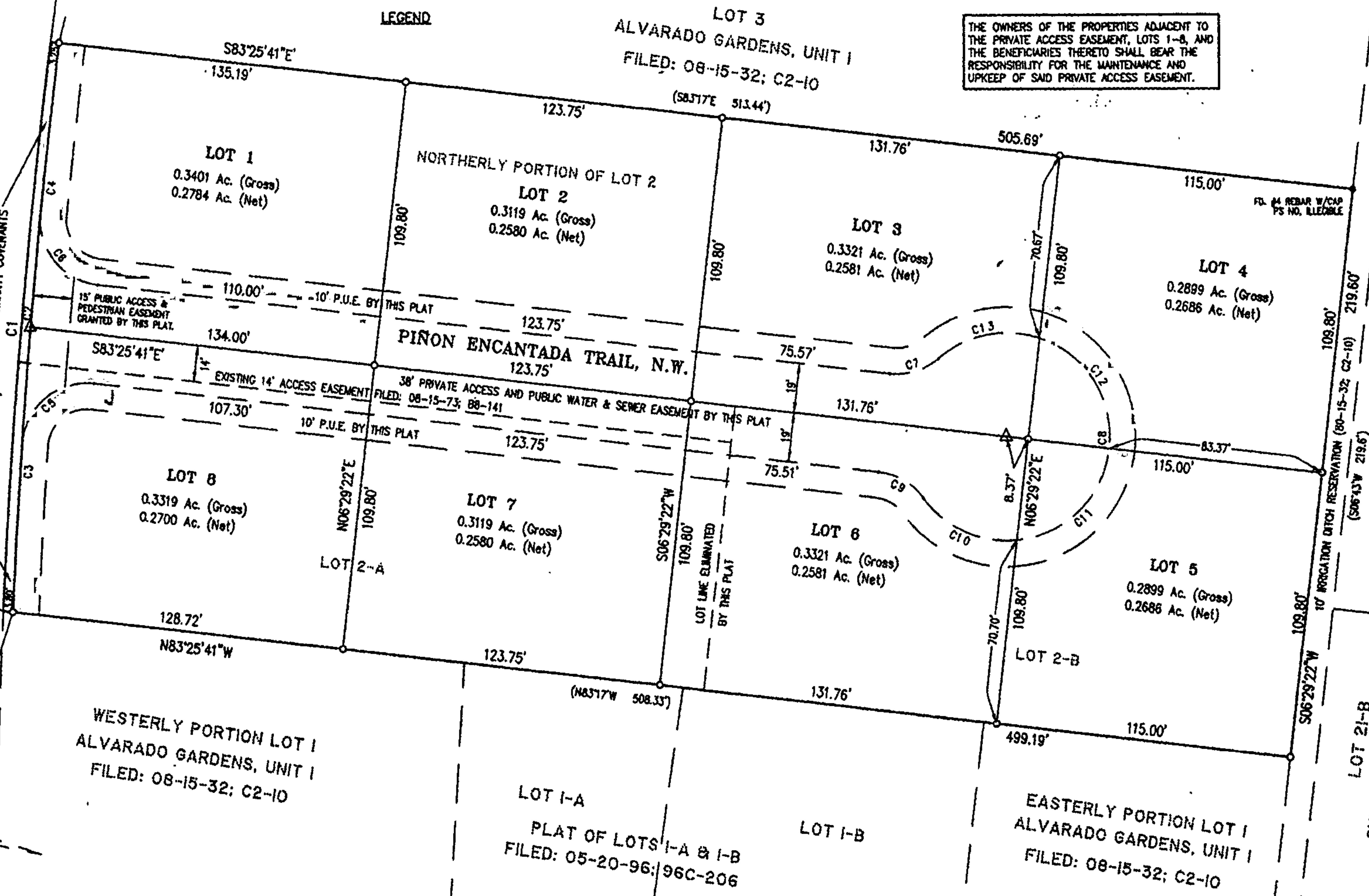
THE OWNERS OF THE PROPERTIES ADJACENT TO  
 THE PRIVATE ACCESS EASEMENT, LOTS 1-8, AND  
 THE BENEFICIARIES THERETO SHALL BEAR THE  
 RESPONSIBILITY FOR THE MAINTENANCE AND  
 UPKEEP OF SAID PRIVATE ACCESS EASEMENT.

RIO GRANDE BOULEVARD, NW  
 80' ROW

ADDITIONAL RIGHT OF WAY TO BE DEDICATED TO THE CITY OF  
 ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS

DESCRIPTION POINT  
 OF BEGINNING

ACS CONTROL STATION "3-61Z"  
 X=1468806.10  
 Y=1468806.10  
 ELEV.=4863.294 NGVD29  
 CONVERGENCE=-00'14.40"  
 COMBINED FACTOR=0.9998812  
 (NEW MEXICO COORDINATE SYSTEM CENTRAL ZONE-NAD27)



LOT 21-D  
 LOT 21-C  
 LOT 21-B  
 SUBDIVISION OF TRACT 21 ALVARADO GARDENS UNIT 1  
 FILED: 01-03-62; C5-96

LOT 1-A  
 LOT 1-B  
 PLAT OF LOTS 1-A & 1-B  
 FILED: 05-20-96; 96C-206

COMPLETED SIDWALKS

ACS CONTROL STATION "10-G13-A"  
 X=373478.96  
 Y=1501046.77  
 ELEV.=4988.216 NGVD29  
 CONVERGENCE=-0014.36"  
 COMBINED FACTOR=0.9996792  
 (NEW MEXICO COORDINATE SYSTEM CENTRAL ZONE-NAD27)

# PLAT OF PIÑON ENCANTADA SUBDIVISION

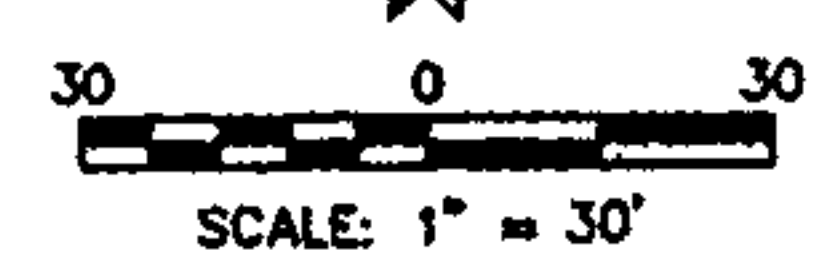
A REPLAT OF TRACTS 2-A, 2-B AND THE  
 NORTHERLY PORTION OF TRACT 2  
 ALVARADO GARDENS, UNIT 1

SITUATE WITHIN  
 PROJECTED SECTION 6  
 T.10N., R.3E., N.M.P.M.  
 TOWN OF ALBUQUERQUE LAND GRANT  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO

OCTOBER 2006

- SET #5 REBAR WITH CAP "PWT 10204"
- FOUND SURVEY MONUMENT AS DESCRIBED
- △ CITY OF ALBUQUERQUE CENTERLINE MONUMENT

THE PROPERTY ON THIS PLAT IS SUBJECT TO A  
 PRE-DEVELOPMENT FACILITIES FEE AGREEMENT WITH  
 THE ALBUQUERQUE PUBLIC SCHOOLS  
 RECORDED: 11-15-06; A 27-2182



LEGEND

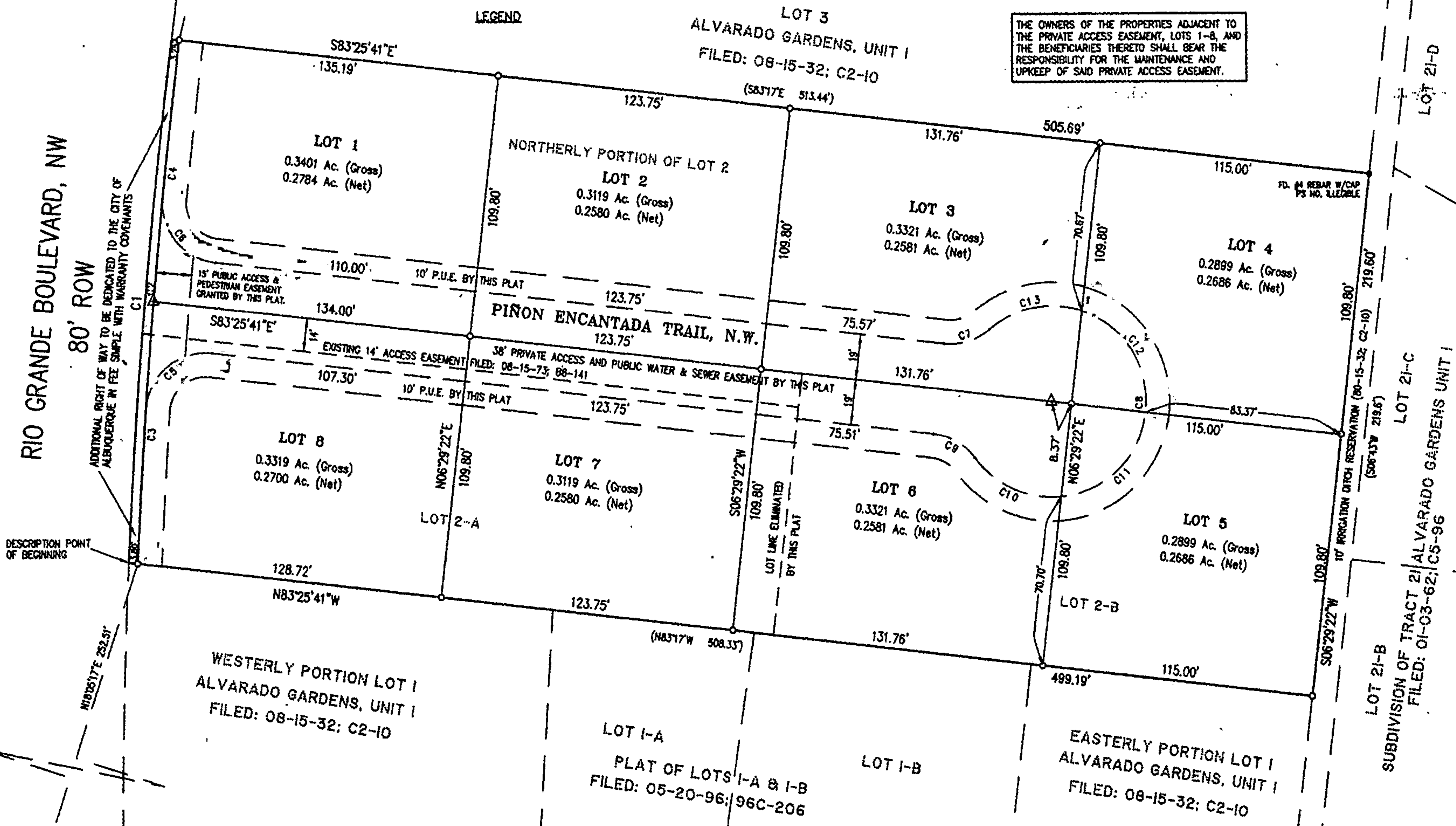
THE OWNERS OF THE PROPERTIES ADJACENT TO  
 THE PRIVATE ACCESS EASEMENT, LOTS 1-8, AND  
 THE BENEFICIARIES THERETO SHALL BEAR THE  
 RESPONSIBILITY FOR THE MAINTENANCE AND  
 UPKEEP OF SAID PRIVATE ACCESS EASEMENT.

RIO GRANDE BOULEVARD, NW  
 80' ROW

ADDITIONAL RIGHT OF WAY TO BE DEDICATED TO THE CITY OF  
 ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS

DESCRIPTION POINT  
 OF BEGINNING

ACS CONTROL STATION "3-G12"  
 X=1488806.10  
 Y=1722888.43  
 ELEV.=4983.294 NGVD29  
 CONVERGENCE=-0014.40"  
 COMBINED FACTOR=0.9996812  
 (NEW MEXICO COORDINATE SYSTEM CENTRAL ZONE-NAD27)



COMPLETED BY: [Signature]

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

07/19/2010 Issued By: PLNSDH 82400

**Permit Number: 2010 070 199**

**Category Code 910**

**Application Number: 10DRB-70199, Ext Of Sia For Temp Defr Sdwk Const**

**Address:**

**Location Description: PINON ENCANTADA TRAIL CUL-DE SAC**

**Project Number: 1004688**

**Applicant**  
ULTIMA HOMES INC

**Agent / Contact**  
Ultima Homes Inc

11804 ZIN FANDEL  
ALBUQUERQUE NM 87122  
379-8825

11804 Zin Fandel  
Albuquerque NM 87122  
379-8825

**Application Fees**

441018/4971000	Public Notification	
441032/3424000	Conflict Mgmt Fee	\$20.00
441006/4983000	DRB Actions	\$50.00
<b>TOTAL:</b>		<b>\$70.00</b>

City Of Albuquerque  
Treasury Division

7/19/2010 4:36PM LOC: ANNX  
WS# 006 TRANS# 0031  
RECEIPT# 00123000-00123000  
PERMIT# 2010070199 TRSASR  
Trans Amt \$70.00  
Conflict Manag. Fee \$20.00  
DRB Actions \$50.00  
CK \$70.00  
CHANGE \$0.00

Thank You

# City of Albuquerque



## DEVELOPMENT/ PLAN REVIEW APPLICATION

### 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

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)
- D
- 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 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.

### APPLICATION INFORMATION:

Professional/Agent (if any): \_\_\_\_\_ PHONE: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_ FAX: \_\_\_\_\_  
 CITY: \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_ E-MAIL: \_\_\_\_\_

APPLICANT: ULTIMA HOMES INC. PHONE: 379-8625  
 ADDRESS: 11804 ZIUFANDEL NE. FAX: 797-9445  
 CITY: ALB STATE NM ZIP 87122 E-MAIL: JKEWHT@AOL.COM

Proprietary interest in site: OWNER List all owners: \_\_\_\_\_

DESCRIPTION OF REQUEST: EXTENSION OF SIDEWALK

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. LOTS 1-8 Block: N/A Unit: N/A  
 Subdiv/Addn/TBKA: PINON ENCANTADA SUBDIVISION  
 Existing Zoning: RA 2 Proposed zoning: SAME MRGCD Map No \_\_\_\_\_  
 Zone Atlas page(s): 2 12/13 UPC Code: 101306000610930504

### CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_Z\_, V\_, S\_, etc.):  
PROJECT # 1004688 PROJECT # DEC 780981

### CASE INFORMATION:

Within city limits?  Yes Within 1000FT of a landfill? NO  
 No. of existing lots: \_\_\_\_\_ No. of proposed lots: \_\_\_\_\_ Total area of site (acres): 2  
 LOCATION OF PROPERTY BY STREETS: On or Near: PINON ENCANTADA TRAIL NW (CUL DE SAC)  
 Between: RIO GRANDE NW and CAMPBELL NW  
 Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: 10/06

SIGNATURE [Signature] DATE \_\_\_\_\_  
 (Print) J KEW HIGHTOWER Applicant:  Agent:

### FOR OFFICIAL USE ONLY

Form revised 4/07

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>10DRB 70199</u>	<u>ESIA</u>	<u>X</u>	<u>\$ 50.00</u>
<input checked="" type="checkbox"/> All fees have been collected		<u>CMF</u>		<u>\$ 20.00</u>
<input checked="" type="checkbox"/> All case #s are assigned				\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent				\$ _____
<input type="checkbox"/> Case history #s are listed				\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill				\$ _____
<input checked="" type="checkbox"/> F.H.D.P. density bonus				\$ _____
<input checked="" type="checkbox"/> F.H.D.P. fee rebate				\$ _____
	Hearing date <u>07/28/10</u>			Total <u>\$ 70.00</u>

Sandy Handley 07/19/10 Project # 1004688  
 Planner signature / date

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.

ULTIMA HOMES INC.  
 Applicant name (print)  
[Signature] 7-19-2010  
 Applicant signature / date



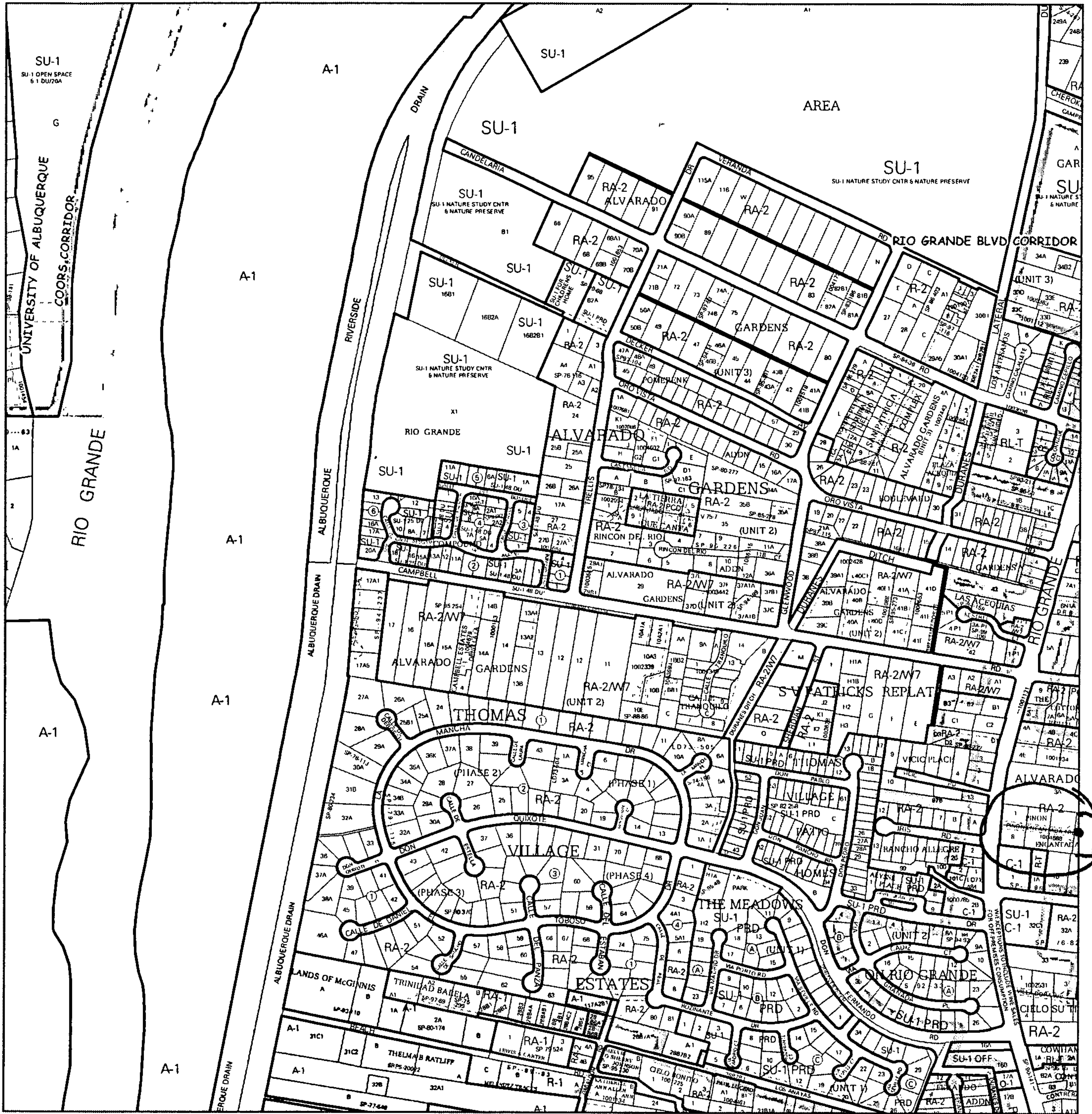
Form revised 4/07

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

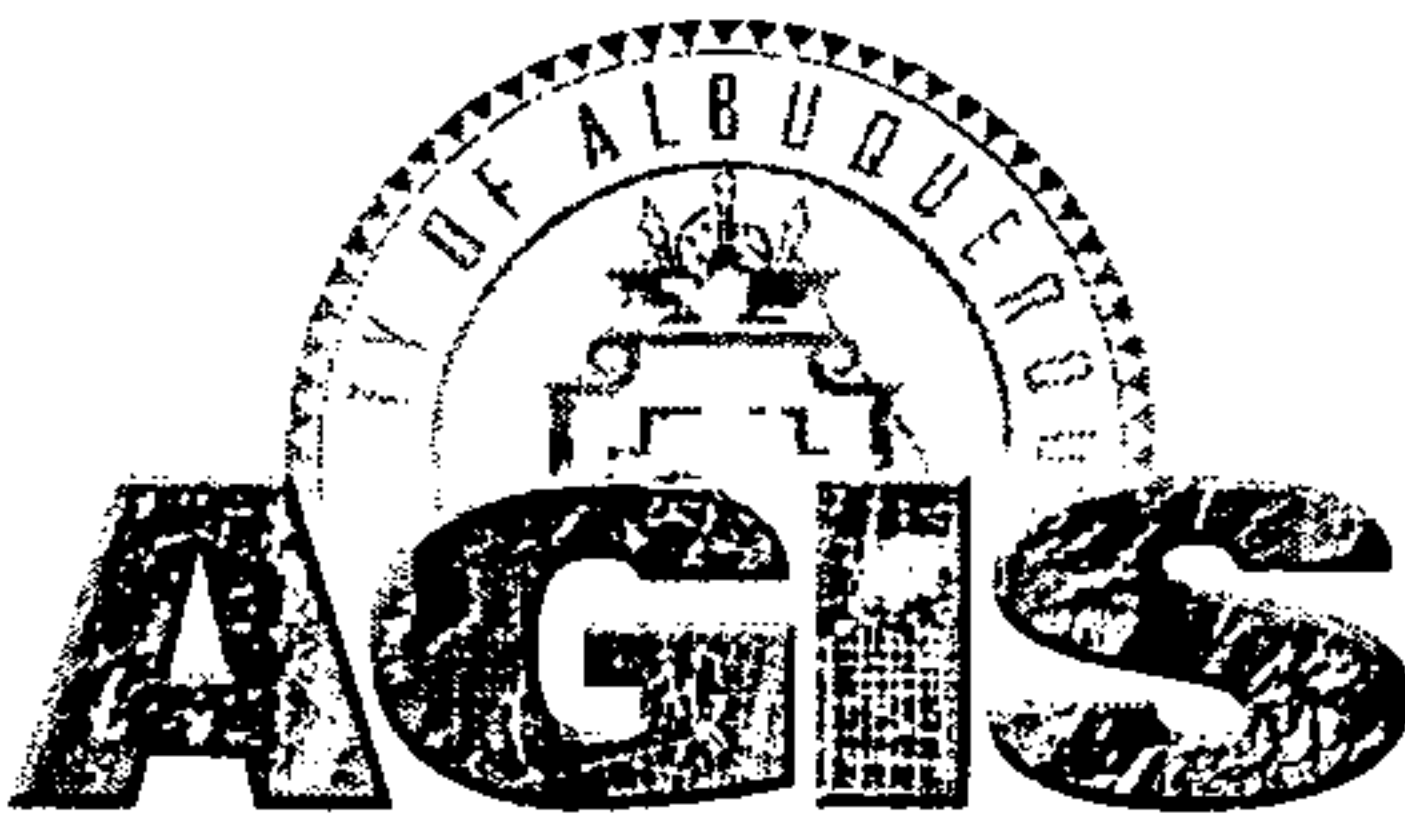
Application case numbers  
 10DRB - 70199  
 - - -  
 - - -

Sandy Handley 07/19/10  
 Planner signature / date  
 Project # 1004688

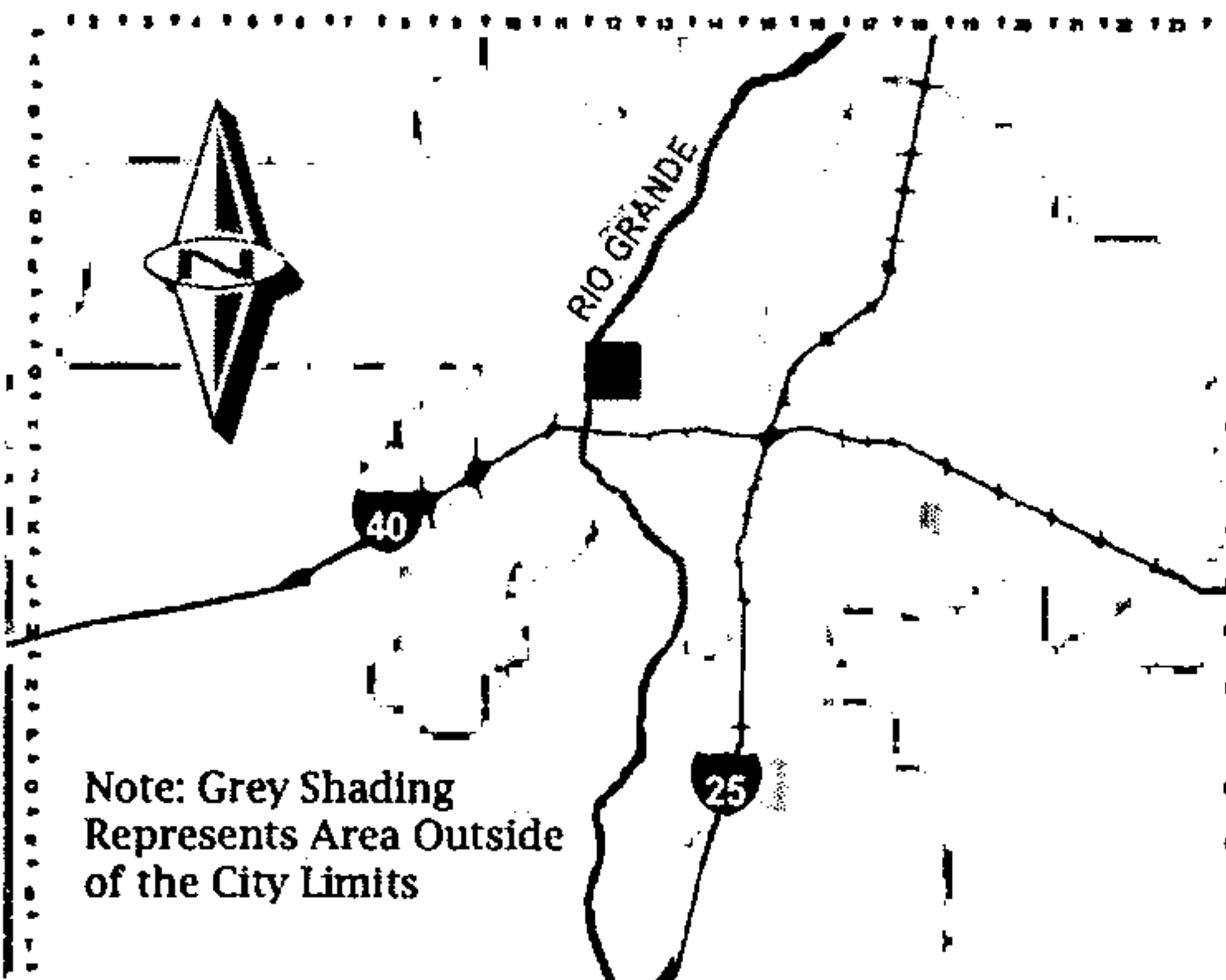




For more current information and more details visit: <http://www.cabq.gov/gis>




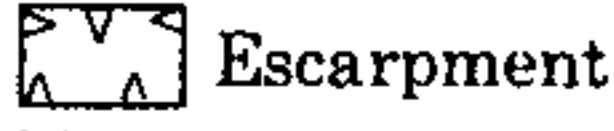
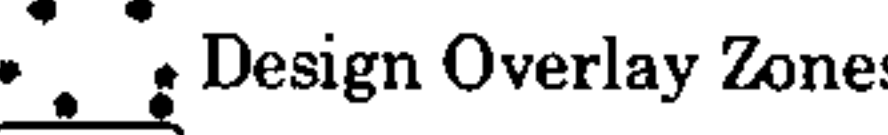
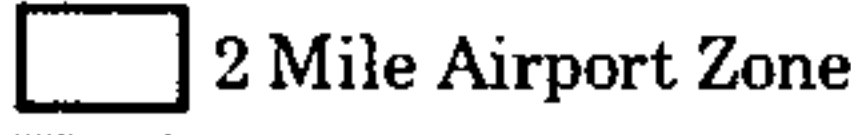

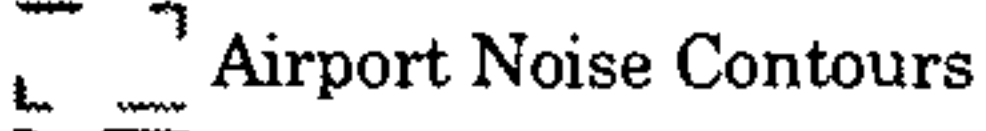
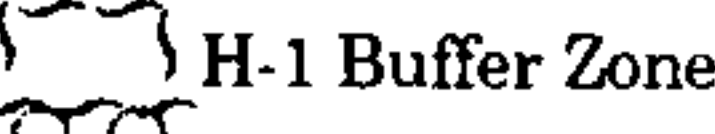
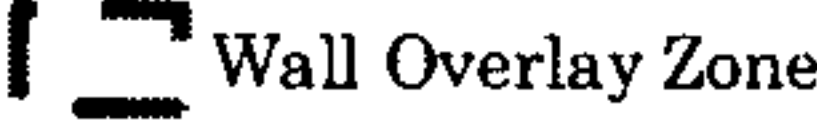

Map amended through: 6/5/2009

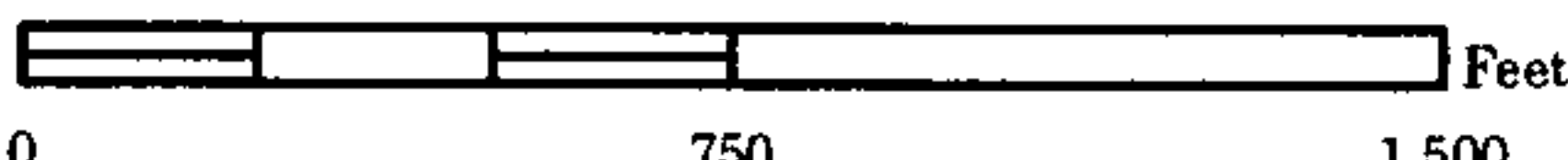


Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:  
**G-12-Z**

Selected Symbols

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



Ultima Homes Inc.  
P.O. Box 20043  
Albuquerque, New Mexico  
87154

July 15, 2010

To:  
City of Albuquerque  
Planning Department  
Design Review Board

From:  
Ken Hightower

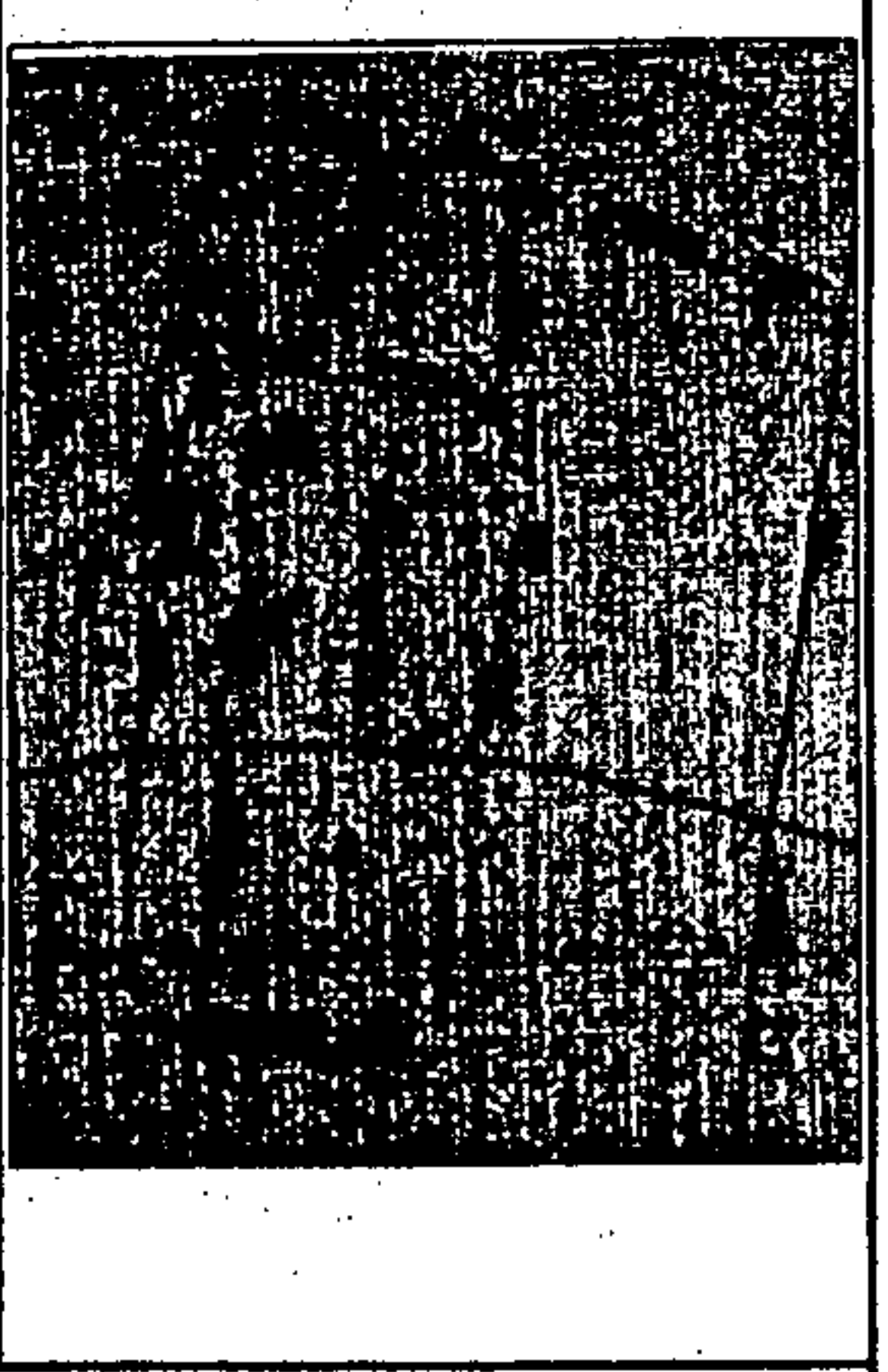
Sirs;

In response to Kevin Curran's letter regarding our Sidewalk Deferral Agreement for Pinon Encantada Subdivision, Project Nos. 780981 /1004688 we would like to respectfully request an extension to the above agreement. As you are aware the new home sales in Albuquerque are quite different than they were in 2007 and our build out time line reflects such. We hope to have 2315 Pinon Encantada under contract in the next 60 days, and upon closing will be starting a new home at 2312, which will leave a balance of five remaining lots. We have incorporated a new design and pricing strategy that we are encouraged will expedite the completion of the subdivision in today's very difficult market. We look forward to your response in this matter, as we are all ultimately working toward the same goal.

Sincerely,

  
J.K. Hightower  
Ultima Homes Inc.

Cc: First Community Bank



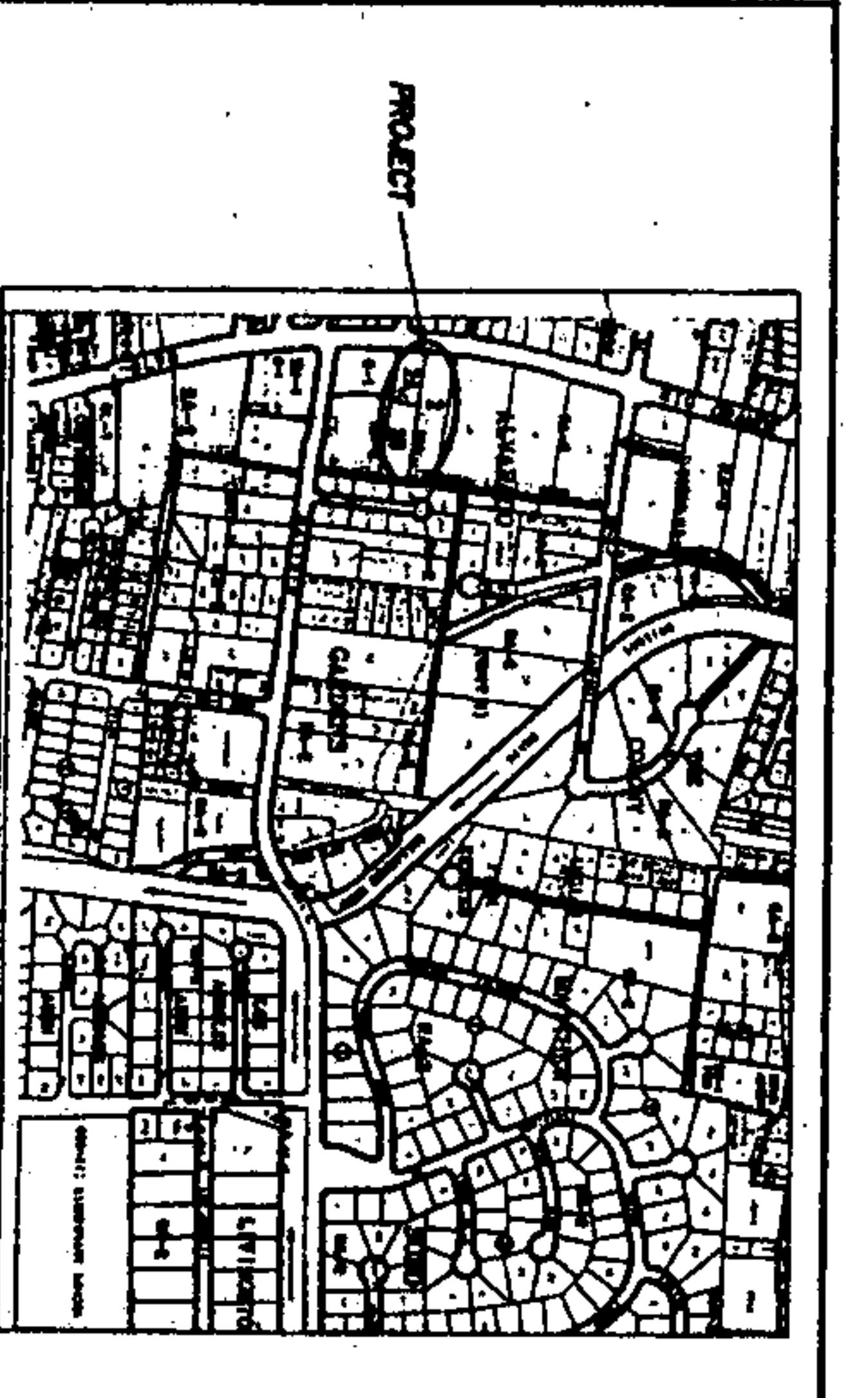
FIRM MAP PANEL # 331 F

# GRADING & DRAINAGE PLAN

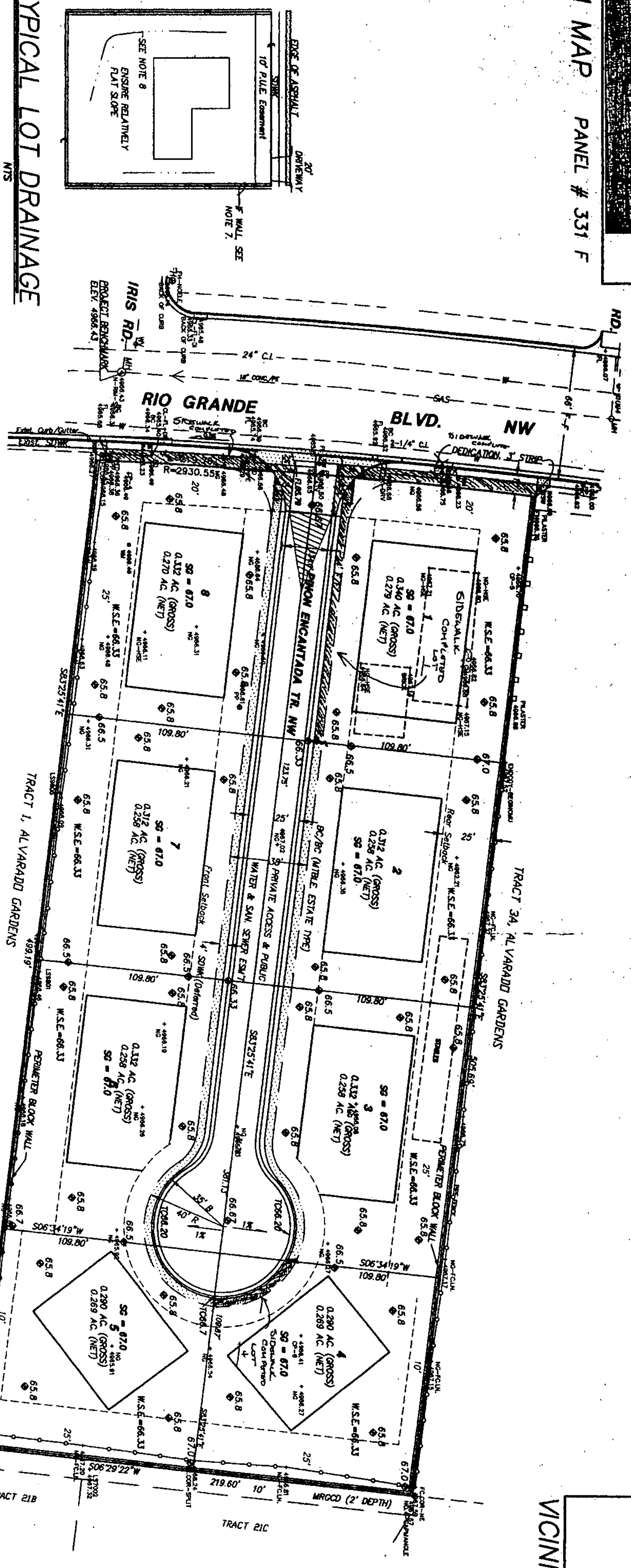
THE PROPOSED SUBDIVISION PROJECT IS LOCATED IN THE NORTHWEST VALLEY AREA OF THE CITY OF ALBUQUERQUE, NEW MEXICO. THE SITE IS BOUNDARY ADJACENT TO RIO GRANDE BLVD. TO THE NORTH, RIO GRANDE BOULEVARD TO THE WEST, AND TRACT 34, ALVARADO GARDENS TO THE SOUTH. THE SITE IS A 90 FEET WIDE IMPROVED MAJOR ARTERIAL ROADWAY WITH 4' WIDE ATTACHED SIDEWALKS. THE SITE IS ON FLAT TERRAIN MOST COMMON IN THE NORTH VALLEY. SLOPES ARE LESS THAN 1%.

THE SITE IS NOT ENCOMPASSED BY A FEMA DESIGNATED FLOOD HAZARD ZONE. DEVELOPED LOT RAINFALL WILL BE REQUIRED TO POND ITS OWN RAINFALL. THE SITE HAS HISTORICALLY REMAINED ITS OWN RAINFALL, AND ALLOWED TO POND, NO OFF-SITE FLOODS ENTER THE SITE.

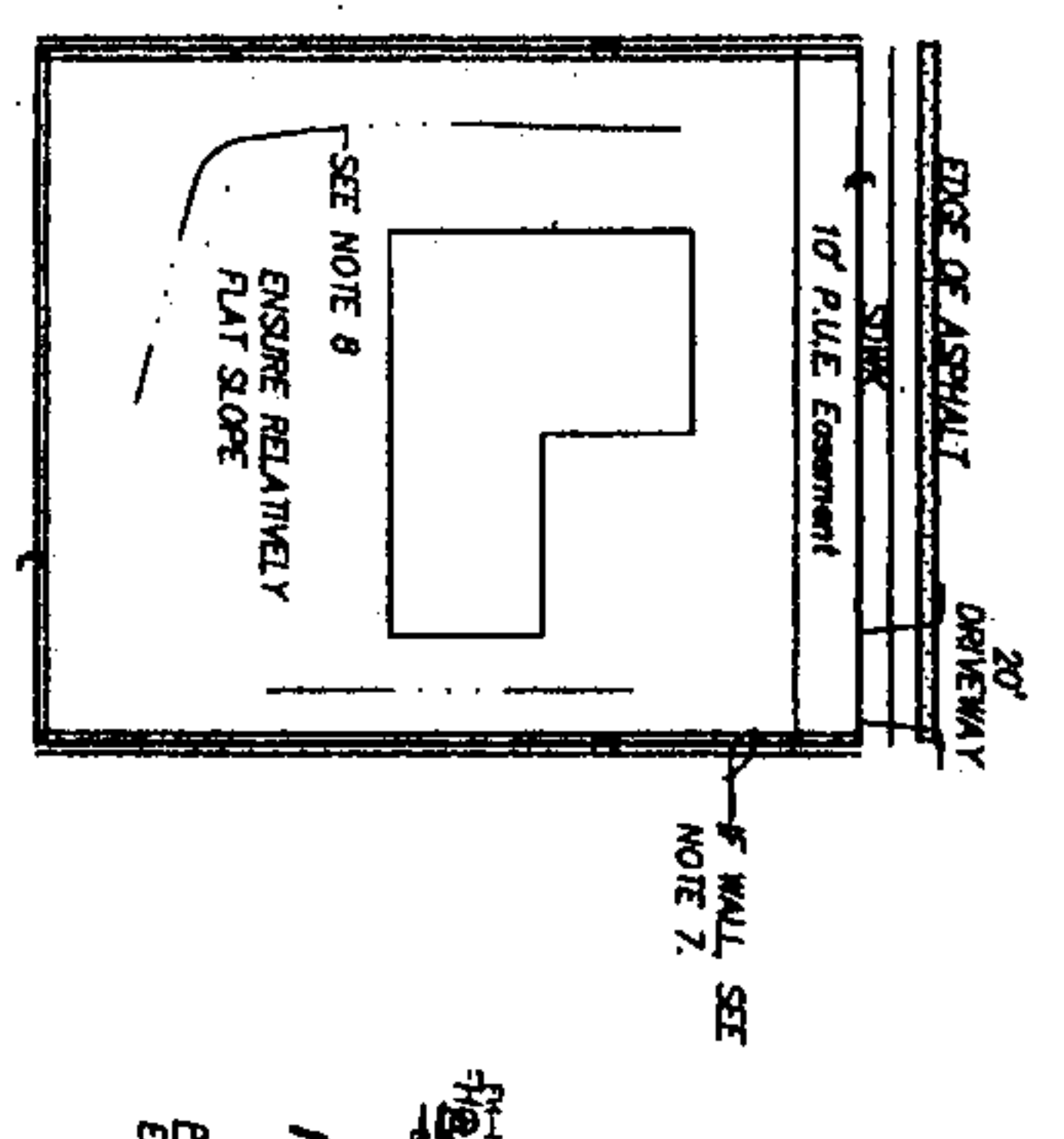
HISTORICAL DOWNSWELL OUTFALL LOCATIONS WILL REMAIN UNCHANGED WITH DEVELOPMENT. FREE DISCHARGE OF PROJECT RAINFALL IS NOT ACCEPTABLE SINCE DOWN STREAM CAPACITY IS LIMITED TO THE 18-INCH DIAMETER STORM SEWER LOCATED IN RIO GRANDE BLVD. A PORTION OF SITE RAINFALL IS ROUTED THROUGH PROPOSED LANDSCAPING.



VICINITY MAP ZONE G-12/13 Scale 1" = 750'



## TYPICAL LOT DRAINAGE



## CALCULATIONS

**DESIGN CRITERIA**

PROPOSED LOT PER SECTION 2.2.2. HYDROLOGY OF THE DEVELOPMENT PROCESS MANUAL (DPM) DISCHARGE RATE: 0.004 CFS/AC. Peak Discharge Rate for Street Intersected: 0.004 CFS/AC. VOLUME DISCHARGE: 0.004 CFS/AC. Time of Concentration: 10 - 15 Minutes. DESIGN STORM: 10-15-MPH, 10-15-MIN. DURATION [ ] = 10 MINUTE VALUES.

**EXISTING CONDITIONS**

LOT AREA = 2.20 ACRES. WERE DROSS FROM: 1' = 0.33' (0.11) PEAK DISCHARGE: 0.007 CFS (0.18) WERE UNIT PEAK DISCHARGE: 1' = 1.50 CFS/AC (0.30) REBUILT VOLUME: 100 = 400 C (1100)

**DEVELOPED CONDITIONS (Overhead Power Street)**

DEVELOPED LAND TREATMENTS: PEAK DISCHARGE AND VOLUME DISCHARGE FOR STUDY AREA:

AREA	LAND TREATMENT	A	B	C	D	E
UNDEVELOPED	0.00 AC (0.00)	0	0	0	0	0
LANDSCAPING/POD	0.25 AC (0.25)	1	1	1	1	1
GRAVE & COMPLETED	0.43 AC (0.43)	0	0	0	0	0
ROOF - PARADEY	1.12 AC (0.90)	0	0	0	0	0
THEFORE: $f_{infiltration} = 1.47 \text{ in./hr.}$	2.5 AC	4.70 (1.14)	2.17 (0.54)			
0.00 - 0.48 CFS	VOLUME 100 = 1350 C					
0.10 - 0.33 CFS	VOLUME 10 = 757 C					

## PROJECT DATA

**LEGAL DESCRIPTION:**  
TRACTS 2, 2A & 2B, ALVARADO GARDENS, ALBUQUERQUE, NEW MEXICO

**PROJECT BENCHMARK:**  
TOP OF SURTARY STORM MAINLINE NORTH RM (90 GRADE/MS INTER), LOCATED IN THE 10' OF CORNER AT THE NW CORNER RETURN OF RIO GRANDE BLVD. AND MATTHEW AVE (NAND 88 DATED)

**TERMINOLOGICAL DESIGN SURVEY:**  
PERFORMED BY TEROMETERS OF NEW MEXICO, ON 2/2/06

PHILIP W. CLARK, A PROFESSIONAL ENGINEER LICENSED IN ACCORDANCE WITH THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAN AND SPECIFICATIONS WERE PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THEY COMPLY WITH ALL CITY, COUNTY AND STATE REQUIREMENTS AND DO NOT CONSTITUTE A VIOLATION OF ANY LAW, NOR ANY DISTURBANCE OF THE EXISTING GROUND HAS OCCURRED ON THIS SITE SINCE THE CONTOURS WERE DETERMINED.

PHILIP W. CLARK - NMPE #10265

## NOTES

1. ALL WORK WITHIN THE RIGHT-OF-WAY SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECS FOR PUBLIC WORKS CONSTRUCTION, 7TH EDITION W/UPDATES.
2. AN EXCAVATION/CONSTRUCTION PERMIT IS REQUIRED BEFORE ANY WORK WITHIN CITY R.O.W. IS APPROVED COPY OF THIS PLAN MUST BE SUBMITTED AT THE TIME OF APPLICATION.
3. ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
4. CONTRACTOR SHALL ENSURE THAT NO SITE SLOPE/SEGMENT OR SILT ENTER THE RIGHT-OF-WAYS DURING CONSTRUCTION.
5. REVEGETATE ALL AREAS DISTURBED DUE TO CONSTRUCTION PER CITY OF ALBUQ. SPEC. 1011, NATIVE SEED MIX.
6. ALL GRADE SHALL BE GRADDED WITHOUT EROSION PROTECTION.
7. A HORIZONTAL TO 1 VERTICAL, 3:1.
8. THIS PLAN UTILIZES A FLAT GRADING SCHEME. DRAINAGE FLOW BETWEEN THE FRONT AND BACK YARDS SHALL NOT BE OBSTRUCTED, AND IS REQUIRED TO EQUIVALE TO SAME LEVEL.

## LEGEND

±34.0	EXIST. SPOT ELEVATION
10	EXIST. CONTOUR
24.0	NEW SPOT ELEVATION
---	NEW CONTOUR
---	NEW SWALE
---	DRAINAGE DIRECTION, EXISTING
---	EDGE OF ASPHALT
EA	FLOWLINE
FL	EXISTING POWER POLE
OPP	NEW SUBGRADE ELEVATION
SG 35.0	NATURAL GROUND, EXISTING
NG	TOP OF BERM, EXISTING
MB	REBAR AND CAP, EXISTING
MB	CHAIN LINK FENCE, EXISTING
CF	NEW P.C.C., CONCRETE
W.S.E.	WATER SURFACE ELEVATION, AS DEFINED BY THE 100-YR., 10-DAY STORM

**Clark Consulting Engineers**  
18 Fern Road  
Edgewood, New Mexico 87015  
Tel: (505) 281-2444  
Fax: (505) 281-2444

**Grading & Drainage Plan**  
DESIGNED BY: PWC  
DRAWN BY: CE  
DATE: 1/27/08  
JOB #: 0817-VAL  
FILE #: 0/0  
1 OF 1

EXHIBIT B

FINAL  
PRE-DEVELOPMENT FACILITIES FEE AGREEMENT

THIS AGREEMENT is made by and between the Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, New Mexico ("Albuquerque Public Schools" or "APS"), a public school district organized and existing pursuant to the laws of New Mexico, and

ULTIMA HOMES INC. ("Developer") effective as of this 8<sup>th</sup> day of NOVEMBER, 2006, and pertains to the subdivision commonly known as PINON ENCAJADA, and more particularly described as A Replat of TRACTS 2, 2a and 2b, Alvarado Gardens Addition, Unit 1

(the "Subdivision".) The following individual lots comprise the subdivision: LOTS 1 thru 8  
[List lots by street address; Lots which will be used for multi-family residences should be marked "multifamily- \_\_\_ units" with the number of units filled in.]

WHEREAS, the City of Albuquerque requires that APS approve the plat(s) for any new subdivision; and

WHEREAS, Developer is proposing the development of a new residential subdivision, and requires APS approval of the plat for said subdivision; and

WHEREAS, Developer <sup>Represents</sup> is the owner of the real estate being subdivided and platted; and

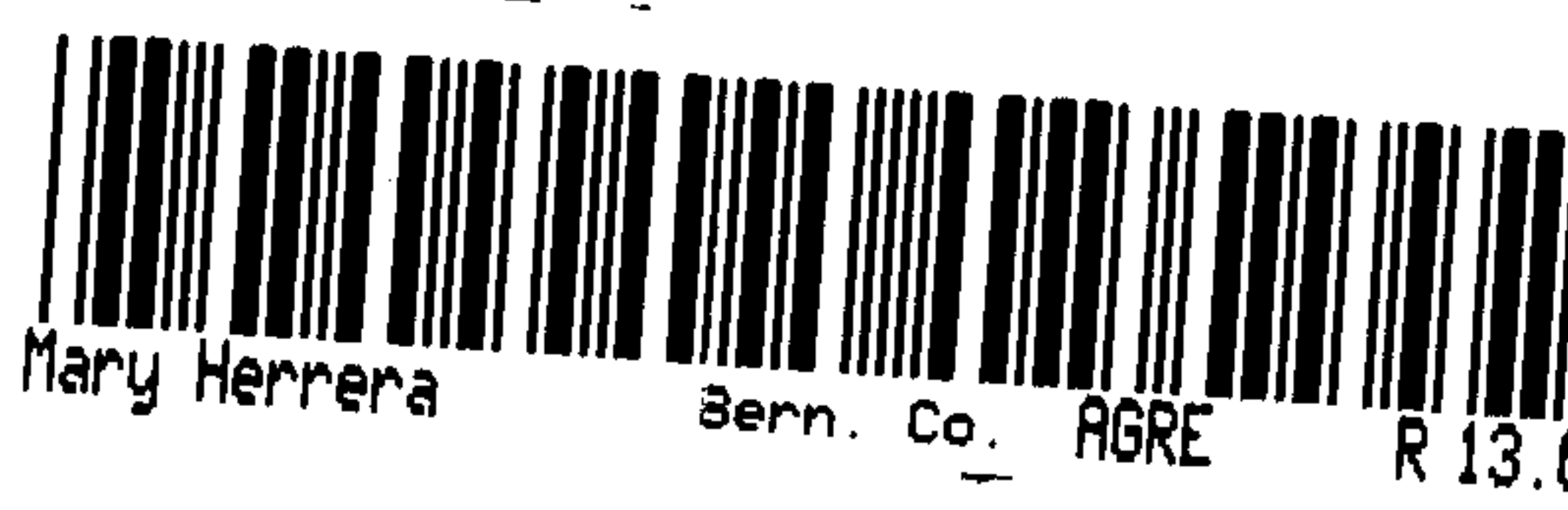
WHEREAS, Developer is required by the Albuquerque Subdivision Ordinance to provide appropriate infrastructure and improvements as a condition of developing a subdivision; and

WHEREAS, as a condition of approving such plat APS requires the provision of appropriate infrastructure and facilities or the payment of a facilities fee for each new residence to be constructed to help defray the cost of school construction, expansion, or maintenance; and

WHEREAS, APS has determined that the amount of the facilities fee is reasonably related to the impact the subdivision will have on the operation of the area schools.

THEREFORE, in consideration of the mutual promises contained herein, APS and Developer agree as follows:

1. Developer agrees to pay to APS a facilities fee for each dwelling unit to be constructed in the Subdivision.
2. The amount of the fee shall be:



- If the building permit is issued on or after January 1, 2007, the fee shall be \$1875 per dwelling unit.
- If the building permit is issued on or after July 1, 2008, the fee shall be \$2425 per dwelling unit.
- If the permit is issued on or after January 1, 2010, the fee shall be \$2975 per dwelling unit.

The fee for each dwelling unit in multi-family residential structures shall be sixty percent (60 %) of the fee for a single family home. "Multi-family residential structure" means any type of residential property other than single-family houses (one single family, detached dwelling unit per lot).

3. Developer agrees that the fee shall be paid to APS at or before the issuance of any building permit for any lot or other parcel of property subject to this agreement.
4. Developer may satisfy all or part of its obligations under this contract by transferring improved or unimproved property to APS, provided that APS must agree to the transfer and to the value placed on the transferred property. APS, upon accepting such transfer, shall credit Developer with an amount equal to the agreed value, and the developer may designate the lot(s) to which such amount(s) shall be applied in satisfaction of its obligations hereunder.
5. This contract may be recorded in the office of the County Clerk of Bernalillo and/or Sandoval County, and shall serve as notice of the Developer's obligation to pay facilities fees. Developer shall include on the plat of the Subdivision a statement that "The property on this plat is subject to a Pre-Development Facilities Fee Agreement with the Albuquerque Public Schools, recorded at [recording data]."
6. APS, through its Facilities Fee Administrator, will provide a Payment Acknowledgement in the form attached hereto to the Developer reflecting receipt of the facilities fee (or equivalent compensation as described in paragraph 4 above), which form may be given to the City to show satisfaction of the fee obligation and satisfy that condition for receiving building permits. Developer may record that Payment Acknowledgment in the real estate records of Bernalillo or Sandoval County, but APS shall not be responsible for paying any recording fees nor shall APS be responsible for recording any such documents with the office of the County Clerk or any other office.

Signature

KEN HIGHTOWER, PRESIDENT  
Name (typed or printed) and title



Developer

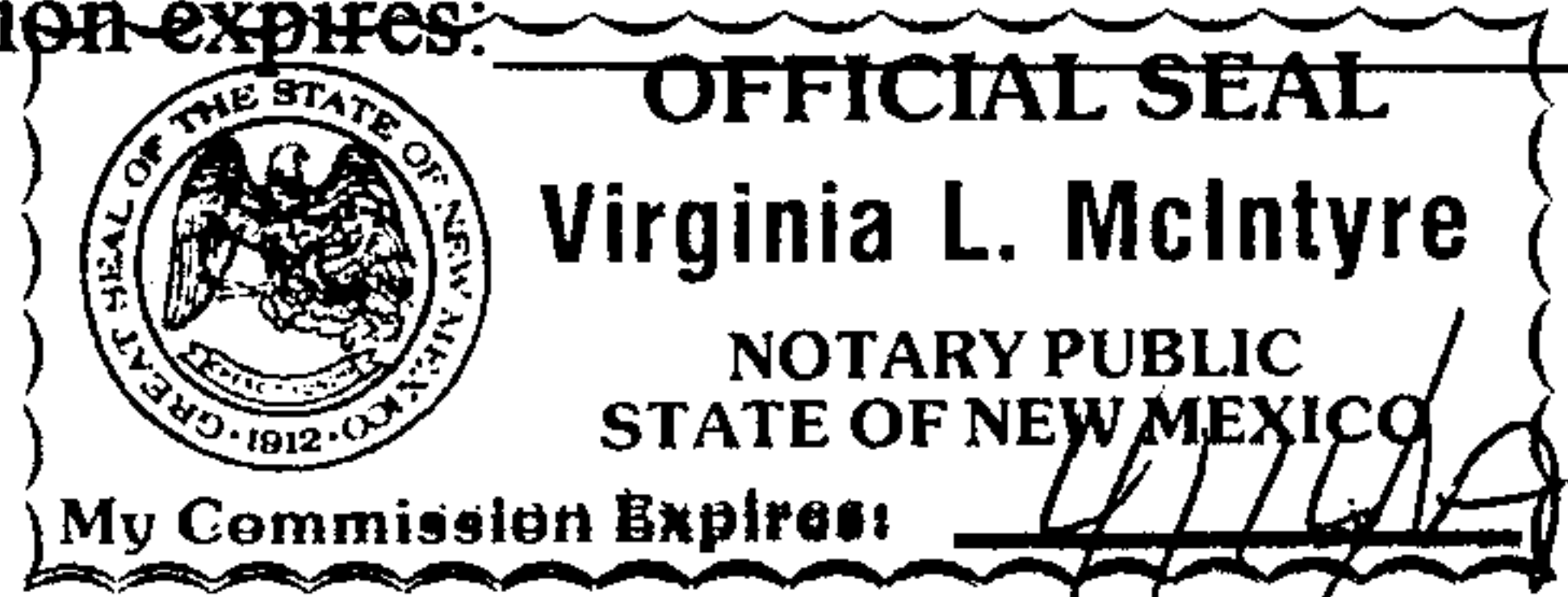
STATE OF NEW MEXICO  
COUNTY OF BERNALILLO

This instrument was acknowledged before me on 11-8-06, by J. Ken Hightower as President of ULTIMA HOMES INC., a corporation.

(Seal)

[Signature]  
Notary Public

My commission expires:



ALBUQUERQUE PUBLIC SCHOOLS

By: [Signature]  
Signature

BRAD WINTER Ex Dir facilities  
Name (typed or printed) and title

STATE OF NEW MEXICO  
COUNTY OF BERNALILLO

This instrument was acknowledged before me on November 13, by Brad Winters as Executive Director, Facilities of the Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, a school district organized and existing under the laws of the State of New Mexico.



[Signature]  
Notary Public

My commission expires: 9/13/2010



Mary Herrera

Bern. Co. AGRE

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# 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 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: John Abbott & Bill H. Burns PHONE: 345-7344 Abbott  
 ADDRESS: 2612 Rio Grande Blvd. NW FAX: 344-4981 Burns  
 CITY: ALBUQ. STATE NM ZIP 87104 E-MAIL: \_\_\_\_\_  
 Proprietary interest in site: owners List all owners: John Abbott & Bill H. Burns  
 AGENT (if any): Clark Consulting Engineers PHONE: 281-2444  
 ADDRESS: 19 Ryan Rd FAX: 281-2444  
 CITY: Edgewood STATE NM ZIP 87015 E-MAIL: CCCALBQ@AOL.com

DESCRIPTION OF REQUEST: 8 LOT subdivision of 3 exist. tracts

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. TR. 2, 2a, 2b Block: \_\_\_\_\_ Unit: 1  
 Subdiv. / Addn. Alvarado Gardens Addn  
 Current Zoning: RA-2 Proposed zoning: Same  
 Zone Atlas page(s): 912/913 No. of existing lots: 3 No. of proposed lots: 8  
 Total area of site (acres): 2.55 Density if applicable: dwellings per gross acre: 3.2 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. 101306 000 6109 30504/1012 06051909940403 MRGCD Map No. \_\_\_\_\_  
 LOCATION OF PROPERTY BY STREETS: On or Near: Rio Grande Blvd. NW  
 Between: Matthews Ave NW and Campbell Road NW

### CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB, AX\_Z, V, S, etc.): DRB Proj. # 1004688

Check-off if project was previously reviewed by  Sketch Plat/Plan?, or  Pre-application Review Team?. Date of review: 2/22/2006

SIGNATURE Philip W. Clark DATE 3/3/06 10/31/06  
 (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 . 01572</u>	<u>FP</u>	<u>5(3)</u>	<u>\$ 0</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				<u>\$</u>
<input checked="" type="checkbox"/> AGIS copy has been sent				<u>\$</u>
<input type="checkbox"/> Case history #s are listed				<u>\$</u>
<input type="checkbox"/> Site is within 1000ft of a landfill				<u>\$</u>
<input type="checkbox"/> F.H.D.P. density bonus				<u>\$</u>
<input type="checkbox"/> F.H.D.P. fee rebate				<u>\$</u>
	Hearing date <u>11/8/06</u>			Total <u>\$ 20.00</u>

Yi sis 10/31/06

Project # 1004688

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

**SKETCH PLAT REVIEW AND COMMENT**

**YOUR ATTENDANCE IS REQUIRED.**

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

**MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT**

**Your attendance is required.**

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

**Extensions are not reviewed through internal routing.**  
Extension of preliminary plat approval expires after one year.

**MAJOR SUBDIVISION FINAL PLAT APPROVAL**

**Your attendance is required.**

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

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

**MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL**

**Your attendance is required.**

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

**AMENDMENT TO PRELIMINARY PLAT (with minor changes)**

**Your attendance is required.**

**AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)**

**AMENDMENT TO GRADING PLAN (with minor changes)**

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

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

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

Philip W. Clark  
Applicant name (print)  
Philip W. Clark 10/31/02  
Applicant signature / date



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

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

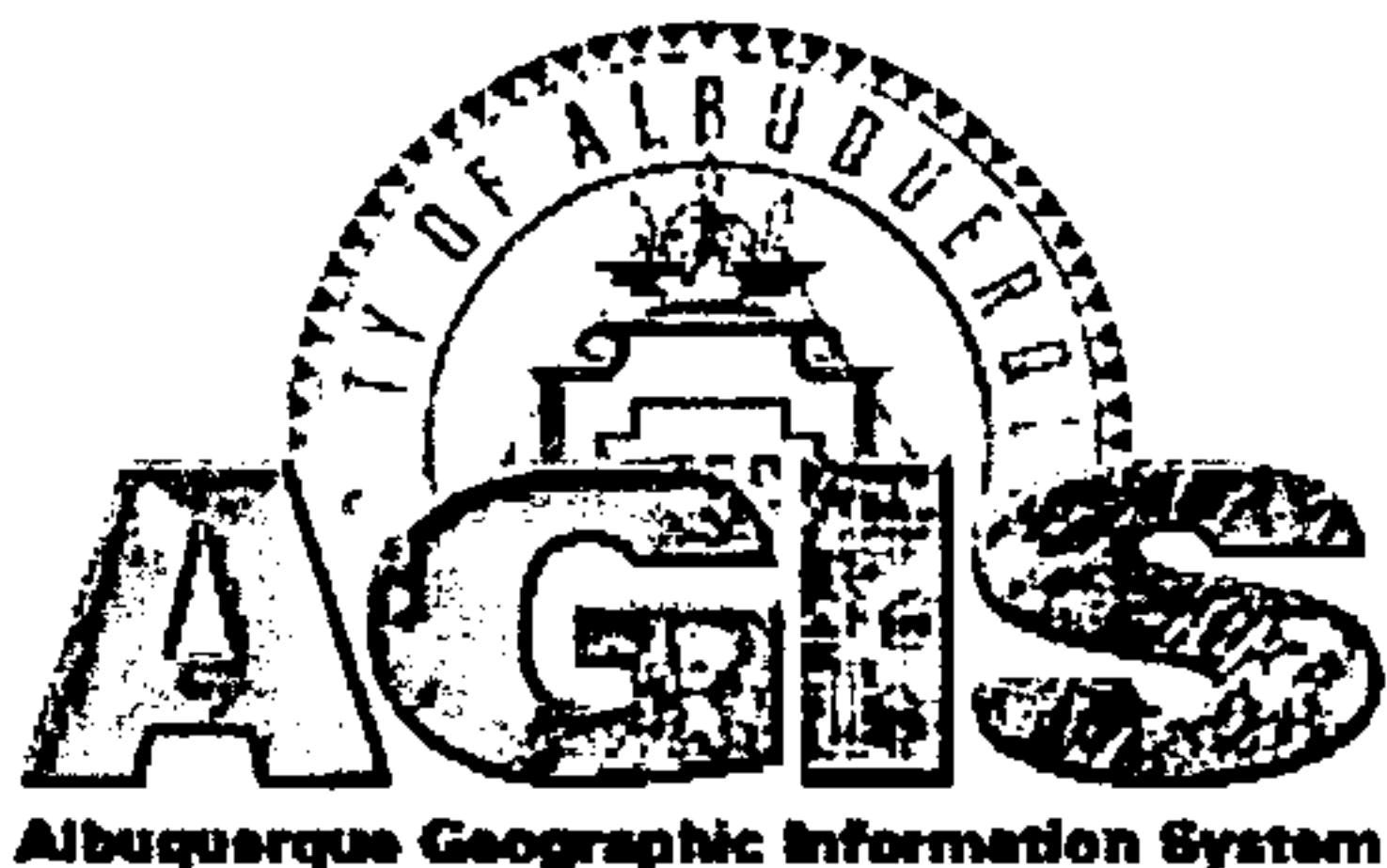
Application case numbers	
06071	- 01572
	-
	-

Jim [Signature] 10/31/02  
Planner signature / date  
**Project # 1004688**

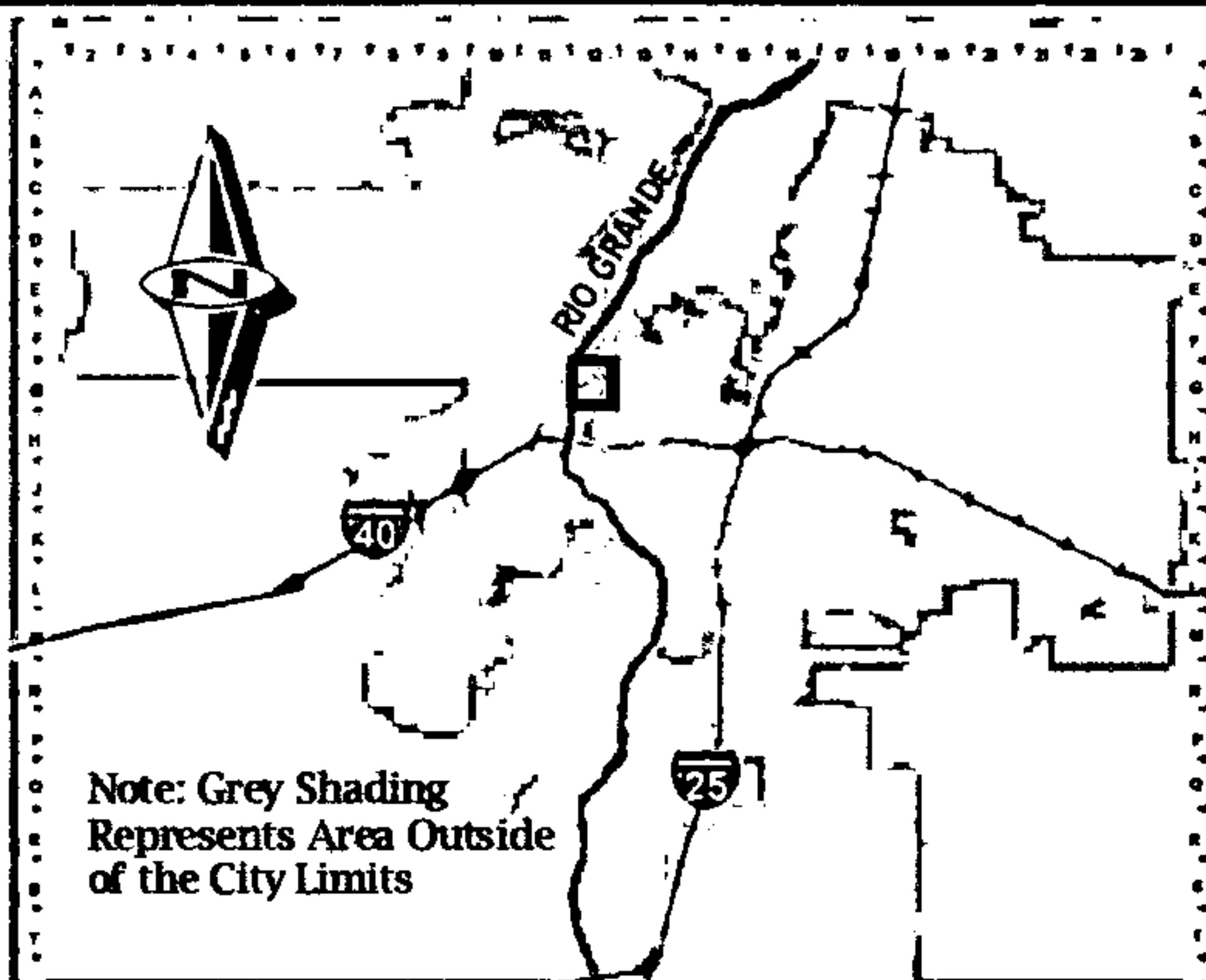




For more current information and more details visit: <http://www.cabq.gov/gis>



Map amended through: 9/5/2006



Zone Atlas Page:

**G-12-Z**

Selected Symbols

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

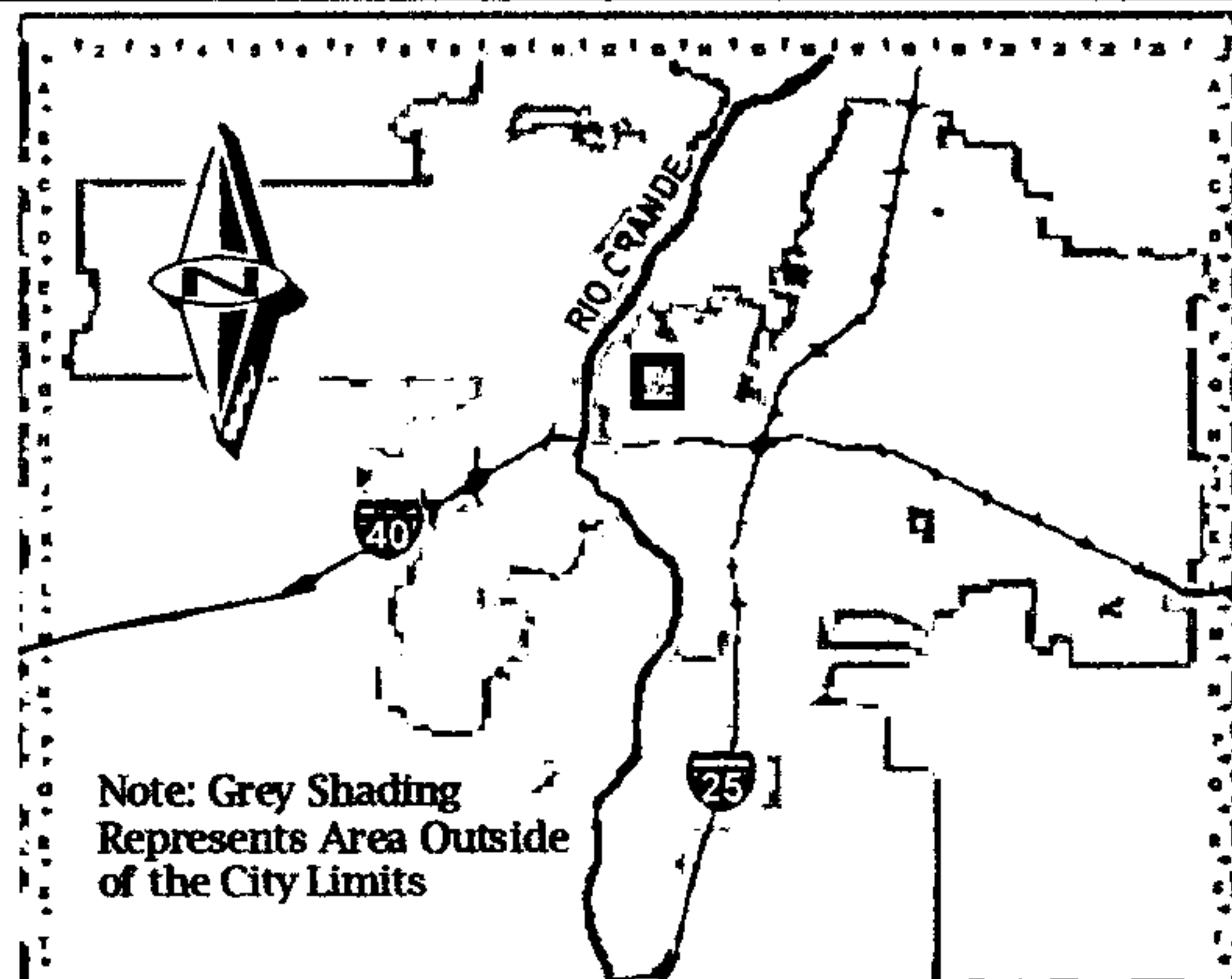




For more current information and more details visit: <http://www.cabq.gov/gis>



Map amended through: 9/5/2006



Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:  
**G-13-Z**

Selected Symbols

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



NATURE SAVER™ FAX MEMO 01616		Date: 10/18	Page: 13
To: Phil Clarke	From: Pamela		
Co. Dist.	Co: COA		
Phone #: 281-2444	Phone #: 924-3996		
Fax #: 281-2444	Fax #: 924-3440		

No. of Lots:  
Nearest Major Streets

**FIGURE 12**

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

**AGREEMENT TO CONSTRUCT  
PUBLIC AND/OR PRIVATE SUBDIVISION IMPROVEMENTS**

THIS AGREEMENT is made this 29 day of August, 2006, by and between the City of Albuquerque, New Mexico ("City"), a municipal corporation, whose address is P. O. Box 1293 (One Civic Plaza), Albuquerque, New Mexico 87103, and ULTIMA HOMES INC.

("Subdivider"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:] NEW MEXICO CORP., whose address is 11804 ZINFAUDEL NE. 87122 and whose telephone number is 505-374-8625, 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:] NORTH 1/2 OF LOT 2, LOT 2A & LOT 2B ALVARADO GARDENS recorded on Aug. 16, 1973 in the records of the Bernalillo County Clerk at Book 88, pages Folio 141 through (the "Subdivision"). The Subdivider certifies that the Subdivision is owned by [state the name of the present real property owner exactly as shown on the real estate document conveying title in the Subdivision to the present owner:] John M. Abbott / Bill H. Buevs ("Owner").

The Subdivider has submitted and the City has approved a preliminary plat or Site Development Plan identified as PINON ENCHANTADA SUBDIVISION describing Subdivider's Property.

As a result of the development of the Subdivision, the Subdivision Ordinance ("S.O.") and/or the Zoning Code, Section 14-16-3-11, require the Subdivider, at no cost to the City, to install certain public and/or private Improvements, which are reasonably related to the development of the Subdivision, or to financially guarantee the construction of the public and/or private improvements as a prerequisite to approval of the final plat of, or the Site Development Plan for the Subdivision.

2. Improvements and Construction Deadline. The Subdivider agrees to install and complete the public and/or private improvements described Exhibit A, the required infrastructure listing ("Improvements"), to the satisfaction of the City, on or before the 25 day of JULY, 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. 7809.81.

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 (ADRBa), 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>As</u>
<u>Engineering Fee</u>	<u>3,2570</u>	<u>approved</u>
<u>Excavation And Sidewalk Ordinance, Street Restoration Fees</u>	<u>required per City- estimate.</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 TERRITORIAL SURVEYING, and construction surveying of the private Improvements shall be performed by TERRITORIAL SURVEYING. 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 CLARK CONSULTING ENGINEERS, and inspection of the private Improvements shall be performed by CLARK CONSULTING ENGINEERS, 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



Figure 12 - Page 2

07/02

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 FLORENTINO ENGINEERS LLC, and field testing of the private Improvements shall be performed by FLORENTINO ENGINEERS LLC, both certified testing laboratories under the supervision of a New Mexico Registered Professional Engineer, in accordance with the current City of Albuquerque Standard Specifications for Public Works Construction. If any field testing is performed by an entity other than the City, the City may monitor the field testing and the Subdivider shall ensure that the field testing entity provides all field testing results, reports and related data to the City which the City requires for review. The Subdivider shall pay the City a reasonable fee for any field testing performed by the City.

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

5. Financial Guaranty. If final plat approval is not requested prior to construction of the Subdivision, a financial guaranty is not required. If final plat approval is requested, the Subdivider must provide the City with a financial guaranty in an amount of not less than 125% of the estimated cost of constructing the Improvements, as approved by the City Engineer. The financial guaranty must be irrevocable and may be in the form of a letter of credit, escrow deposit or loan reserve letter issued by a Federally Insured Financial Institution; a bond issued by a surety qualified to do business in New Mexico; or other pledge of liquid assets which meets all City requirements. The City must be able to call the financial guaranty at any time within the sixty (60) days immediately following the Construction Completion Deadline.

To meet the Subdivision Ordinance requirements, the Subdivider has acquired or is able to acquire the following AFinancial Guaranty:≡

Type of Financial Guaranty: LOAN RESERVE LETTER NO. 2314  
Amount: \$ 188,292.40 Name of Financial Institution or Surety  
providing Guaranty: FIRST COMMUNITY BANK  
Date City first able to call Guaranty: 7-25-2008  
[Construction Completion Deadline]: 7-25 2008  
If Guaranty other than a Bond, last day City able to call Guaranty is:  
SEPT 25<sup>th</sup>, 2008  
Additional information:

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

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



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Page: 3 of 7  
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8. Conveyance of Property Rights. When the Improvements are completed, if the City does not own the real property upon or in which the public Improvements are constructed, the Subdivider will convey to the City all real and personal property rights which the City deems reasonably necessary, and all public Improvements, free and clear of all claims, encumbrances and liens before the City will accept the public Improvements. Conveyance may be made by appropriate dedication on the final plat of the Subdivision.

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

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

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

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

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

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

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

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

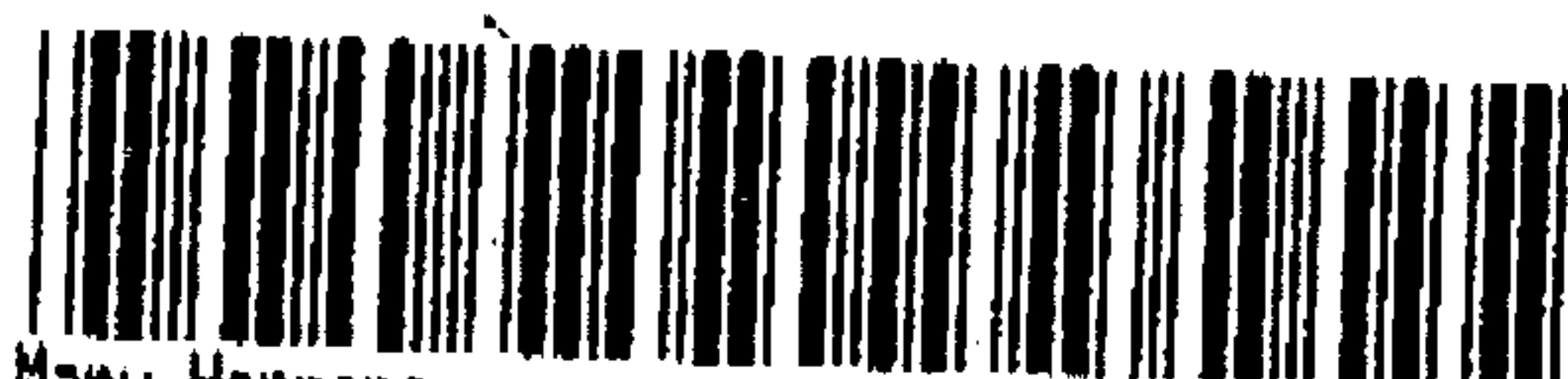


Figure 12 - Page 4

07/02

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

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

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

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

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

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

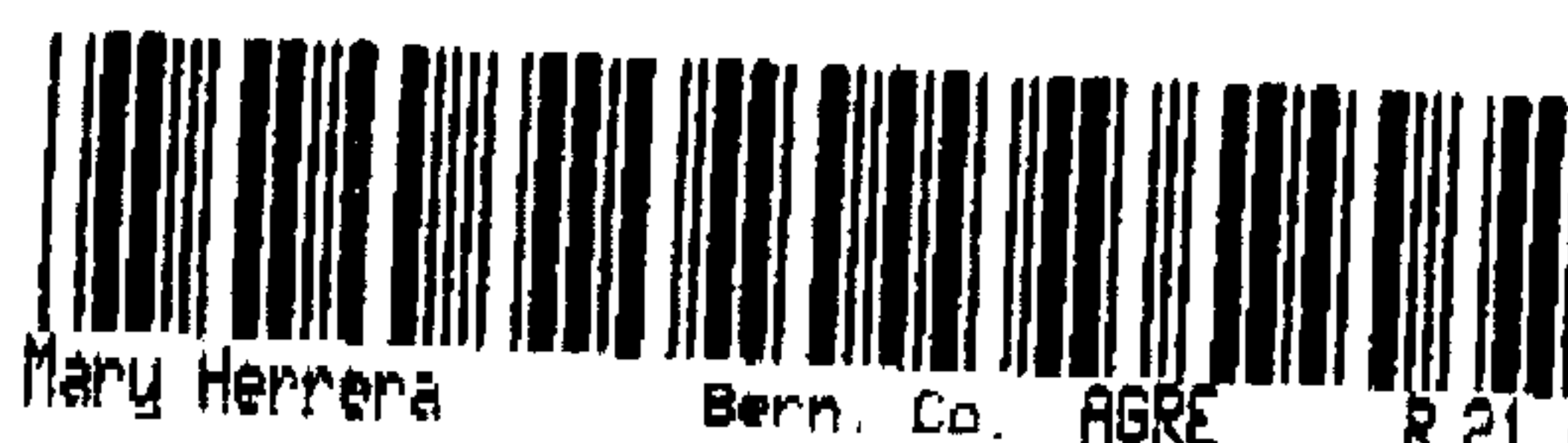
17. Changes to Agreement. Changes to this Agreement are not binding unless made in writing, signed by both parties.

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

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

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

21. Authority to Execute. If the Subdivider signing below is not the Owner of the



2006135501  
8523064  
Page: 5 of 7  
08/05/2006 03:58P  
Rk-0100 04-0100

Subdivision, the Owner must execute the Power of Attorney below.

Figure 12 - Page 5

07/02

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

SUBDIVIDER:

By [Signature]: [Signature]  
Name: KEN HIGHTOWER  
Title: PRESIDENT  
Dated: JULY 25, 2006

CITY OF ALBUQUERQUE  
[Signature]  
City Engineer  
Dated: 8-29-06

HE 8/29/06

JK  
8-18-06

SUBDIVIDER'S NOTARY

STATE OF NM )  
COUNTY OF Bernalillo ) ss.

This instrument was acknowledged before me on 25<sup>th</sup> day of July, 2006 by [name of person:] Ken Hightower, [title or capacity, for instance, "President" or "Owner":] ULTIMA HOMES, INC - President of [Subdivider:] ULTIMA HOMES, INC



OFFICIAL SEAL  
VIRGINIA MCINTYRE  
NOTARY PUBLIC, STATE OF NEW MEXICO  
Commission Expires: 4/16/09  
My commission expires:

[Signature]  
Notary Public

CITY'S NOTARY

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

This instrument was acknowledged before me on 29<sup>th</sup> day of August, 2006 by Richard Dourte, City Engineer of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

[Signature]  
Notary Public

My Commission Expires:  
11-25-2007

EXHIBIT A AND POWER OF ATTORNEY ATTACHED



Mary Herrera

Bern. Co. AGRE

R 21.00

2006135501  
6523964  
Page: 6 of 7  
09/05/2006 03:58P  
BK-R123 Pg-5138



**POWER OF ATTORNEY**

NOTE: Must be signed and notarized by the owner if the subdivider is not the owner of the Subdivision.

STATE OF NM  
COUNTY OF Bernalillo } ss.

[State name of present real property owner exactly as shown on the real estate document conveying title in the Subdivision to the present owner:]

BILL W. BURNS ("Owner"), of [address:] 2512 RIO CAJON  
[City:] ALBUQU, [state:] NEW MEXICO [zip code:] \_\_\_\_\_, hereby makes, constitutes and appoints [name of subdivider:] ULTIMA PLACES INC ("Subdivider") as my true and lawful attorney in fact, for me and in my name, place and stead, giving unto the Subdivider full power to do and perform all and every act that I may legally do through an attorney in fact, and every proper power necessary to meet the City of Albuquerque's ("City") subdivision requirements regarding the real estate owned by me and described in Section 1 of the Subdivision Improvements Agreement ("Agreement") above, including executing the Agreement and related documents required by the City, with full power of substitution and revocation, hereby ratifying and affirming what the Subdivider lawfully does or causes to be done by virtue of the power herein conferred upon the Subdivider.

This power of attorney can only be terminated: (1) by a sworn document signed and notarized by the Owner, which shall be promptly delivered to the City Planner in order to provide notice to City of the termination of this power of attorney; or (2) upon release of the Agreement by the City.

NOTE: Alternate wording may be acceptable, but must be submitted to the City Legal Department for review and approval before the final contract package is submitted to the City for review. The City may require evidence of ownership and/or authority to execute the Power of Attorney, if the Owner is not the Subdivider. If Owner is a corporation, the Power of Attorney must be signed by the president or by someone specifically empowered by the Board of Directors, in which case the corporate Secretary's certification and a copy of the Board's resolution empowering execution must accompany this document.

OWNER  
By [signature:] Bill Burns  
Name: BILL BURNS  
Title: OWNER  
Dated: 8-29-06

The foregoing Power of Attorney was acknowledged before me this 29<sup>th</sup> day of August, 2006 by [name of person:] Bill Burns, [title or capacity, for instance "President":] \_\_\_\_\_ of [Owner:] OWNER on behalf of the Owner.

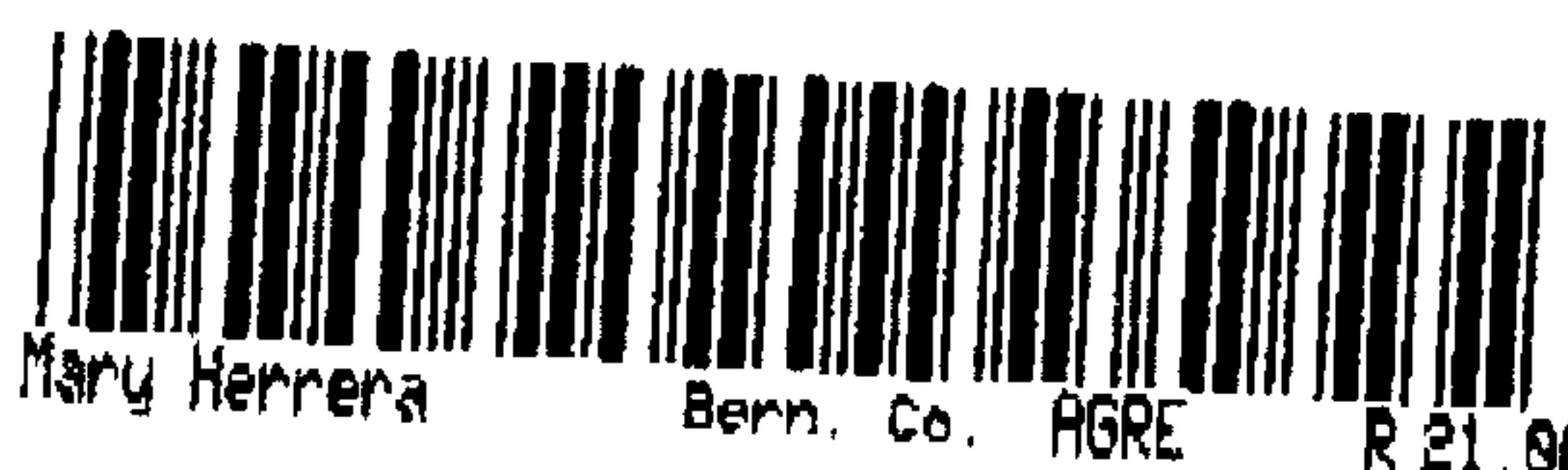
My Commission Expires: \_\_\_\_\_

[Signature]  
Notary Public



OFFICIAL SEAL  
VIRGINIA L. MCINTYRE  
NOTARY PUBLIC, STATE OF NEW MEXICO  
My Commission Expires: 4/16/10

1/00



2006135501  
6523664  
Page: 7 of 7  
89/05/2006 03:58P  
Bk-A123 Pg-5138

FROM : CLARK CONSULTING

PHONE NO. : 2812444

JUL. 25 2006 04:24PM P1

Project Number:                       
 Date Site Plan Approved: 3/29/06  
 Date Preliminary Plat Approved: 3/29/07  
 Date Preliminary Plat Expires: 3/29/07  
 DRE Project No.: 1004588  
 DRE Application No.: 060928-00430  
 06 MB-00-13

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

*Pinon Encantada Subdivision*  
 PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

**TRACTS 2, 2A, 2B OF ALVARADO GARDENS ADDITION, UNIT 1**  
 EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Following is a summary of PUBLIC UTILITY 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 additional items or infrastructure 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 portions of the listing or non-specified items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantee. All such revisions require approval by the DRC Chair, the Urban Department and the City Engineer. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unresolvable 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	Consistently Under	Size	Type of Improvement	Location	From	To	Construction Certification	
							Inspector	City Grant Engineer
<input type="checkbox"/>	<input type="checkbox"/>	6' W	SIDEWALK, PCC, 4" THICK	RIO GRANDE BLVD	FRONTAGE		/	/
<input type="checkbox"/>	<input type="checkbox"/>	8" DIA. 6" DIA	PVC WATERLINE PVC " " "	PRIVATE STREET <i>Rio Grande Blvd</i>	RIO GRANDE BLVD	CUL-DE-SAC <i>X-Street</i>	/	/
<input type="checkbox"/>	<input type="checkbox"/>	8" DIA	PVC SANITARY SEWER LINE	PRIVATE STREET	RIO GRANDE BLVD	CUL-DE-SAC	/	/
<input type="checkbox"/>	<input type="checkbox"/>		FIRE HYDRANT	PRIVATE STREET	<i>@ Beginning of</i> CUL-DE-SAC		/	/
<input type="checkbox"/>	<input type="checkbox"/>	3" THICK	RESIDENTIAL PAVT., 24" WIDE	PRIVATE STREET	RIO GRANDE BLVD	CUL-DE-SAC	/	/
<input type="checkbox"/>	<input type="checkbox"/>	2' W	ESTATE CURB, PCC	PRIVATE STREET	RIO GRANDE BLVD	CUL-DE-SAC	/	/
<input type="checkbox"/>	<input type="checkbox"/>	4' W	7" SIDEWALK, PCC, 4" THK <i>to be deferred temporarily til</i> <i>Constr. of Homes</i>	PRIVATE STREET EACH SIDE	RIO GRANDE BLVD	CUL-DE-SAC	/	/
<input type="checkbox"/>	<input type="checkbox"/>	4' x 2'	STREETCAMP DRIVE PAD <i>for P-Plan Closures</i>	CUL-DE-SAC <i>on Rio Grande</i>			/	/
<input type="checkbox"/>	<input type="checkbox"/>		<i>Perimeter Blk. Wall</i> <i>inside. Approved Wall</i> <i>Along Rio Grande</i>				/	/

**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 Crat Engineer

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

NOTES

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

1. Engineer's Certification of Grading Plan rec'd prior to release of SIA & Financial Guarantees.
2. A Landscape Maintenance Agreement is Required between COA & the Home Owners Assoc.
- 3.

AGENT / OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS	
<u>Philip W. Clark</u> NAME (print)	<u>[Signature]</u> 3/29/06 DRB CHAIR - date	<u>Christina Sandover</u> 3/29/06 PARKS & RECREATION - date
<u>Clark Consulting Engineers</u> FIRM	<u>[Signature]</u> 3-29-06 TRANSPORTATION DEVELOPMENT - date	ANAFC - date
<u>[Signature]</u> SIGNATURE - date 3/29/06	<u>[Signature]</u> 3/29/06 UTILITY DEVELOPMENT - date	- date
	<u>Bradley A. Bingham</u> 3/29/06 CITY ENGINEER - date	- date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER

Jun 28 06 04:03p

SIGN REVIEW

3440

p. 1

# FINANCIAL GUARANTY AMOUNT

06/28/2006

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

Project Description:

Project ID #: 780981, Pinon Encantada Subdivision, Phase/Unit #: 1

Requested By: Phil Clark, P.E.; Clark Consulting Engineers

Approved estimate amount:		\$118,122.69
Contingency Amount:	10.00%	\$11,812.27
Subtotal:		\$129,934.96
NMGRT	6.75%	\$8,770.61
Subtotal:		\$138,705.57
Engineering Fee	6.60%	\$9,154.57
Testing Fee	2.00%	\$2,774.11
Subtotal:		\$150,634.24
FINANCIAL GUARANTY RATE		1.25
Retainage Amount:		\$0.00
<b>TOTAL FINANCIAL GUARANTY REQUIRED</b>		<b>\$188,292.80</b>

APPROVAL:

DATE:

June 28, 2006

Notes: Engineer's cert. of grading prior to release of SIA and FG. Landscape maintenance agreement is required between COA and Home Owner's Assoc.

O: Ken Hightower

NATURE SAVER™ FAX MEMO 01816		DATE: 6/28/2006	PAGE: 2
TO: Phil Clark		FROM: Marcy Pinus	
FAX NO: 281-2444		PHONE NO: ---	
FAX # 281-2444		FAX # ---	



August 1, 2006

Bruce J. Perlman, PhD  
Chief Administrative Officer  
City of Albuquerque  
PO Box 1293  
Albuquerque, NM 87103

LOAN RESERVE LETTER No. 2314

RE: Loan Reserve for Ultima Homes, Inc.  
City of Albuquerque, Project ID# 780981  
Project Name: Pinon Encantada Subdivision, Phase/Unit #1  
Loan Reserve Amount: One Hundred Eighty Eight Thousand  
Two Hundred Ninety Two Dollars & 80/100, (\$188,292.80)

Dear Dr. Perlman:

This is to advise the City of Albuquerque ("City") that, at the request of Ultima Homes, Inc. ("Borrower"), First Community Bank, ("Financial Institution") in Albuquerque, New Mexico, commits the sum of One Hundred Eighty Eight Thousand Two Hundred Ninety Two Dollars & 80/100, (\$188,292.80) ("Loan Reserve") for the exclusive purpose of providing the financial guarantee which the City requires Ultima Homes, Inc., ("Subdivider") to provide for the installation of the improvements which must be constructed at Pinon Encantada Subdivision, Phase/Unit #:1, Project No. 780981 (Project"). The Amount of the Loan Reserve is 125% of the City's estimated cost of the Project, as required by the City's Subdivision Ordinance. The improvements are identified in the agreement between the City of Albuquerque and Subdivider, which was recorded on 9-5-06 in the records of the Clerk of Bernalillo County, New Mexico, in Book A123 at pages 5138 to 5138, ("Agreement").

1. Reduction of Commitment. If the City Engineer, or that person's authorized designee, determines that it is appropriate to release a specified amount of the Loan Reserve as the result of the Subdivider's construction of a portion of the required infrastructure, then the City Engineer, or that person's authorized designee, may execute an "Authorization to Reduce" which will authorize the Financial Institution to release a specified amount from the Loan Reserve.

Bruce J. Periman, PhD

August 1, 2006

Page 2

The Authorization to Reduce will state the amount of the "Reduced Loan Reserve Balance" which must be maintained following the reduction. The Reduced Loan Reserve Balance shall not be reduced by more than 90% of the City's estimated cost of the Project until the Project is accepted by the City. When the Financial Institution receives the Authorization to Reduce, which has been signed by the City, the Financial Institution may reduce the Loan Reserve to the Reduced Loan Reserve Balance.

2. Liability of Financial Institution. Although the City may approve the Financial Institution's release of a part of the Loan Reserve, the approval will not constitute the City's final acceptance of part or all of the Project. However, no matter what agreement exists between the Subdivider and the City, the total liability of the Financial Institution to the City with respect to the Loan Reserve established pursuant to this Loan Reserve Letter shall at all times be limited to the lesser of the amount stated in this Loan Reserve Letter or the latest

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

PAID RECEIPT

APPLICANT NAME JOHN ABBOTT  
AGENT CLARK CONSULTING  
ADDRESS \_\_\_\_\_  
PROJECT & APP # 1004688 / DRB - 01572  
PROJECT NAME PINON EN CANTADA

\$ 20.<sup>00</sup> 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.<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.

City Of Albuquerque  
Treasury Division

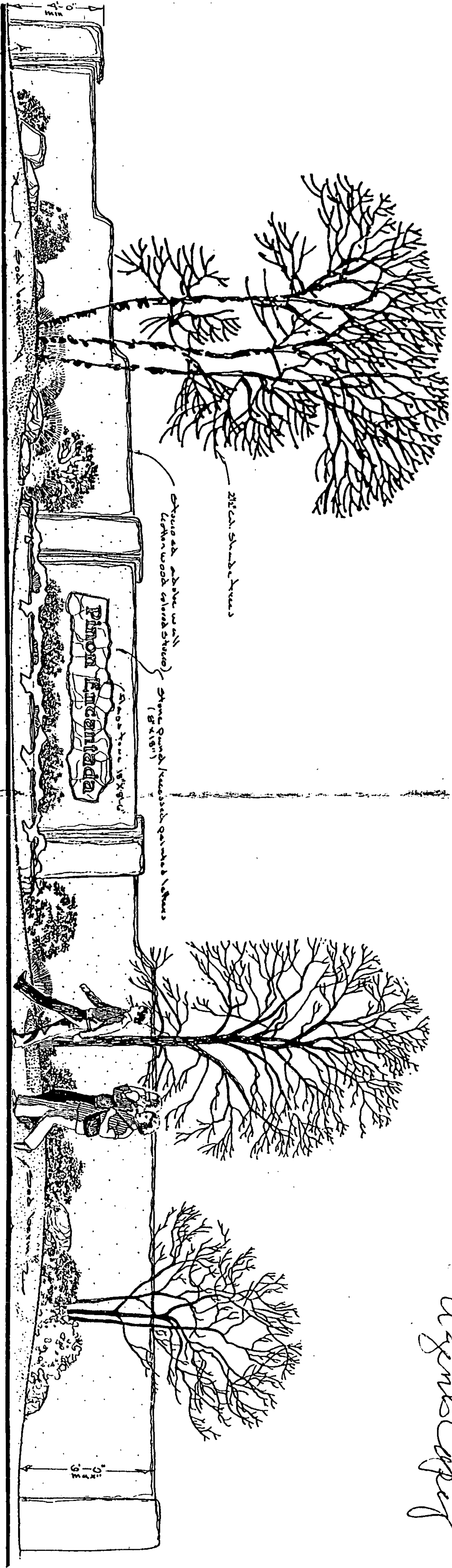
10/31/2006 11:34AM LOC: ANN  
X  
RECEIPT# 00066551 WSH 008 TRANSH 0022  
Account 441032 Fund 0000  
Activity 3424000 TRSLJS  
Trans Amt \$20.00  
J24 Misc \$20.00  
CK \$20.00  
CHANGE \$0.00

Thank You

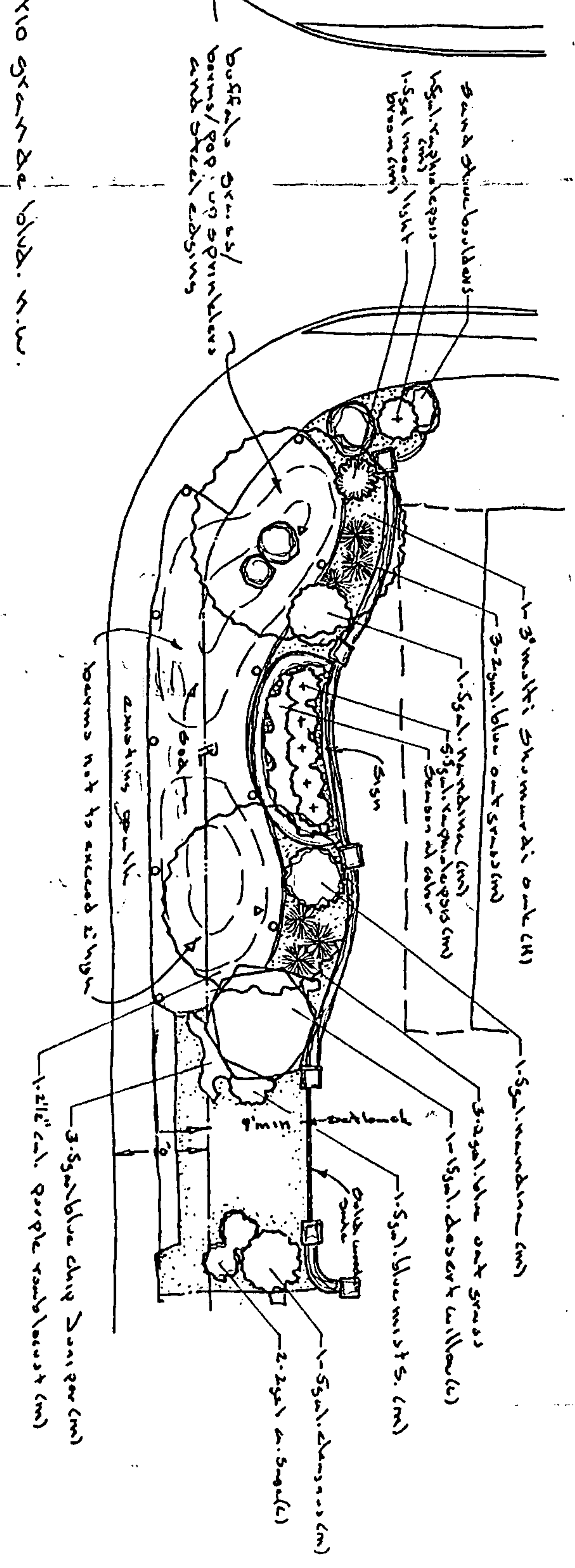
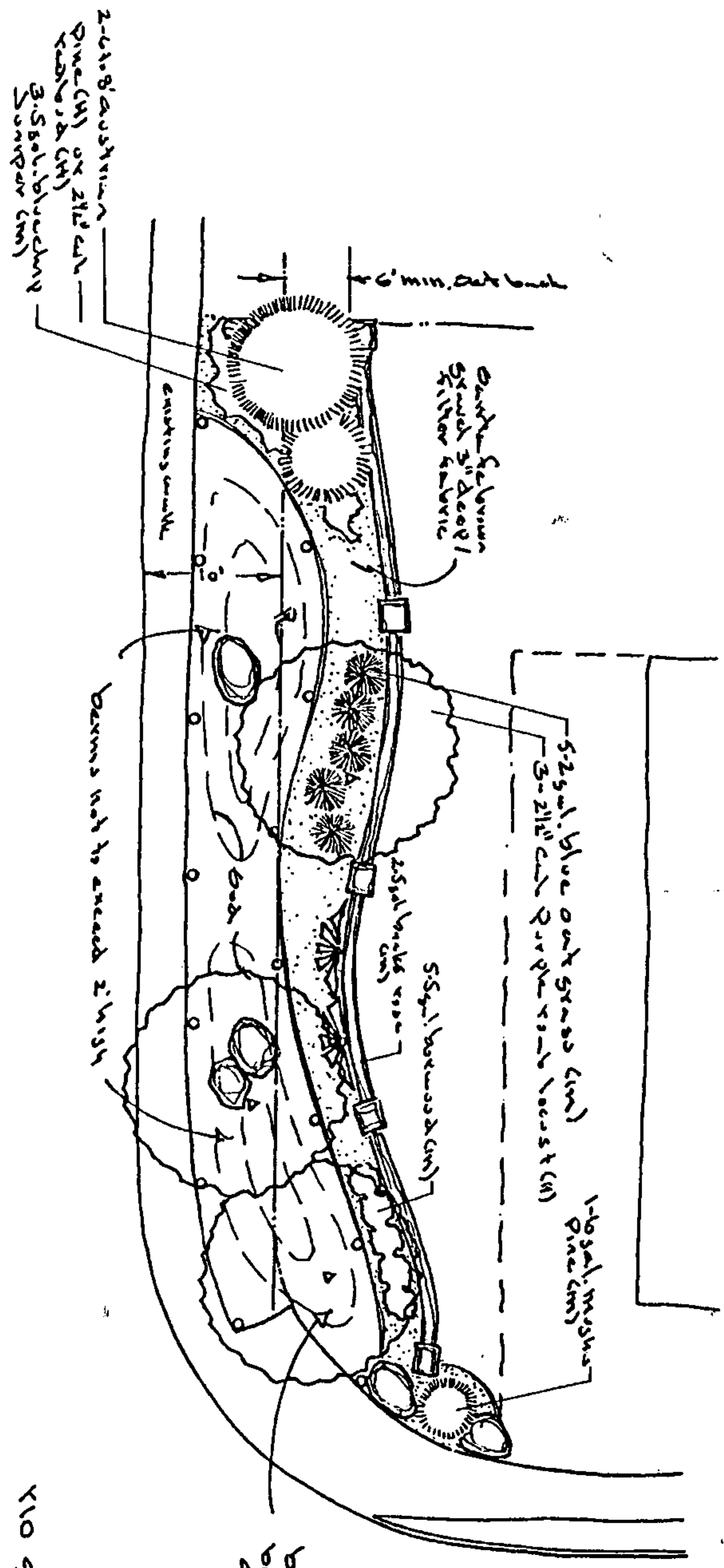






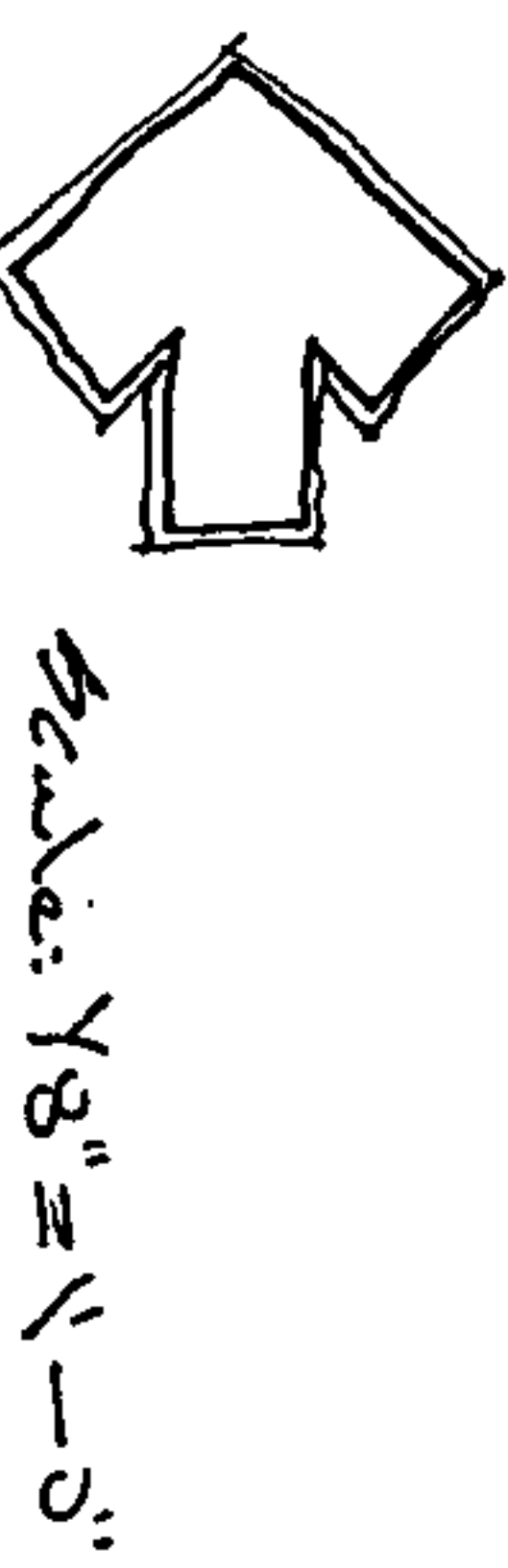


W. G. M. Cooper



LANDSCAPE CALCULATIONS

TOTAL LOT AREA	10,000	SQUARE FEET
TOTAL BUILDING AREA	1,000	SQUARE FEET
NET LOT AREA	9,000	SQUARE FEET
LANDSCAPE REQUIREMENT	1,800	SQUARE FEET
TOTAL LANDSCAPE PROVIDED	2,100	SQUARE FEET
TOTAL PLANTING AREA	2,100	SQUARE FEET
TOTAL PLANTING PROVIDED	2,100	SQUARE FEET



- 1. 1/2" dia. (10) 2
- 2. 3/4" dia. (10) 1
- 3. 1" dia. (10) 1
- 4. 1 1/2" dia. (10) 1
- 5. 2" dia. (10) 1
- 6. 3" dia. (10) 1
- 7. 4" dia. (10) 1
- 8. 6" dia. (10) 1
- 9. 8" dia. (10) 1
- 10. 10" dia. (10) 1

- 1. 1/2" dia. (10) 2
- 2. 3/4" dia. (10) 1
- 3. 1" dia. (10) 1
- 4. 1 1/2" dia. (10) 1
- 5. 2" dia. (10) 1
- 6. 3" dia. (10) 1
- 7. 4" dia. (10) 1
- 8. 6" dia. (10) 1
- 9. 8" dia. (10) 1
- 10. 10" dia. (10) 1

NOTE: Approval of this plan does not constitute an approval of the proposed landscaping and water features. The landscape architect is the sole responsible party for the proper installation and maintenance of the property owner.

**The Hill Group**

Perimeter Wall Approved

3-13-10  
 3/20/10  
 Date

PISON ENCANTADA SUBD.  
 G-13, Rio Grande Blvd.  
 MATTHEW N.W.  
 DRB # 100 4688

**ORIGINAL**

**INFRASTRUCTURE LIST**

(Rev. 9-20-05)

**EXHIBIT "A"**

**TO SUBDIVISION IMPROVEMENTS AGREEMENT**

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

*Piñon Encantada Subdivision*

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Date Site Plan Approved: \_\_\_\_\_  
 Date Preliminary Plat Approved: 3/29/06  
 Date Preliminary Plat Expires: 3/29/07

DRB Project No.: 1004688

DRB Application No.: ~~06DRB-00176~~

*06 DRB-00293*

TRACTS 2, 2A, 2B OF ALVARADO GARDENS ADDITION, UNIT 1

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Cnst Engineer
		6' W	SIDEWALK, PCC, 4" THCK	RIO GRANDE BLVD	FRONTAGE		/	/	/
		6" DIA. 6" DIA	PVC WATER LINE PVC " "	PRIVATE STREET <i>Rio Grande Blvd.</i>	RIO GRANDE BLVD <i>Frontage</i>	CUL-DE-SAC <i>X-Street</i>	/	/	/
		8" DIA	PVC SANITARY SEWER LINE	PRIVATE STREET	RIO GRANDE BLVD	CUL-DE-SAC	/	/	/
		1	FIRE HYDRANT	PRIVATE STREET	<i>@ Beginning of</i> CUL-DE-SAC		/	/	/
		3" THCK	RESIDENTIAL PVMT., 24' WIDE	PRIVATE STREET	RIO GRANDE BLVD	CUL-DE-SAC	/	/	/
		2' W	ESTATE CURB, PCC	PRIVATE STREET	RIO GRANDE BLVD	CUL-DE-SAC	/	/	/
		4' W	* SIDEWALK, PCC, 4" THK. <i>* Deferred Temporarily 'til Constr. of Homes</i>	PRIVATE STREET EACH SIDE	RIO GRANDE BLVD	CUL-DE-SAC	/	/	/
		<i>+ 2</i>	<del>STREETLAMP DRIVE PAD</del> <i>Per D.P.M. CLOSURES</i>	<del>CUL-DE-SAC</del> <i>ON Rio Grande</i>			/	/	/
			<i>Perimeter Blk. Wall inclg. Approved Wall Along Rio Grande</i>				/	/	/

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

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Cnst Engineer
<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 Engineer's Certification of Grading Plan Req'd. prior to release of SIA & Financial Guarantees.

2 A Landscape Maintenance Agreement is Required betwn. COA & the Home Owner's Assoc.

3 \_\_\_\_\_

AGENT / OWNER

Philip W. Clark  
NAME (print)

Clark Consulting Engineers  
FIRM

Philip W. Clark  
SIGNATURE - date 3/29/06

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

[Signature] 3/29/06  
DRB CHAIR - date

Christina Sandoval 3/29/06  
PARKS & RECREATION - date

[Signature] 3-29-06  
TRANSPORTATION DEVELOPMENT - date

[Signature] 3/29/06  
UTILITY DEVELOPMENT - date

Bradley L. Bingham 3/29/06  
CITY ENGINEER - date

AMAFCA - date

- date

- date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER

\*\*\*\*\*  
\*\*\* TX REPORT \*\*\*  
\*\*\*\*\*

TRANSMISSION OK

TX/RX NO 4943  
CONNECTION TEL 9p2812444  
SUBADDRESS  
CONNECTION ID  
ST. TIME 03/17 10:58  
USAGE T 02'28  
PGS. 3  
RESULT OK



### DEVELOPMENT REVIEW BOARD FAX FORM

TO: Phil Clark

FAX NUMBER: 281-2444 # PAGES 3

SENT BY: Sheran Matson, DRB Chair DATE: 3/17/06

PHONE NUMBER: 924-3880 FAX # 924-3864

PROJECT NO: 1004688 APPLICATION NO: \_\_\_\_\_

\*\*\*\*\*  
Pinon Encantada  
\*\*\*\*\*

*My comments only.*

**Project # 1004688**  
06DRB-00293 Major-Preliminary Plat  
Approval  
06DRB-00294 Minor-Temp Defer SDWK

CLARK CONSULTING ENGINEERS agent(s) for JOHN ABBOTT & BILL H. BURNS request(s) the above action(s) for all or a portion of Tract(s) 2, 2a & 2b, ALVARADO GARDENS ADDITION, UNIT 1 (to be known as **PINON ENCANTADA SUBDIVISION**) zoned RA-2 residential and agricultural zone, located on RIO GRANDE BLVD NW, between MATTHEW AVE NW and CAMPBELL RD NW containing approximately 3 acre(s). [REF: 06DRB00179] (G-12/G-13)

John Abbott and B.H. Burns should be identified on the plat. If they are owners, they should be identified as such. A revised copy of the preliminary plat with this addition should be submitted to Planning for the official file prior to the March 29<sup>th</sup> hearing date.

Planning has no objection to the layout of the plat. The lots meet minimum lot size for RA2 zoning.

This proposed subdivision lies within the boundaries of Segment 3 of the Rio Grande Corridor Plan's Design Overlay Zone. These are the requirements.

1. Sidewalks. Where right of way is adequate, new sidewalk should be set back 3' to 5' from the curb with landscaping in the area between back of curb and sidewalk. The landscaping must be maintained by the property owners within the subdivision. Plants must be identified for approval by DRB. Regulation 6.C, page 46.

If this is public right of way, a Landscape Maintenance Agreement is required between the City & whoever is going to maintain the landscaping. The LMA must also be noted on the infrastructure list.

2. The sidewalk must conform in materials with the existing sidewalk on either side of this proposed subdivision. Regulation 6.E, page 46.

3. A minimum of 75% of the ground area between the perimeter wall and the right of way must be covered with live plant material and maintained by the property owners. Regulation 11.E.3, page 55.

4. Perimeter walls (abutting Rio Grande Boulevard) over 3' tall must have a setback inside the property line equal to 1' for every foot of wall height. Regulation 11.D.4, page 54.

O/C Perimeter Wall Design Comments:

ENTHUSIASM

Sheran -

Designating Owner's  
Signature as  
such.

Thank you.

Phil Clark

3/24/06

+ (3) copies of Wall Revisions

1. Each sheet must have the DRB Project #, Zone Atlas Page # and nearest intersection listed.
2. The plants used in the design must be identified along with their water usage. Trees must have a canopy at least 7' above grade at time of planting to assure adequate unobstructed view of traffic. This statement is required on the design submittal.
3. The planted median shown at the subdivision entrance is not allowed due to insufficient road width on either side.
4. The colors of the sign panel, the wall stucco, the length between pilasters (maximum of 20' allowed), and a minimum 3" of Santa Fe Brown gravel as well as the type of sod to be used should be indicated on the design. The sod should be buffalo grass or a similar lower water usage variety. The type of irrigation to be used must be noted as well as who is responsible for its maintenance.

**ALL OF THESE CORRECTIONS SHOULD BE MADE & SUBMITTED FOR REVIEW BY PLANNING NO LATER THAN NOON ON MONDAY, MARCH 27<sup>TH</sup>. FAILURE TO DO SO COULD RESULT IN DEFERRAL OF THE PROJECT.**

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, MARCH 13, 2006.**





# City of Albuquerque



## DEVELOPMENT/ PLAN REVIEW APPLICATION

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

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 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: John Abbott & Bill H. Burns PHONE: 345-7344 Abbott  
 ADDRESS: 2612 Rio Grande Blvd. NW FAX: 344-4981 Burns  
 CITY: ALBUQ. STATE NM ZIP 87104 E-MAIL: \_\_\_\_\_  
 Proprietary interest in site: owners List all owners: John Abbott & Bill H. Burns  
 AGENT (if any): Clark Consulting Engineers PHONE: 281-2444  
 ADDRESS: 19 Ryan Rd FAX: 281-2444  
 CITY: Edgewood STATE NM ZIP 87015 E-MAIL: CCCALBQ@AOL.com

DESCRIPTION OF REQUEST: 8 LOT Subdivision of 3 Exist. Tracts  
& Temporary Deferral of Sidewalk Construction

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

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

Lot or Tract No. TR. 2, 2a, 2b Block: \_\_\_\_\_ Unit 1  
 Subdiv. / Adn. Alvarado Gardens Adn TBK PINON ENCANTADA SUBDIVISION  
 Current Zoning: RA-2 Proposed zoning: Same  
 Zone Atlas page(s): 912/913 No. of existing lots: 3 No. of proposed lots: 8  
 Total area of site (acres): 2.55 Density if applicable: dwellings per gross acre: 3.2 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. 101306 000 6109 30504/1012 06051909940403 MRGCD Map No. \_\_\_\_\_  
 LOCATION OF PROPERTY BY STREETS: On or Near: Rio Grande Blvd NW  
 Between: Matthew Ave and Campbell Road

**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 Proj # 1004688 06DRB00179

Check-off if project was previously reviewed by Sketch Plat/Plan?  or Pre-application Review Team?  Date of review: 2/22/2006

SIGNATURE Philip W. Clark DATE 3/3/06  
 (Print) \_\_\_\_\_ Applicant  Agent

**FOR OFFICIAL USE ONLY**

Form revised 4/04

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>06DRB - 00293</u>	<u>PD</u>	<u>50</u>	\$ <u>780.00</u>
<input checked="" type="checkbox"/> All fees have been collected	<u>06DRB - 00294</u>	<u>TDS</u>		\$ <u>0</u>
<input type="checkbox"/> All case #s are assigned		<u>CMF</u>		\$ <u>20.00</u>
<input type="checkbox"/> AGIS copy has been sent		<u>Adv</u>		\$ <u>75.00</u>
<input checked="" type="checkbox"/> Case history #s are listed				\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill				\$ _____
<input checked="" type="checkbox"/> F.H.D.P. density bonus				\$ _____
<input checked="" type="checkbox"/> F.H.D.P. fee rebate				\$ _____

Hearing date 3-29-06

Richard Jones

3-3-06

Project #

1004688

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

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

**MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL**

- Proposed Preliminary Plat including the Grading Plan (folded to fit into an 8.5" by 14" pocket) **24** copies
- Proposed Infrastructure List
- Design elevations & cross sections of perimeter walls **3 copies** (11" x 17" maximum)
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Property owner's and City Surveyor's signature on the proposed plat
- FORM DRWS Drainage Report, Water & Sewer availability statement filing information
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement

- ~~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.

*Philip W. Clark*  
 Applicant name (print)  
Philip W. Clark  
 Applicant signature / date



Form revised 11/04 and JUNE 05

- Checklists complete
  - Fees collected
  - Case #s assigned
  - Related #s listed
- |                          |        |
|--------------------------|--------|
| Application case numbers |        |
| 06DRB -                  | -00293 |
| -                        | -      |
| -                        | -      |

*Andrew Garcia* 3-3-06  
 Planner signature / date  
**Project # 1004688**

**FORM V: SUBDIVISION VARIANCES & VACATIONS**

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

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

- SUBDIVISION DESIGN VARIANCE (VARIANCE FROM MINIMUM STANDARDS OF THE DEVELOPMENT PROCESS MANUAL)**
  - SIDEWALK DESIGN VARIANCE**
  - SIDEWALK WAIVER**
    - \_\_\_ Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") 6 copies for unadvertised meetings. These actions are not approved through internal routing.
    - \_\_\_ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
    - \_\_\_ Letter briefly describing, explaining, and justifying the variance or waiver
    - \_\_\_ Any original and/or related file numbers are listed on the cover application
- DRB meetings are approximately **8 DAYS** after the Tuesday noon filing deadline. Your attendance is required.

- TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**
  - EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**
    - ✓ Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") 6 copies for unadvertised meetings. These actions are not approved through internal routing.
    - ✓ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
    - ✓ Letter briefly describing, explaining, and justifying the deferral or extension
    - \_\_\_ Any original and/or related file numbers are listed on the cover application
- DRB meetings are approximately **8 DAYS** after the Tuesday noon filing deadline. Your attendance is required.

- VACATION OF PRIVATE EASEMENT**
    - \_\_\_ The complete document which created the private easement (not to exceed 8.5" by 14") 6 copies for unadvertised meetings. These actions are not approved through internal routing.
    - \_\_\_ Scale drawing showing the easement to be vacated, its relation to existing streets, etc. (not to exceed 8.5" by 14") 6 copies
    - \_\_\_ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
    - \_\_\_ Letter briefly describing, explaining, and justifying the vacation
    - \_\_\_ Letter of authorization from the grantors and the beneficiaries
    - \_\_\_ Fee (see schedule)
    - \_\_\_ Any original and/or related file numbers are listed on the cover application
- Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire. DRB meetings are approximately **8 DAYS** after the Tuesday noon filing deadline. 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.

Philip W. Spark  
Applicant name (print)

[Signature]  
Applicant signature / date



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

- Checklists complete
  - Fees collected
  - Case #s assigned
  - Related #s listed
- Application case numbers  
06 DRB - 00294

Andrew Punn 3-3-06  
Planner signature / date

**Project # 1004688**



19 Ryan Road  
Edgewood, New Mexico 87015  
E-Mail: ccealbq@aol.com

Tele: (505) 281-2444

Fax: (505) 281-2444

February 28, 2006

Sheran Matson, DRB Chair  
Planning Department  
Development and Bldg. Services Division  
City of Albuquerque  
600 2nd Street, NW  
Albuquerque, NM 87102

RE: 8 Lot Subdivision Justification, DRB Proj. #1004688  
Tracts 2, 2a, 2b of Alvarado Gardens Addn.  
ZAP: G12/G13 (North Valley)

Dear Ms. Matson:

The following is a request to subdivide 3 existing parcels within the North Valley area into a total of 8 -1/3<sup>rd</sup> acre lots (total 2.5 acres), maintaining the existing zoning of RA-2. A private roadway will be created, and approximately 450 feet of public water and sewer will need to be extended, off Rio Grande Boulevard, NW.

As agent, we propose to maintain the rural character of the North Valley in all elements throughout design, including the entrance perimeter wall along Rio Grande. This project lies within the North Valley Area Plan, and those requirements will also be maintained in this development.

Thank you for considering this request, and assisting the public advertisement. Please let me know if you need any additional information.

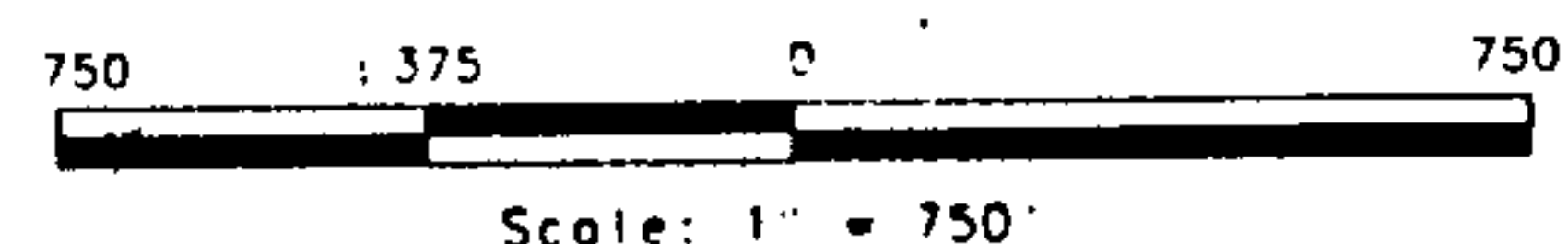
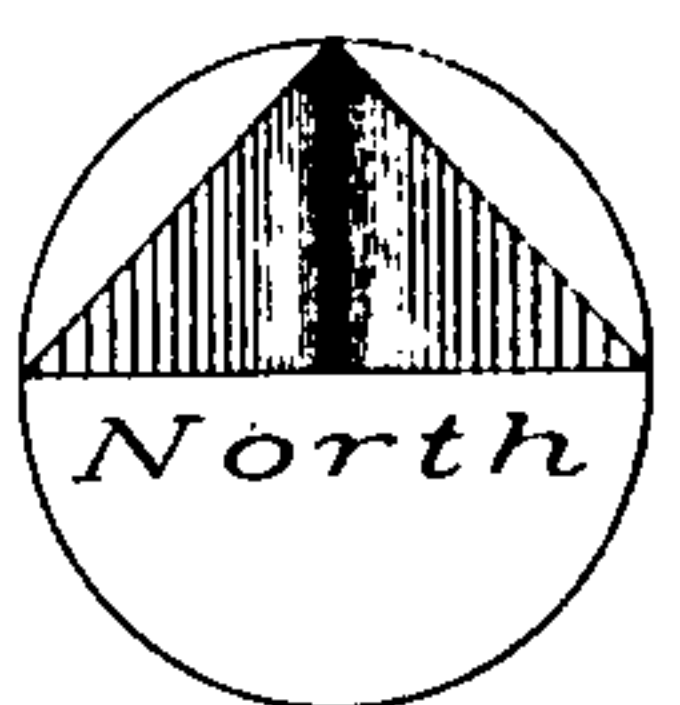
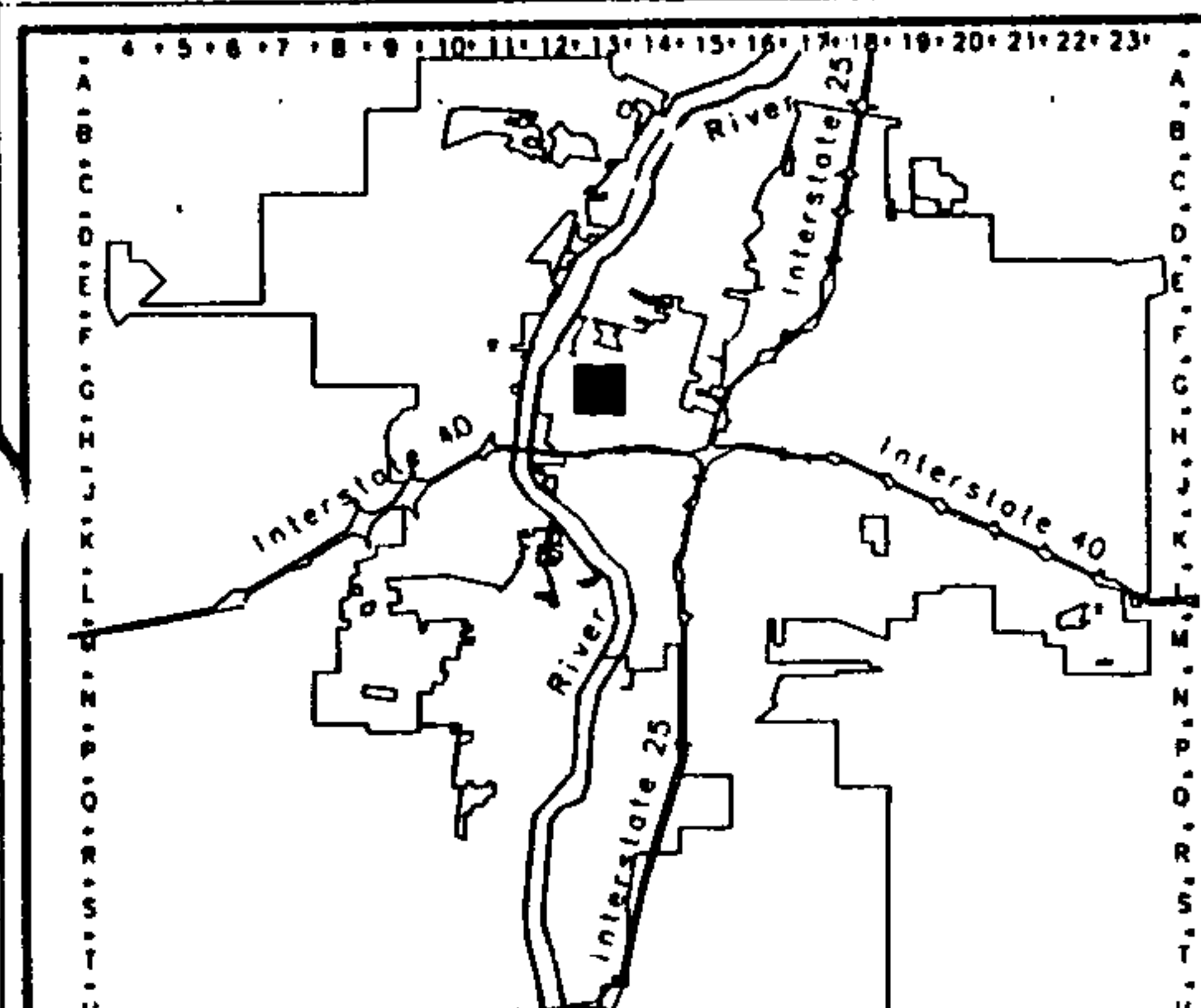
Sincerely,

A handwritten signature in black ink, appearing to read 'Philip W. Clark', written in a cursive style.

Philip W. Clark, PE  
Clark Consulting Engineers

c: owners

\* please include a temporary deferral of sidewalk  
Request until the construction of homes. *Phil*



LEGAL DESCRIPTION  
 T10N  
 R3E  
 SEC 6

UNIFORM PROPERTY CODE  
 1-013-060

**A G I S**  
 Albuquerque Geographic Information System  
 City of Albuquerque  
 © Planning Department July 07, 1993

**G-13-Z**

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

PROJECT NAME:     Piñon Encantada Subdivision    

AGIS MAP #     G13/G12    

LEGAL DESCRIPTIONS:     TR. 2, 2a, & 2b Alvarado      
    Gardens Addn, Unit 1      
\_\_\_\_\_

**DRAINAGE REPORT**

A drainage report, as per the Drainage Ordinance, was submitted to the City of Albuquerque Public Works Department, Hydrology Division (2<sup>nd</sup> Floor Plaza del Sol) on     2/22/06     (date).

    [Signature]      
Applicant/Agent

    3-3-06      
Date

    [Signature]      
Hydrology Division Representative

    3/3/06      
Date

**WATER AND SEWER AVAILABILITY STATEMENT**

A Water and Sewer Availability Statement for this project was requested from the City of Albuquerque Utilities Development Division (2<sup>nd</sup> floor, Plaza del Sol) on \_\_\_\_\_ (date).

    [Signature]      
Applicant/Agent

    3-3-06      
Date

    [Signature]      
Utilities Division Representative

    3-3-06      
Date

PROJECT #     100 4688

# CITY OF ALBUQUERQUE

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

APPLICANT: John Abbott DATE OF REQUEST: 3/3/06 ZONE ATLAS PAGE(S): G13

CURRENT:  
ZONING RA-2  
PARCEL SIZE (AC/SQ. FT.) 2.55

LEGAL DESCRIPTION:  
LOT OR TRACT # 2, 2a, 2b <sup>Unit 1</sup> BLOCK # \_\_\_\_\_  
SUBDIVISION NAME Alvarado Gardens

### REQUESTED CITY ACTION(S):

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

### PROPOSED DEVELOPMENT:

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

### GENERAL DESCRIPTION OF ACTION: <sup>1</sup>

# OF UNITS: 8  
BUILDING SIZE: \_\_\_\_\_ (sq. ft.)

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

APPLICANT OR REPRESENTATIVE [Signature] DATE 3-3-06  
(TO BE SIGNED UPON COMPLETION OF PROCESSING BY TRAFFIC ENGINEER AND ENVIRONMENTAL HEALTH)

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

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

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

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

[Signature]  
TRAFFIC ENGINEER

3-3-06  
DATE

### Air Quality Impact Analysis (AQIA) May Be Required:

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

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

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

[Signature]  
APPLICANT

3-3-06  
DATE

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

TIS -SUBMITTED    /   /     
-FINALIZED    /   /    TRAFFIC ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_





19 Ryan Road  
Edgewood, New Mexico 87015  
E-Mail: ccealbq@aol.com

Tele: (505) 281-2444

Fax: (505) 281-2444

February 28, 2006

Sheran Matson, DRB Chair  
Planning Department  
Development and Bldg. Services Division  
City of Albuquerque  
600 2nd Street, NW  
Albuquerque, NM 87102

RE: 8 Lot Subdivision Justification, DRB Proj. #1004688  
Tracts 2, 2a, 2b of Alvarado Gardens Addn.  
ZAP: G12/G13 (North Valley)

Dear Ms. Matson:

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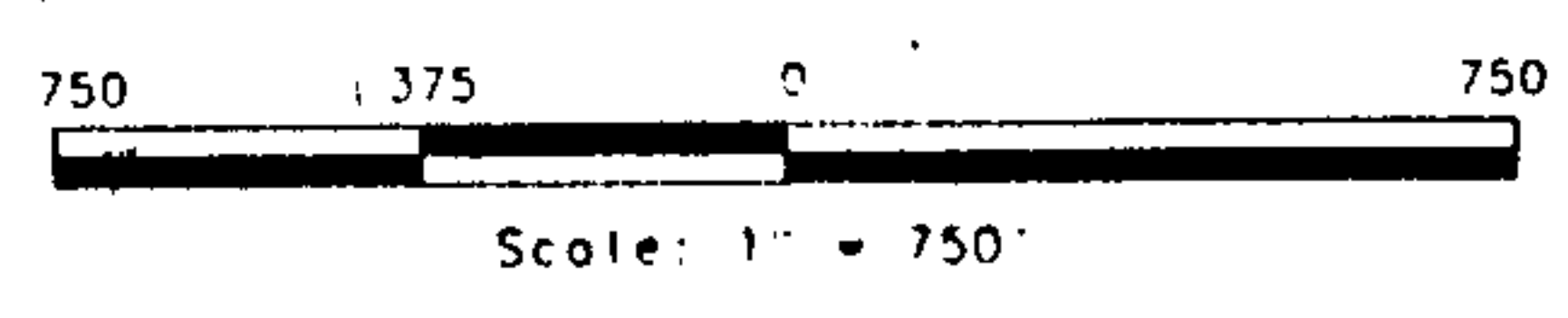
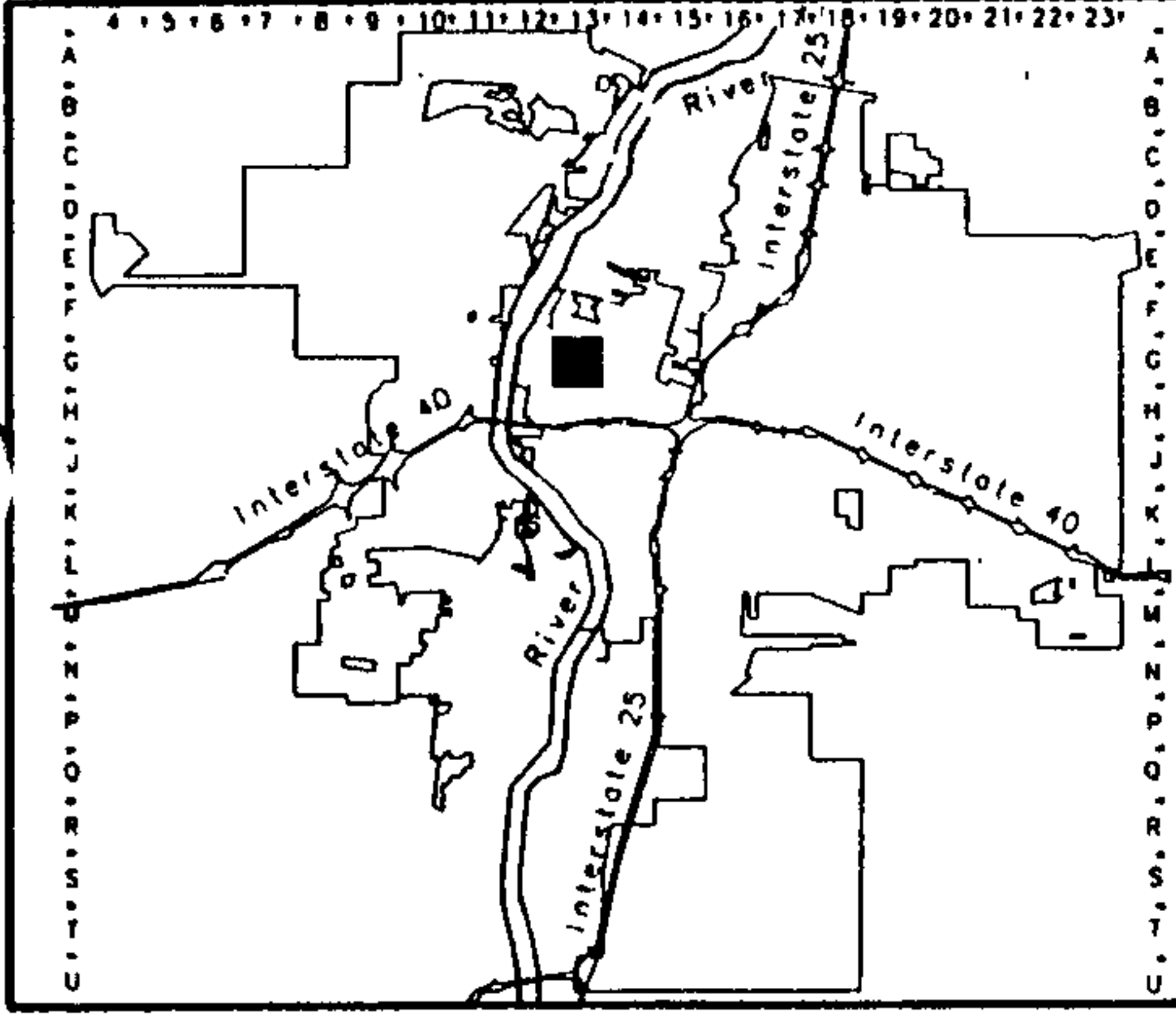
Sincerely,

A handwritten signature in black ink, appearing to read 'Philip W. Clark', written in a cursive style.

Philip W. Clark, PE  
Clark Consulting Engineers

c: owners

\* please include a temporary deferral of sidewalk  
Request until the construction of homes. *Paul*



**LEGAL DESCRIPTION**

T10N  
R3E  
SEC 6

**UNIFORM PROPERTY CODE**

1-013-060

**A G I S**  
Abuquerque Geographic Information System  
City of Albuquerque

© Planning Department July 07, 1993

**G-13-Z**

7005 2570 0001 6481 0707

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ALBUQUERQUE, NM 87107 **OFFICIAL USE**

Postage	\$ 0.39	UNIT ID: 0109  Postmark Here  Clerk: KGNFG6  03/01/06
Certified Fee	2.40	
Return Receipt Fee (Endorsement Required)	1.85	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 4.64	

Sent To **FRANK MANGANO**  
 Street, Apt. No., or PO Box No. **4300 Rio Grande Bl NW**  
 City, State, ZIP+4 **Albuquerque, NM 87107**

PS Form 3800, June 2002 See Reverse for Instructions

7005 2570 0001 6481 0677

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ALBUQUERQUE, NM 87107 **OFFICIAL USE**

Postage	\$ 0.39	UNIT ID: 0109  Postmark Here  Clerk: KGNFG6  03/01/06
Certified Fee	2.40	
Return Receipt Fee (Endorsement Required)	1.85	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 4.64	

Sent To **Jo Marie Anderson**  
 Street, Apt. No., or PO Box No. **3505 Campbell Ct. NW**  
 City, State, ZIP+4 **Albuquerque, NM 87104**

PS Form 3800, June 2002 See Reverse for Instructions

7005 2570 0001 6481 0714

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ALBUQUERQUE, NM 87107 **OFFICIAL USE**

Postage	\$ 0.39	UNIT ID: 0109  Postmark Here  Clerk: KGNFG6  03/01/06
Certified Fee	2.40	
Return Receipt Fee (Endorsement Required)	1.85	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 4.64	

Sent To **Maureen Kelly**  
 Street, Apt. No., or PO Box No. **2548 Candelaria Blvd NW**  
 City, State, ZIP+4 **Albuquerque, NM 87107**

PS Form 3800, June 2002 See Reverse for Instructions

7005 2570 0001 6481 0660

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Certified Fee	2.40	
Return Receipt Fee (Endorsement Required)	1.85	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 4.64	

Sent To **Jennifer Dunstan**  
 Street, Apt. No., or PO Box No. **2308 Calle de Sanchez NW**  
 City, State, ZIP+4 **Albuquerque, NM 87104**

PS Form 3800, June 2002 See Reverse for Instructions

7005 2570 0001 6481 0684

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ALBUQUERQUE, NM 87107 **OFFICIAL USE**

Postage	\$ 0.39	UNIT ID: 0109  Postmark Here  Clerk: KGNFG6  03/01/06
Certified Fee	2.40	
Return Receipt Fee (Endorsement Required)	1.85	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 4.64	

Sent To **Carolyn Siegel**  
 Street, Apt. No., or PO Box No. **2726 Candelaria Bl. NW**  
 City, State, ZIP+4 **Albuquerque, NM 87107**

PS Form 3800, June 2002 See Reverse for Instructions

7005 2570 0001 6481 0691

U.S. Postal Service™  
**CERTIFIED MAIL™ RECEIPT**  
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For delivery information visit our website at www.usps.com®

ALBUQUERQUE, NM 87107 **OFFICIAL USE**

Postage	\$ 0.39	UNIT ID: 0109  Postmark Here  Clerk: KGNFG6  03/01/06
Certified Fee	2.40	
Return Receipt Fee (Endorsement Required)	1.85	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 4.64	

Sent To **Steven Hamp**  
 Street, Apt. No., or PO Box No. **2312 Calle de Panza NW**  
 City, State, ZIP+4 **Albuquerque, NM 87104**

PS Form 3800, June 2002 See Reverse for Instructions

***Terrametrics of New Mexico***  
*Professional Land Surveyor*  
P.O. Box 30192  
Albuquerque, New Mexico 87190-0192  
505 881-2903; FAX 505 881-2591; Mobile 505 379-4301

March 1, 2006

Maureen Kelly  
Alvarado Gardens Neighborhood Association  
2548 Candelaria Road. NW  
Albuquerque, NM 87107

Re: Replat of Tracts 2-A, 2-B and the northerly portion of Tract 2, Alvarado  
Gardens Subdivision, Unit 1.

Ms Kelly:

The owners of the referenced properties, John M. Abbott and B.H. and Naomi Burns, desire a replat to resubdivide the properties into eight new parcels. The property is zoned RA-2 and is situate along the easterly right of way of Rio Grande Boulevard, NW and immediately north of Matthew Avenue, NW. The existing parcels have homes and outbuildings on them that will be demolished in order to redevelop the property.

Thank you for your consideration of this matter.

Sincerely,

Philip W. Turner, PS

***Terrametrics of New Mexico***  
*Professional Land Surveyor*  
P.O. Box 30192  
Albuquerque, New Mexico 87190-0192  
505 881-2903; FAX 505 881-2591; Mobile 505 379-4301

March 1, 2006

Carolyn Siegel  
Alvarado Gardens Neighborhood Association  
2726 Candelaria Road. NW  
Albuquerque, NM 87107

Re: Replat of Tracts 2-A, 2-B and the northerly portion of Tract 2, Alvarado  
Gardens Subdivision, Unit 1.

Ms. Siegel:

The owners of the referenced properties, John M. Abbott and B.H. and Naomi Burns, desire a replat to re-subdivide the properties into eight new parcels. The property is zoned RA-2 and is situate along the easterly right of way of Rio Grande Boulevard, NW and immediately north of Matthew Avenue, NW. The existing parcels have homes and outbuildings on them that will be demolished in order to redevelop the property.

Thank you for your consideration of this matter.

Sincerely,

Philip W. Turner, PS

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*Professional Land Surveyor*  
P.O. Box 30192  
Albuquerque, New Mexico 87190-0192  
505 881-2903; FAX 505 881-2591; Mobile 505 379-4301

March 1, 2006

Frank Mangano  
Rio Grande Boulevard Neighborhood Association  
4300 Rio Grande Boulevard. NW  
Albuquerque, NM 87107

Re: Replat of Tracts 2-A, 2-B and the northerly portion of Tract 2, Alvarado  
Gardens Subdivision, Unit 1.

Mr. Mangano:

The owners of the referenced properties, John M. Abbott and B.H. and Naomi Burns, desire a replat to re-subdivide the properties into eight new parcels. The property is zoned RA-2 and is situate along the easterly right of way of Rio Grande Boulevard, NW and immediately north of Matthew Avenue, NW. The existing parcels have homes and outbuildings on them that will be demolished in order to redevelop the property.

Thank you for your consideration of this matter.

Sincerely,

Philip W. Turner, PS

***Terrametrics of New Mexico***  
*Professional Land Surveyor*  
P.O. Box 30192  
Albuquerque, New Mexico 87190-0192  
505 881-2903; FAX 505 881-2591; Mobile 505 379-4301

March 1, 2006

Jo Marie Anderson  
Rio Grande Boulevard Neighborhood Association  
3505 Campbell Court. NW  
Albuquerque, NM 87104

Re: Replat of Tracts 2-A, 2-B and the northerly portion of Tract 2, Alvarado  
Gardens Subdivision, Unit 1.

Ms. Anderson:

The owners of the referenced properties, John M. Abbott and B.H. and Naomi Burns, desire a replat to re-subdivide the properties into eight new parcels. The property is zoned RA-2 and is situate along the easterly right of way of Rio Grande Boulevard, NW and immediately north of Matthew Avenue, NW. The existing parcels have homes and outbuildings on them that will be demolished in order to redevelop the property.

Thank you for your consideration of this matter.

Sincerely,

Philip W. Turner, PS

**Terrametrics of New Mexico**  
*Professional Land Surveyor*  
P.O. Box 30192  
Albuquerque, New Mexico 87190-0192  
505 881-2903; FAX 505 881-2591; Mobile 505 379-4301

March 1, 2006

Jennifer Dunstan  
Thomas Village Neighborhood Association  
2308 Calle de Sancho, NW  
Albuquerque, NM 87104

Re: Replat of Tracts 2-A, 2-B and the northerly portion of Tract 2, Alvarado  
Gardens Subdivision, Unit 1.

Ms. Dunstan:

The owners of the referenced properties, John M. Abbott and B.H. and Naomi Burns, desire a replat to re-subdivide the properties into eight new parcels. The property is zoned RA-2 and is situate along the easterly right of way of Rio Grande Boulevard, NW and immediately north of Matthew Avenue, NW. The existing parcels have homes and outbuildings on them that will be demolished in order to redevelop the property.

Thank you for your consideration of this matter.

Sincerely,

Philip W. Turner, PS



***Terrametrics of New Mexico***  
*Professional Land Surveyor*  
P.O. Box 30192  
Albuquerque, New Mexico 87190-0192  
505 881-2903; FAX 505 881-2591; Mobile 505 379-4301

March 1, 2006

Steven Hamp  
Thomas Village Neighborhood Association  
2312 Calle de Panza. NW  
Albuquerque, NM 87104

Re: Replat of Tracts 2-A, 2-B and the northerly portion of Tract 2, Alvarado  
Gardens Subdivision, Unit 1.

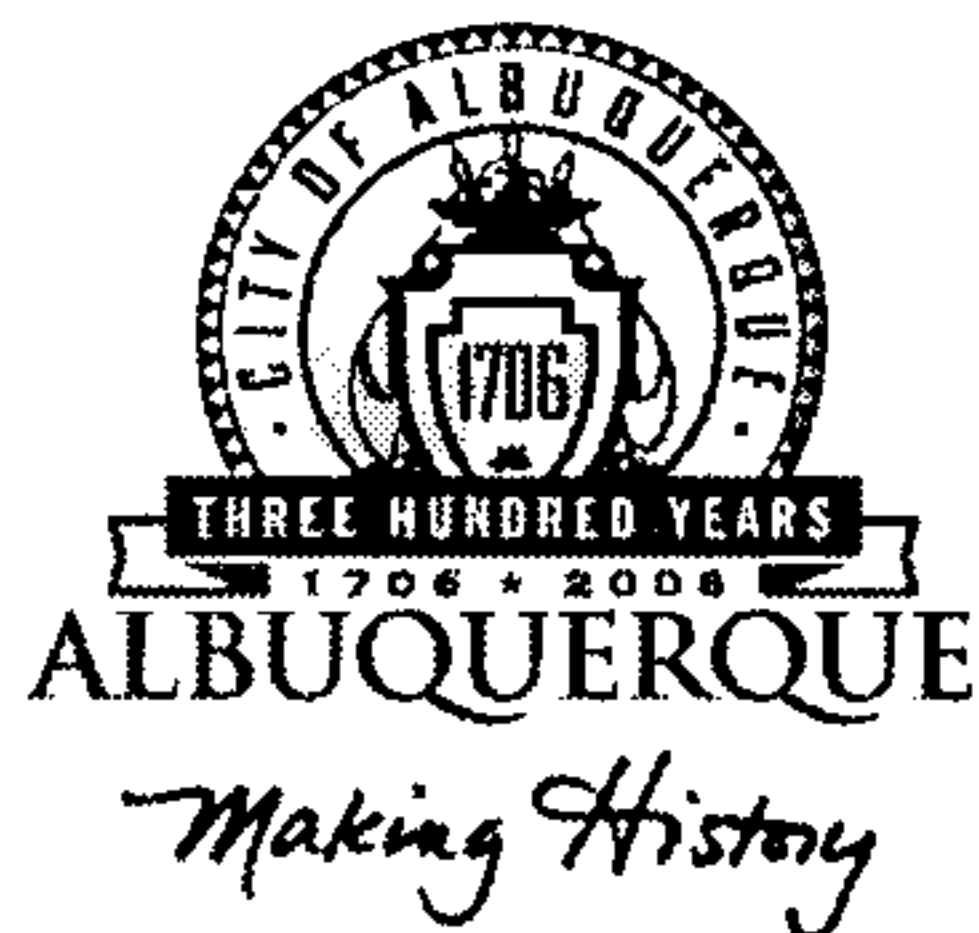
Ms. Anderson:

The owners of the referenced properties, John M. Abbott and B.H. and Naomi Burns, desire a replat to re-subdivide the properties into eight new parcels. The property is zoned RA-2 and is situate along the easterly right of way of Rio Grande Boulevard, NW and immediately north of Matthew Avenue, NW. The existing parcels have homes and outbuildings on them that will be demolished in order to redevelop the property.

Thank you for your consideration of this matter.

Sincerely,

Philip W. Turner, PS



*City of Albuquerque*

February 28, 2006

Phil Turner  
Terrametrics of New Mexico  
4175-A Montgomery NE/87110  
Phone: 881-2903 Fax: 881-2591

Dear Phil:

Thank you for your inquiry of **February 28, 2006** requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **TRACT 2, ALVARADO GARDENS, UNIT 1, LOCATED ON RIO GRANDE BOULEVARD NW, BETWEEN MATTHEW AND CANDELARIA ROAD NW** zone map **G-12-13**.

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

**ALVARADO GARDENS N.A. (AVG) "R"**

**\*Maureen Kelly**

2548 Candelaria Rd. NW/87107 344-0071 (h)

Carolyn Siegel

2726 Candelaria Rd. NW/87107 344-6746 (h)

**RIO GRANDE BLVD. N.A. (RGB) "R"**

**\*Frank Mangano**

4300 Rio Grande NW/87107 343-8736 (h)

Jo Marie Anderson

3505 Campbell Ct. NW/87104 342-2537 (h)

**See attached 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,

  
OFFICE OF NEIGHBORHOOD COORDINATION  
Planning Department

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

**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.

THOMAS VILLAGE N.A. (TVG) "R"

**\*Steven Hamp**

2312 Calle de Panza NW/87104 247-2523 (h) 845-5640 (w)

Jennifer Dunstan

2308 Calle de Sancho NW/87104 247-0055 (h)

# NOTICE TO APPLICANTS

## SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

Applicants for Zone Change, Site Plan, Sector Development Plan approval or an amendment to a Sector Development Plan by the EPC, DRB, etc. are required under Council Bill O-92 to notify all affected recognized neighborhood associations **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.

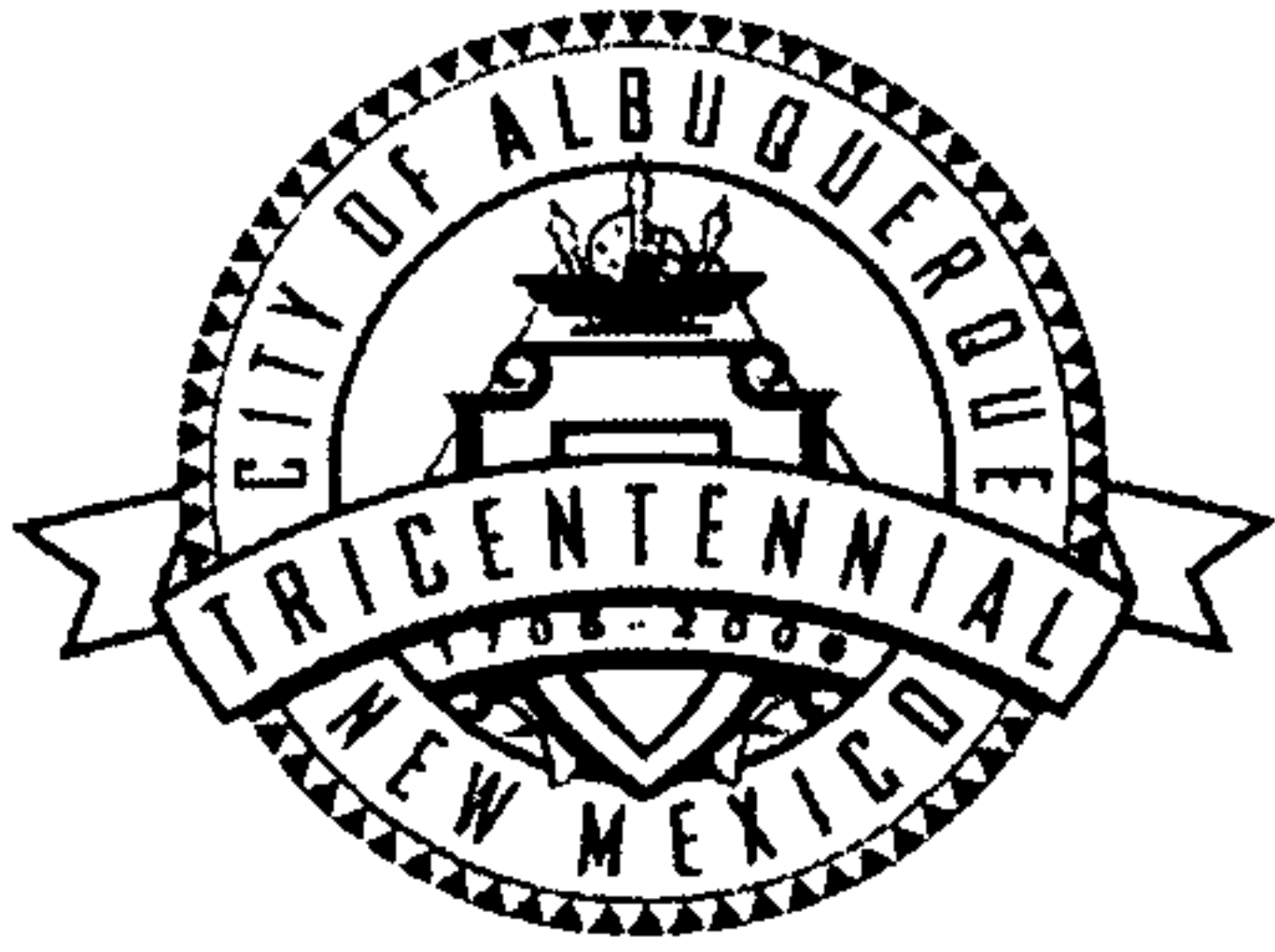
## WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

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

\*\*\*\*\*

*(Below this line for ONC use only)*

Date of Inquiry: 2/28/06 Time Entered: 9:45 PM ONC Rep. Initials: SW



# DEVELOPER INQUIRY SHEET

## (To be completed prior to application submittal)

The Office of Neighborhood Coordination (ONC) located in Room 120 (basement) of the Plaza Del Sol Building, 600 Second St. NW, Fax – (505) 924-3913 - will need the following information **BEFORE** neighborhood association information will be released to the applicant/developer on any project being presented to the Planning Department. If you have any questions, please feel free to contact our office at (505) 924-3914. Your request is for the following:

Cell Tower and Type: Free-Standing Tower [ ] -OR- Concealed Tower [ ];

Private Development [ ]; City Project [ ]; -OR- Other [ ]

Rio Grande Blvd (ce)  
Alvarado Gardens (ce)  
Thomas Village (ce)

CONTACT NAME: PHIL TURNER

COMPANY NAME: TERRAMETRICS OF NEW MEXICO

ADDRESS/ZIP: 4175-A MONTGOMERY NE

PHONE: 881-2903 FAX: 881-2591

### NEIGHBORHOOD ASSOCIATION INFORMATION

PLEASE FORWARD INFORMATION ON ANY NEIGHBORHOOD ASSOCIATIONS IN THE AREA OF THE PROPERTY DESCRIBED AS:

TRACT 2 ALVARADO GARDENS UNIT 1

LEGAL DESCRIPTION

LOCATED ON RIO GRANDE BLVD NW

STREET NAME OR OTHER IDENTIFYING LANDMARK

BETWEEN MATTHEW AND

STREET NAME OR OTHER IDENTIFYING LANDMARK

CONDELARIA ROAD

STREET NAME OR OTHER IDENTIFYING LANDMARK

THE SITE IS INDICATED ON THE FOLLOWING ZONE ATLAS PAGE (G-13).  
(PLEASE MARK/HATCH ZONE MAP WHERE PROPERTY IS LOCATED)  
(Zone Map **MUST** be provided with request)



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



Map amended through: Apr 22, 2005

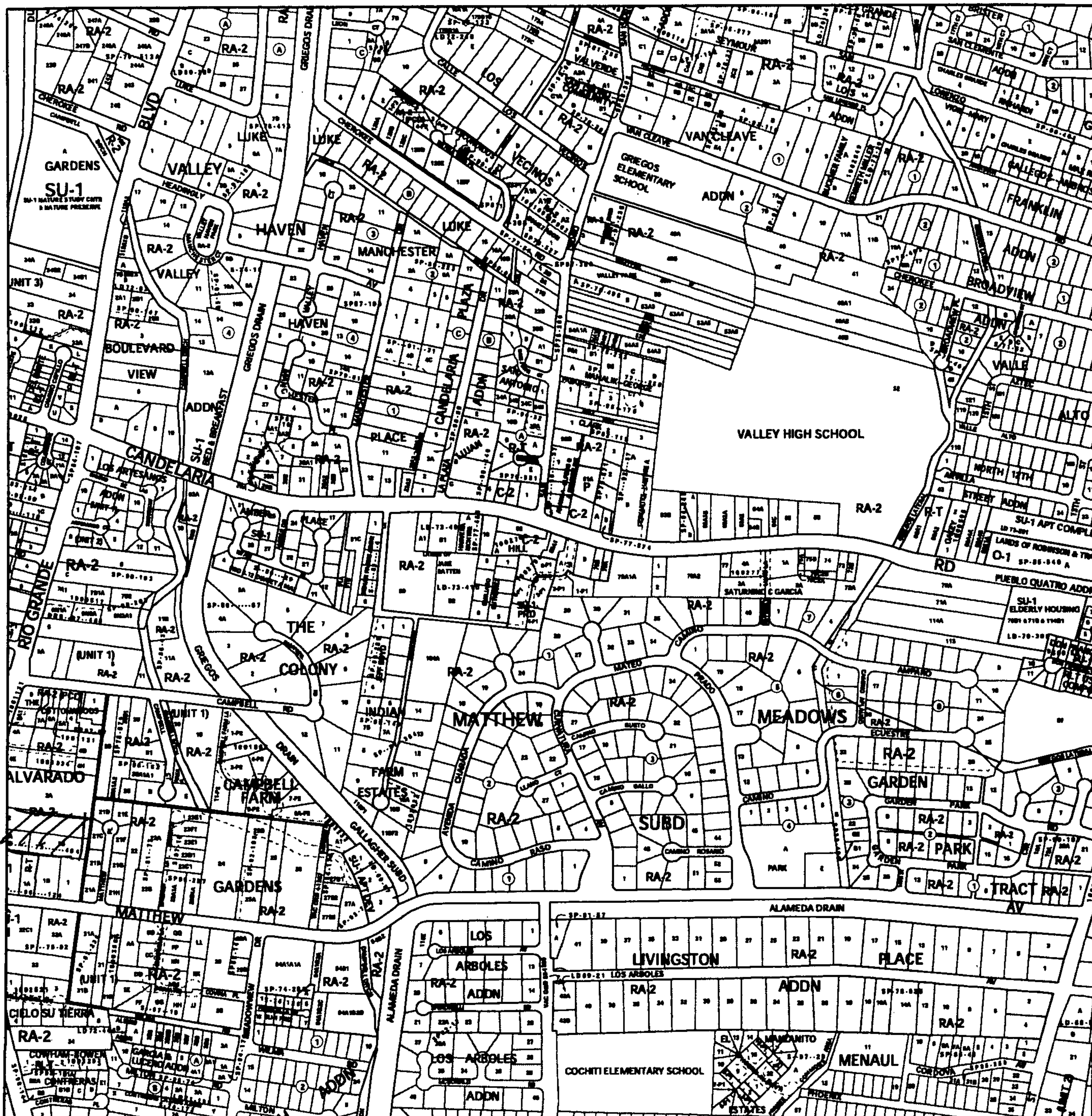


Zone Atlas Page:  
**G-12-Z**

**Selected Symbols**

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

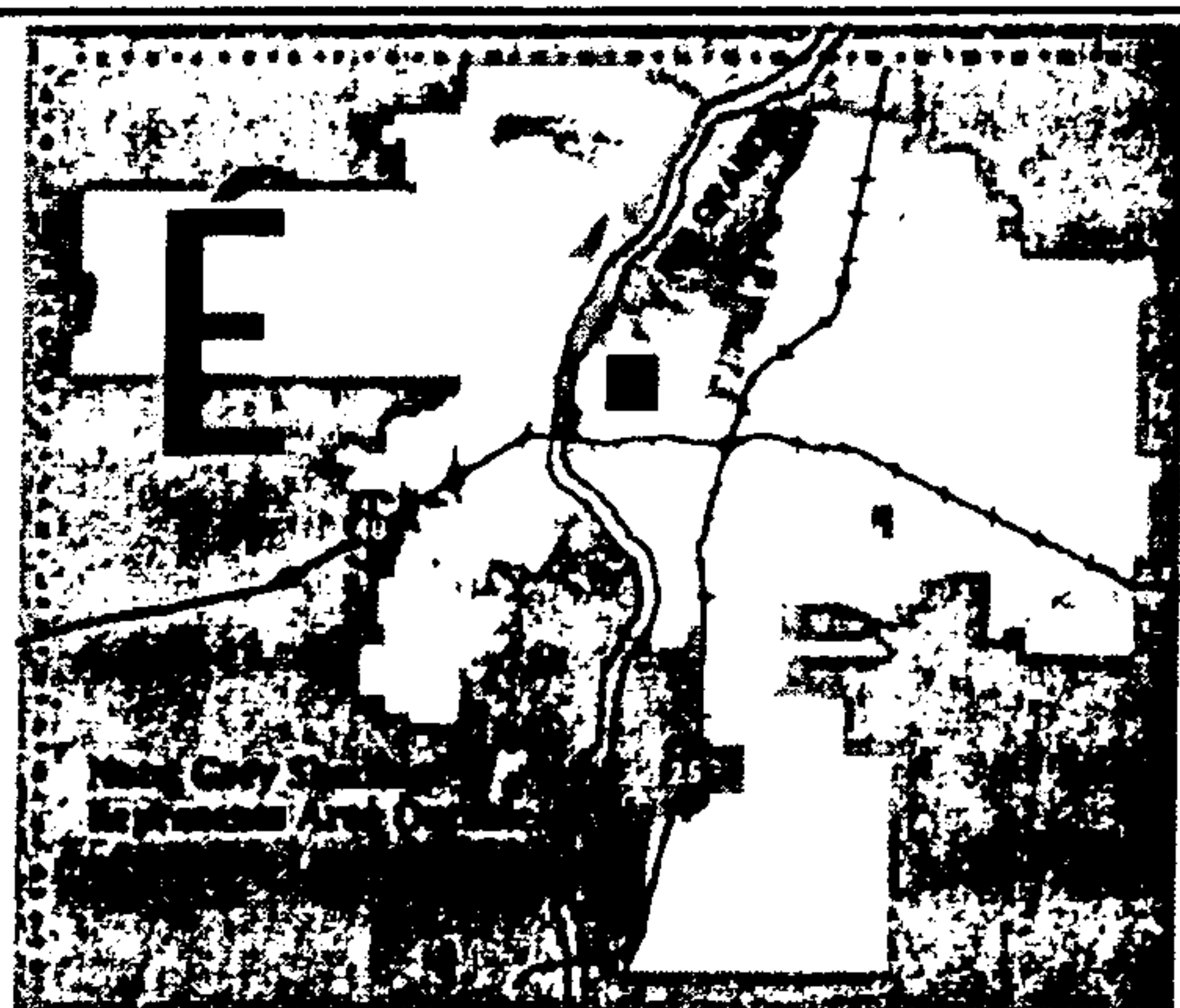




SITE

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

Map amended through: Apr 22, 2005



Zone Atlas Page:  
**G-13-Z**

Selected Symbols

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

0 750 1,500 Feet

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

**PAID RECEIPT**

APPLICANT NAME John Abbot : Bill Burns  
 AGENT Clark Consulting Engineering  
 ADDRESS 19 Ryan Rd. Edgewood, NM  
 PROJECT & APP # 1004688 / 06 DRB-00293  
 PROJECT NAME \_\_\_\_\_

City of Albuquerque  
Treasury Division

3/3/2006 11:44AM LOC: ANMX  
 RECEIPT# 00056101 WSH 006 TRANSH 0011  
 Account 441018 Fund 0110  
 Activity 4971000 TRSEJA \$875.00  
 Trans Amt  
 J24 Misc

\$75.00  
 \$875.00  
 \$0.00  
 CK CHANGE  
 Thank You

- \$ 20.00 441032/3424000 Conflict Management Fee
- \$ 780.00 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
- \$ 875.00 TOTAL AMOUNT DUE

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

3/3/2006  
RECEIPT#  
ACCOUNT  
ACTIVITY  
TRANS AMT  
J24 MISC

15958

95-145/1070

DATE 2-24-06

PAY TO THE ORDER OF City of Albuquerque \$ 875.00  
eight hundred seventy five & 00/100 DOLLARS

**FIRST STATE BANK**  
www.fsbnm.com

FOR \_\_\_\_\_

MP

⑈015958⑈ ⑈107001452⑈ 001266152⑈



# 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 3/14/06 To 3/29/06

#### 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.

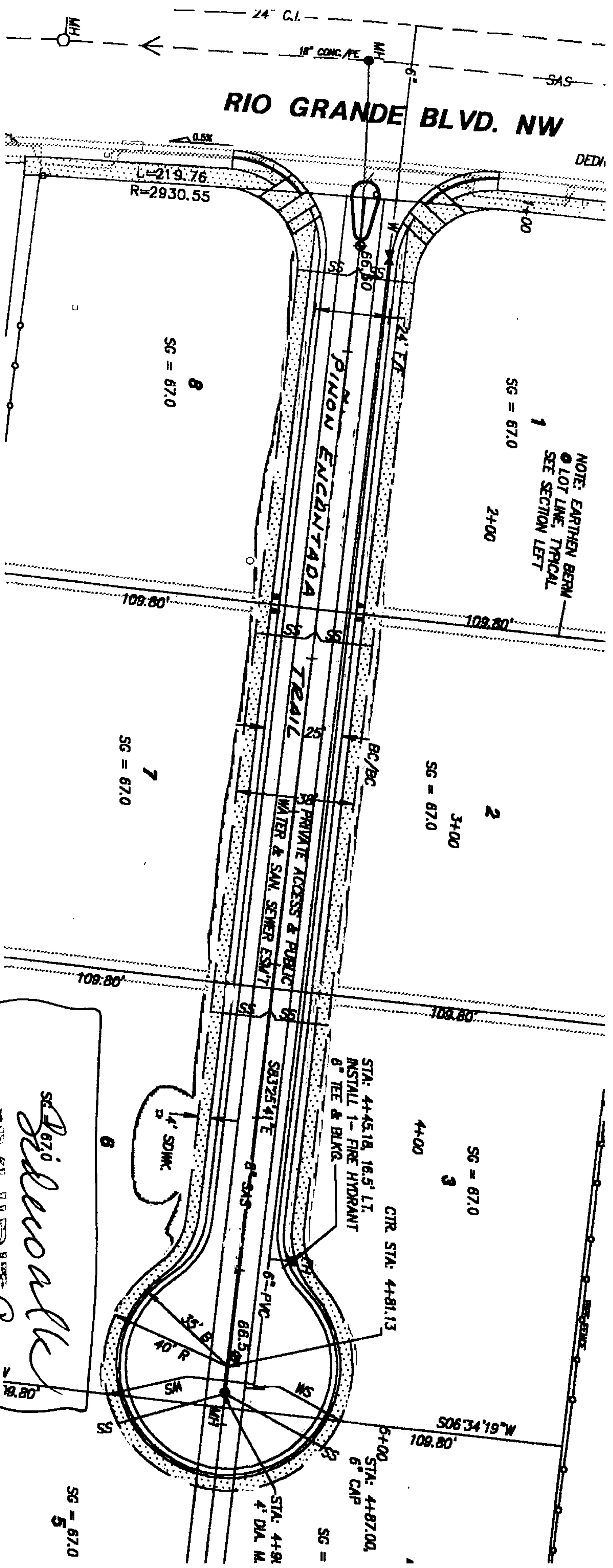
 3/3/06  
(Applicant or Agent) (Date)

I issued 1 signs for this application, 3-3-06 Andrew Garcia  
(Date) (Staff Member)

DRB PROJECT NUMBER: 1004688

1" = 50', Prelim. Proposed W/S Extensions. (430 C.F. ea.)

6" & 8" DIA. Respectively  
W/ 1-F.F.H.



St. 67.0  
Silerock  
EXHIBIT  
Date 3/29/06

ZAP: G 12/G 13  
(5)

Pinon Encantada Subdivision  
EXIST. TRACTS 2, 2A &  
2B of Alvarado Gardens



## **IMPACT FEES – # 1004688**

Development Review Board 2/22/06

Agenda Item # 25

Sketch Plat: Alvarado Gardens Addition Unit 1

The construction of new homes in these proposed lots will be subject to impact fees at the time a building permit is issued. Using 2000sf of heated area and .06 acres for the impervious acreage, the estimated impact fees are as follows.

1. Public Safety Facilities for the Eastside area are approximately \$552.00
2. Parks, Recreation, Trails and Open Space for the North Valley area are approximately \$3,260.00

Impact Fees are to be paid at the time of issuance of building permits; however, the total Impact Fees may be paid at a rate of 67% if permits are obtained by December 29, 2006

**JACK CLOUD**  
**IMPACT FEE ADMINISTRATOR**



ITEM 25  
DRB 1004688  
ZONE MAP G-12/13

**CITY OF ALBUQUERQUE  
Planning Department  
February 22, 2006  
DRB Comments**

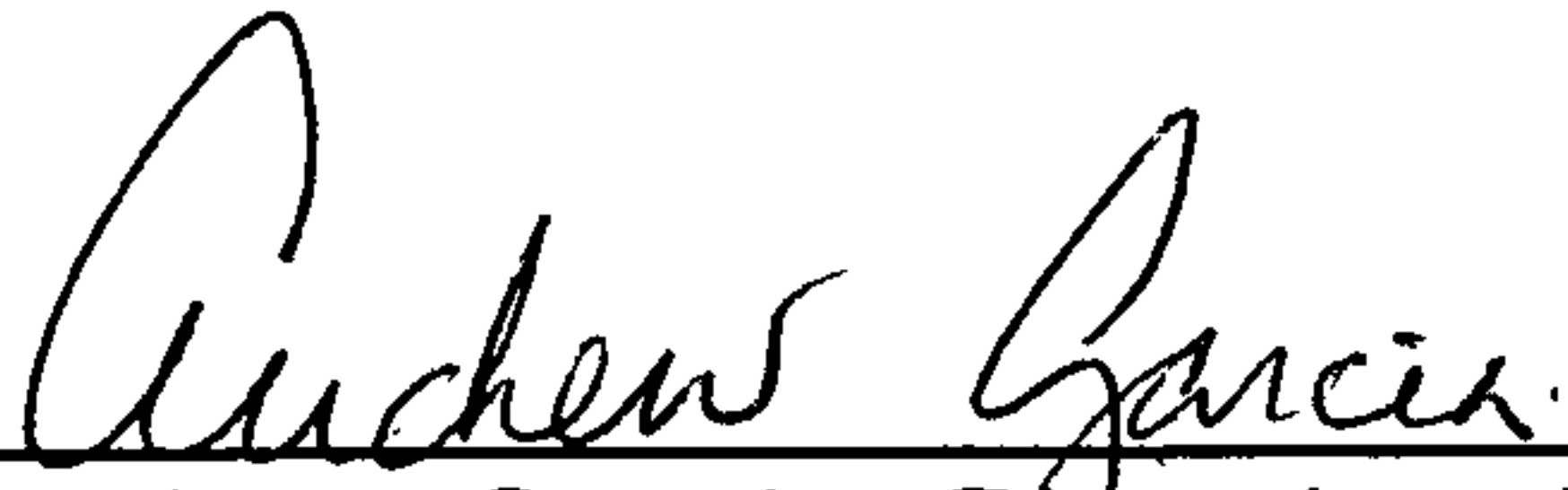
**ITEM # 25**

**PROJECT # 1004688 APPLICATION # 06-00179**

**RE: Alvarado Gardens Addition, Unit 1/ sketch**

Are there going to be any perimeter walls for this project?

The project lies within the North Valley Area Plan.

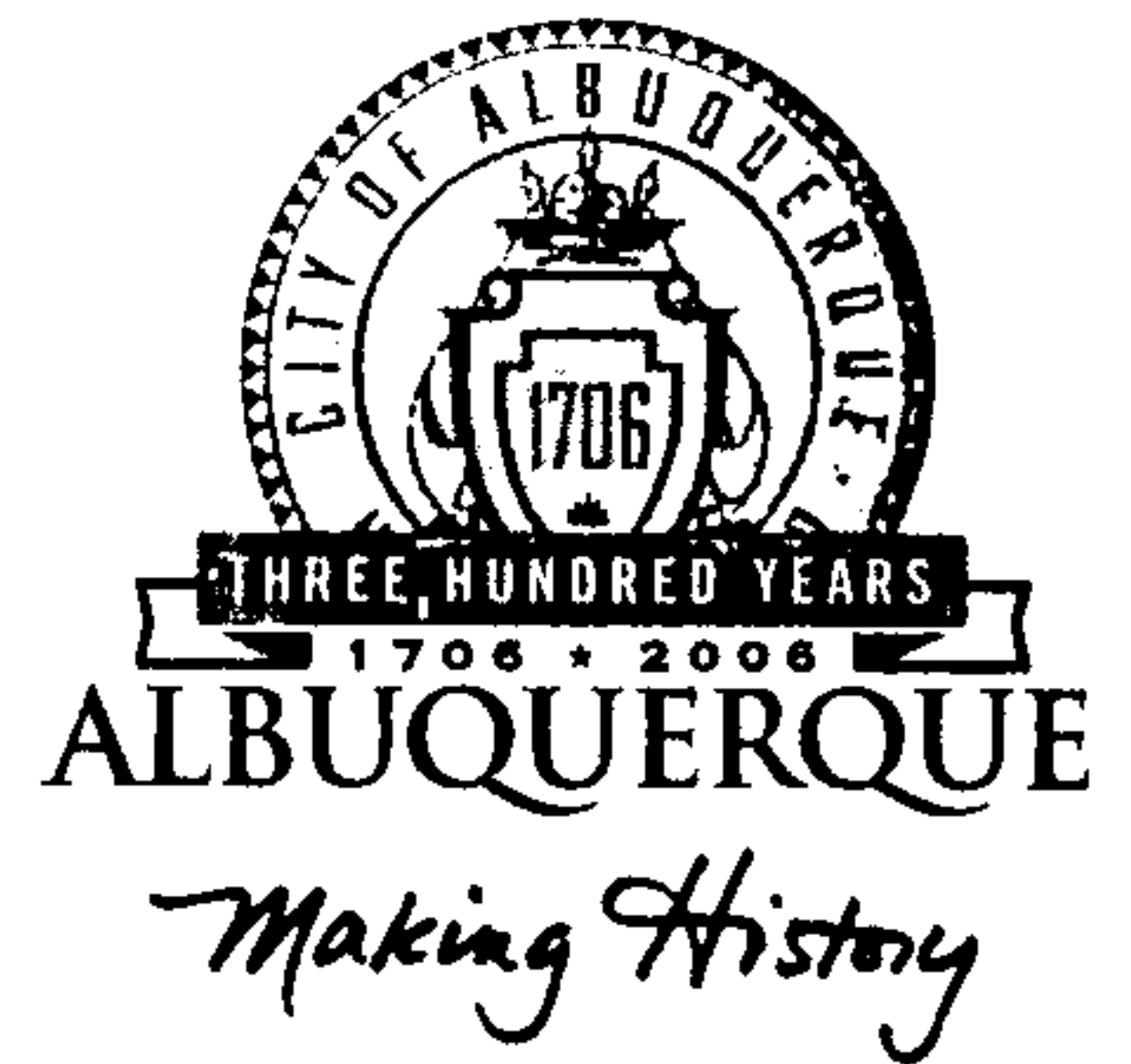


---

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



# CITY OF ALBUQUERQUE



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

**DEVELOPMENT REVIEW BOARD--SPEED MEMO**

**DRB CASE NO/PROJECT NO: 1004688**

**AGENDA ITEM NO: 25**

**SUBJECT:**

Sketch Plat/Plan

**ACTION REQUESTED:**

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

**ENGINEERING COMMENTS:**

An approved drainage report is required for Preliminary Plat approval.  
An approved infrastructure list is required for Preliminary Plat approval.

P.O. Box 1293

Albuquerque

New Mexico 87103

**RESOLUTION:**

APPROVED \_\_\_\_; DENIED \_\_\_\_; DEFERRED \_\_\_\_; COMMENTS PROVIDED *discussed* X; 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:** February 22, 2006

**CITY OF ALBUQUERQUE**  
**Planning Department**  
**February 22, 2006**  
**DRB Comments**

**ITEM # 25**

**PROJECT # 1004688**

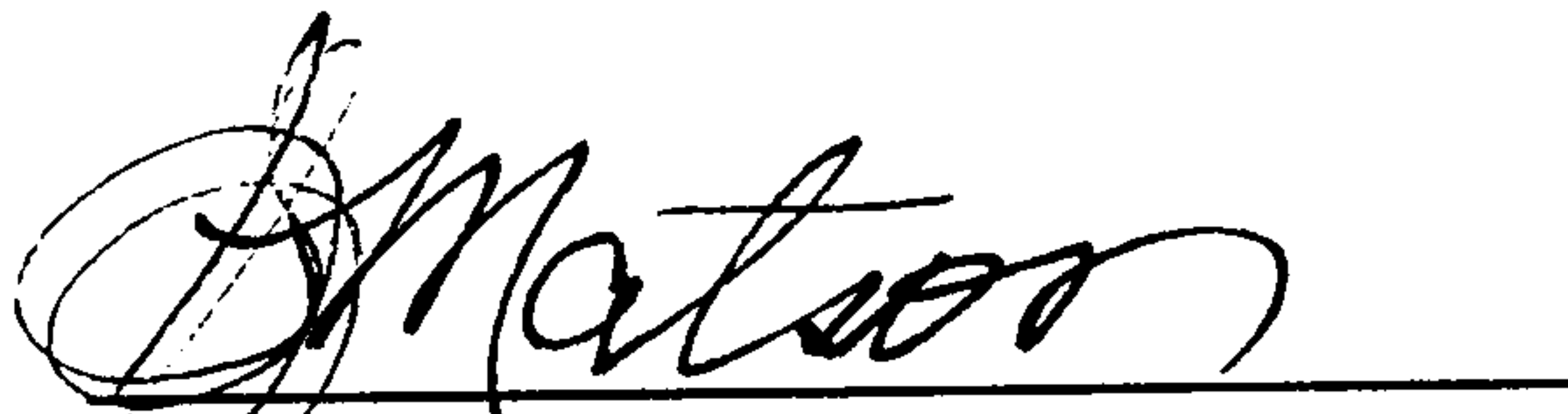
**APPLICATION # 06DRB-00179**

**RE: Alvarado Gardens, Unit 1/sketch plat**

The proposed redevelopment lies within the Central Urban, North Valley area of Albuquerque. The North Valley area has historic rural character traditions to be respected.

Even though the proposed replat includes lots which meet the minimum lot size & dimension for RA2 zoning, how do the developers propose to maintain the rural character of the North Valley with this subdivision?

Is there a pedestrian walking path along the irrigation ditch? If so, the perimeter walls abutting the ditch will need design approval as will the walls erected along Rio Grande Boulevard.



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



PLANNING TRACKING LOG

Date	Project Name & #	Action Request	Action Taken
2/22/06	Alvarado Gardens Proj 1004688	Sketch	Comments given

# City of Albuquerque



## DEVELOPMENT/ PLAN REVIEW APPLICATION

<b>SUBDIVISION</b> <input type="checkbox"/> Major Subdivision action <input type="checkbox"/> Minor Subdivision action <input type="checkbox"/> Vacation <input type="checkbox"/> Variance (Non-Zoning)		<b>S Z ZONING &amp; PLANNING</b> <input type="checkbox"/> Annexation <input type="checkbox"/> County Submittal <input type="checkbox"/> EPC Submittal <input type="checkbox"/> Zone Map Amendment (Establish or Change Zoning) <input type="checkbox"/> Sector Plan (Phase I, II, III) <input type="checkbox"/> Amendment to Sector, Area, Facility or Comprehensive Plan <input type="checkbox"/> Text Amendment (Zoning Code/Sub Regs) <input type="checkbox"/> Street Name Change (Local & Collector)	
<b>SITE DEVELOPMENT PLAN</b> <input type="checkbox"/> for Subdivision Purposes <input type="checkbox"/> for Building Permit <input type="checkbox"/> IP Master Development Plan <input type="checkbox"/> Cert. of Appropriateness (LUCC)		<b>P</b> <input type="checkbox"/>	
<b>STORM DRAINAGE</b> <input type="checkbox"/> Storm Drainage Cost Allocation Plan		<b>L A APPEAL / PROTEST of...</b> <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 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: John Abbott, B.H. & Naomi N. Burns PHONE: 345-7344 (Abbott)  
344-4981 (Burns)  
 ADDRESS: 2512 and 2612 Rio Grande Boulevard NW FAX: \_\_\_\_\_  
 CITY: Albuquerque STATE NM ZIP 87104 E-MAIL: \_\_\_\_\_  
 Proprietary interest in site: owners List all owners: John M. Abbott, B.H. & Naomi N. Burns  
 AGENT (if any): Terrametrics of New Mexico PHONE: 505 881-2903  
 ADDRESS: 4175 A Montgomery Blvd NE. FAX: 505 881-2591  
 CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: pturner1001@qwest.net

DESCRIPTION OF REQUEST: Resubdivide Tracts 2-A & 2-B and the Northern portion of Tract-2 (remainder) into eight 1/4 acre ± (Net area) Lots (Alvarado Gardens Unit 1)

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

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

Lot or Tract No. Tract 2A Tract 2B, N'ly portion Tract 2 Block: \_\_\_\_\_ Unit: 1  
 Subdiv. / Addn. Alvarado Gardens Addition  
 Current Zoning: RA-2 Proposed zoning: \_\_\_\_\_  
 Zone Atlas page(s): G12 & G13 No. of existing lots: 3 No. of proposed lots: 8  
 Total area of site (acres): 2.5579 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. 101306000610930504, 101206051909940403 MRGCD Map No. \_\_\_\_\_  
 LOCATION OF PROPERTY BY STREETS: On or Near: Rio Grande Boulevard NW  
 Between: Matthew Avenue NW and Campbell Road NW

**CASE HISTORY:**

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

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

SIGNATURE: Philip W. Turner DATE 2/10/06  
 (Print) PHILIP W. TURNER \_\_\_\_\_ Applicant \_\_\_\_\_ Agent

**FOR OFFICIAL USE ONLY**

Form revised 4/04

<input type="checkbox"/> INTERNAL ROUTING <input checked="" type="checkbox"/> All checklists are complete <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 <input checked="" type="checkbox"/> F.H.D.P. fee rebate	Application case numbers <u>06 DRB . . . . . 00179</u> _____ _____ _____ _____ Hearing date <u>2-22-06</u>	Action <u>SK</u> _____ _____ _____ _____	S.F. <u>5(3)</u> _____ _____ _____ _____	Fees <u>\$ 0.</u> \$ _____ \$ _____ \$ _____ \$ _____ Total <u>\$ 0</u>
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Andrew Garcia 2-10-06 Project # 1004688



**Terrametrics of New Mexico**  
Professional Land Surveyor  
P.O. Box 30192  
Albuquerque, New Mexico 87190-0192  
505 881-2903; FAX 505 881-2591; Mobile 505 379-4301

February 10, 2006

City of Albuquerque Planning Department  
600 2nd St. NW  
Albuquerque, NM 87103

Re: Replat of Tracts 2-A, 2-B and the northerly portion of Tract 2, Alvarado  
Gardens Subdivision, Unit 1.

City of Albuquerque Planning Department:

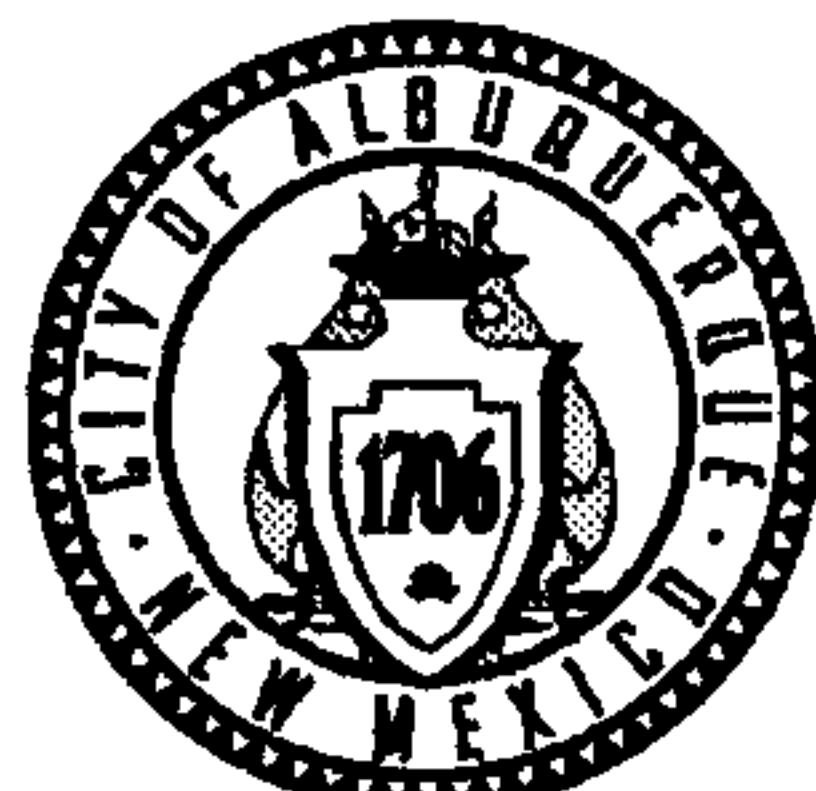
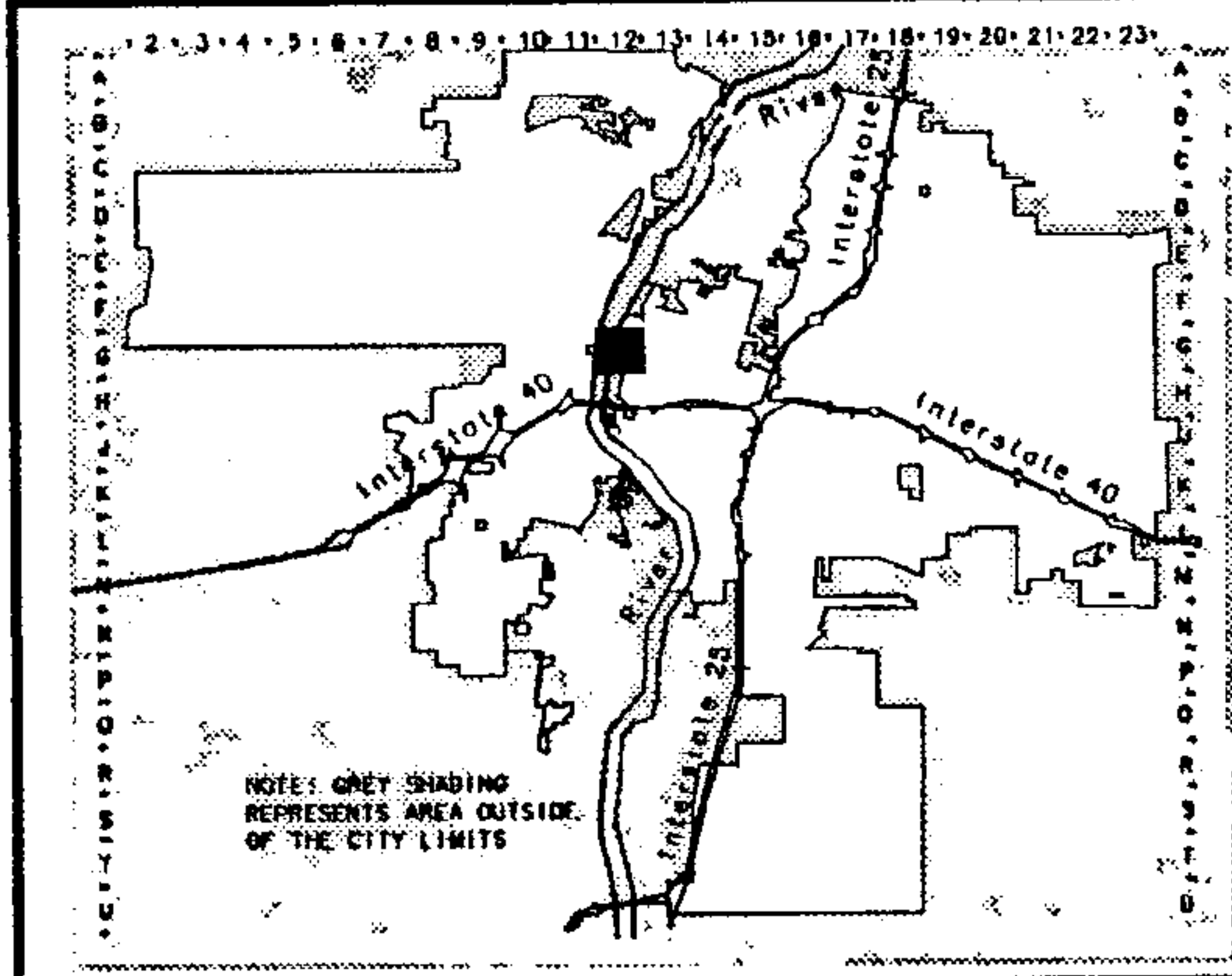
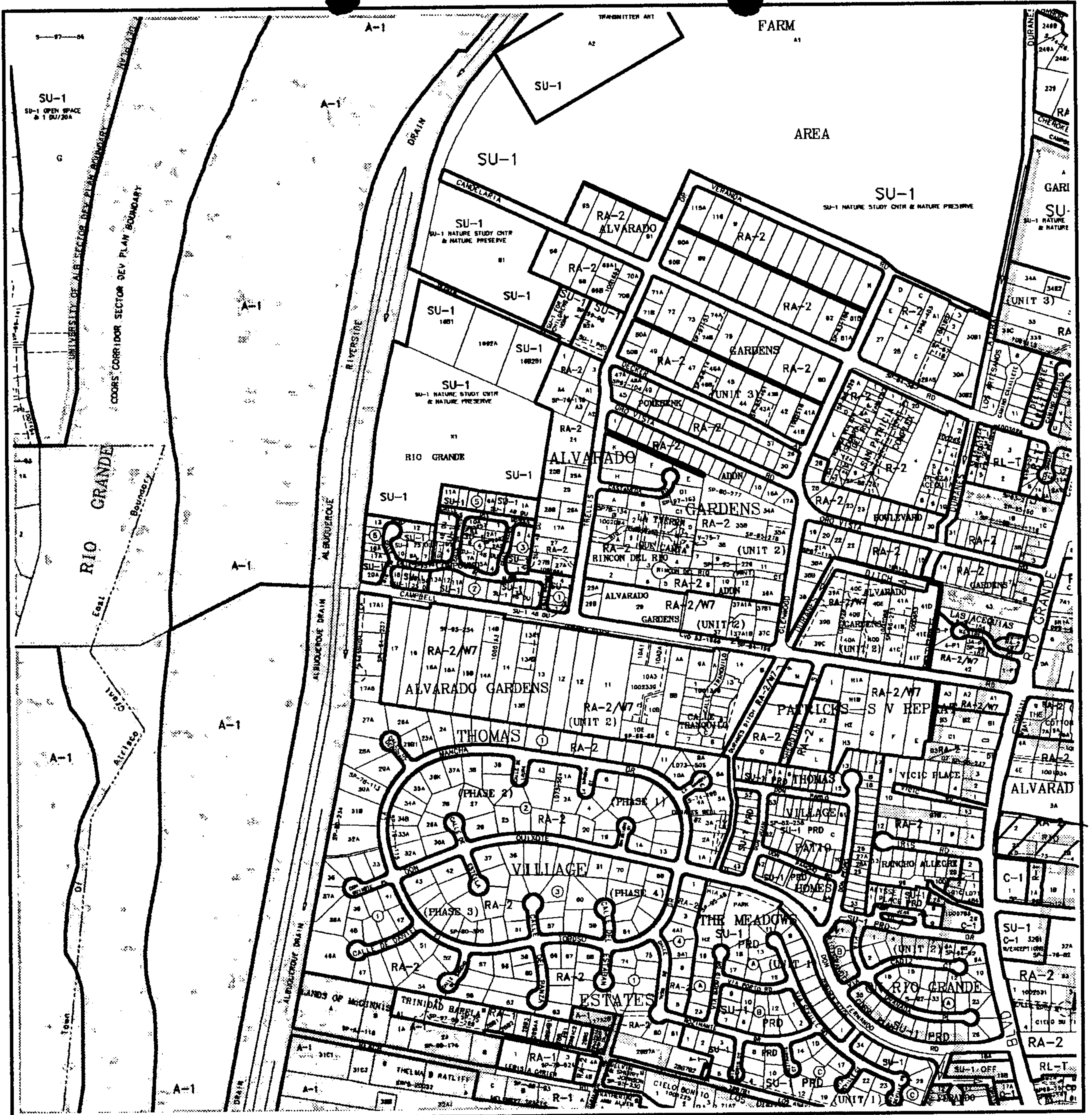
The owners of the referenced properties, John M. Abbott and B.H. and Naomi Burns, desire a replat to resubdivide the properties into eight new parcels. The property is zoned RA-2 and is situate along the easterly right of way of Rio Grande Boulevard, NW and immediately north of Matthew Avenue, NW. The existing parcels have homes and outbuildings on them that will be demolished in order to redevelop the property.

Thank you for your consideration of this matter.

Sincerely,



Philip W. Turner, PS

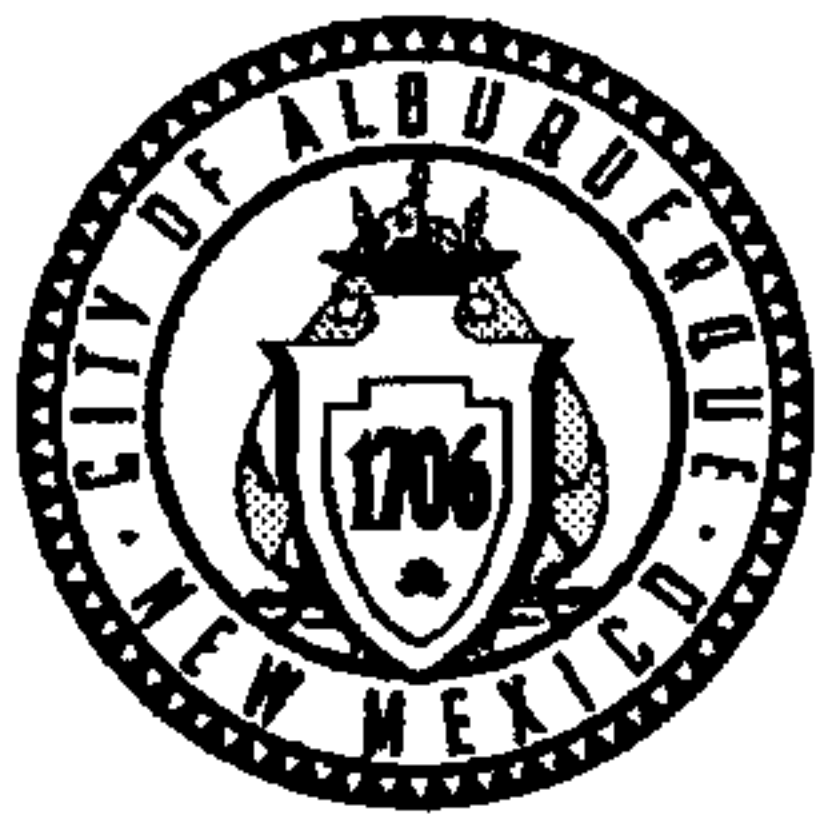
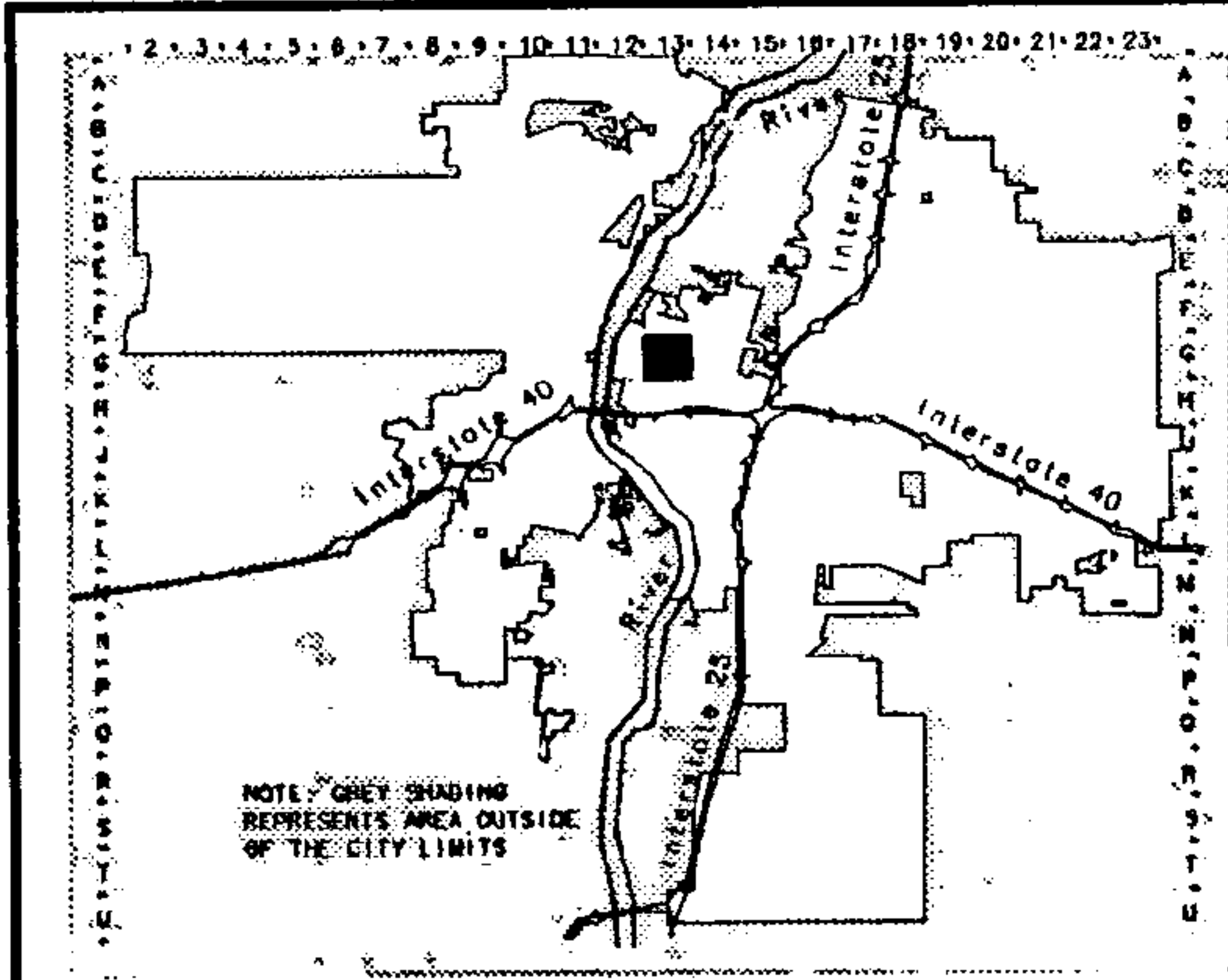
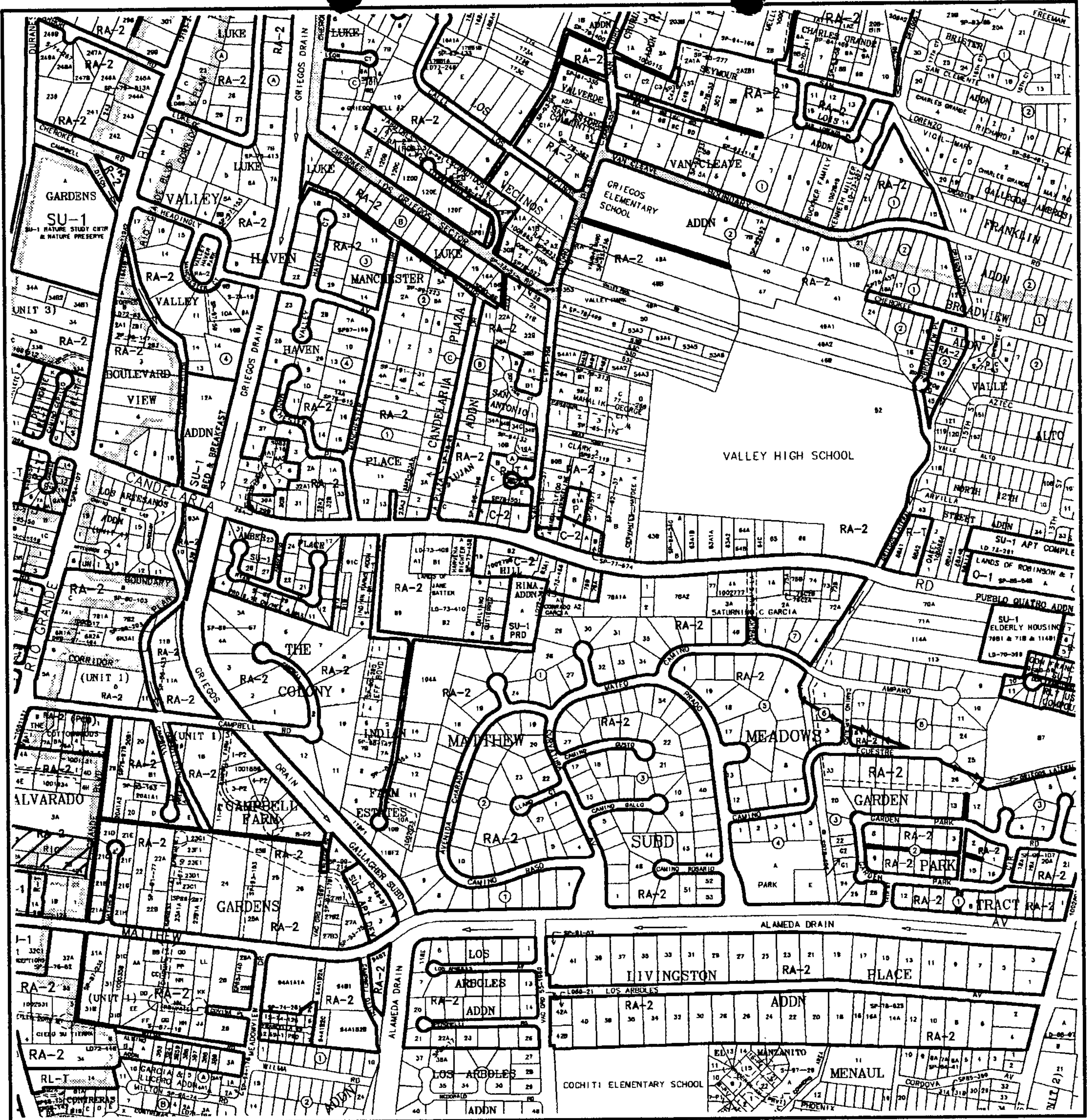


**A** Geographic **I** S  
**PLANNING DEPARTMENT**  
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**Zone Atlas Page**

**G-12-Z**

Map Amended through August 03, 2004



**A G I S**  
Albuquerque Geographic Information System  
PLANNING DEPARTMENT

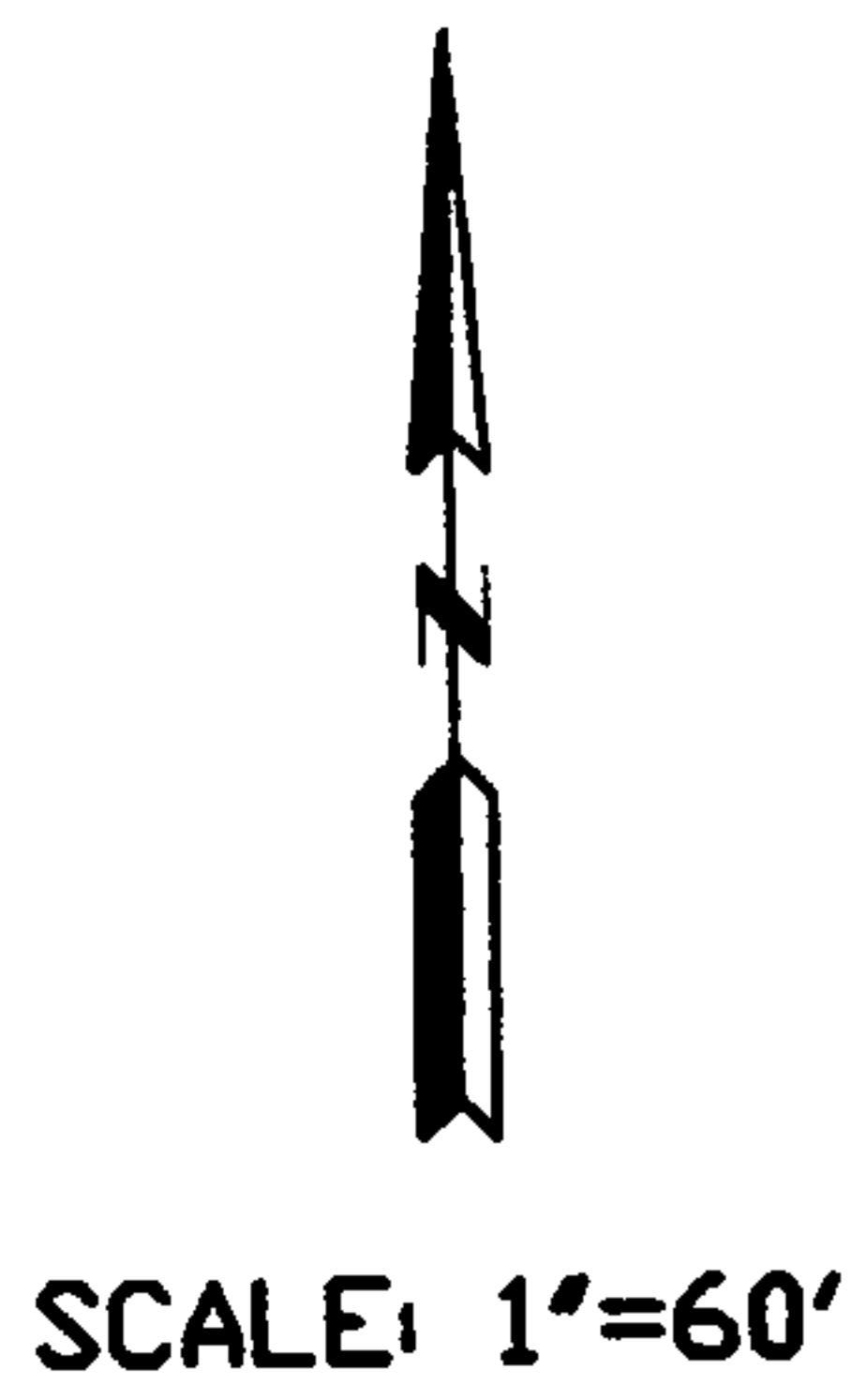
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**Zone Atlas Page**

**G-13-Z**

Map Amended through August 03, 2004

# SKETCH PLAT TRACT 2-A, 2-B & NORTHERLY PORTION OF TRACT 2 ALVARADO GARDENS, UNIT 1



**RIO GRANDE BOULEVARD, NW  
80' ROW**

ADDITIONAL RIGHT OF WAY TO BE DEDICATED TO THE CITY OF ALBUQUERQUE  
L=219.74' R=2824.79'  
L=64.75' R=2930.95'

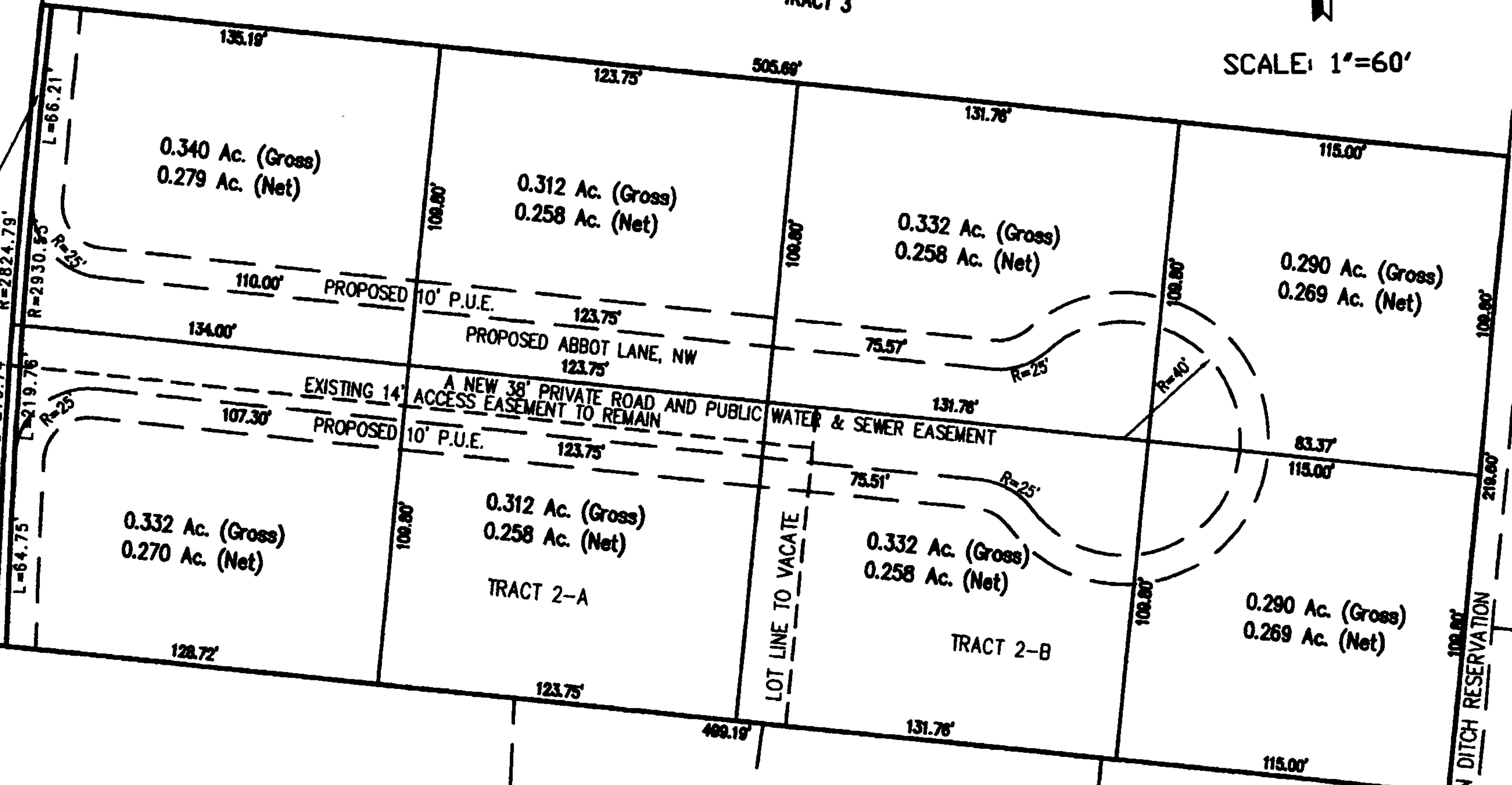
TIE TO ACS 10-G13A

TIE TO ACS 3-G12

TRACT 21-D

TRACT 21-C

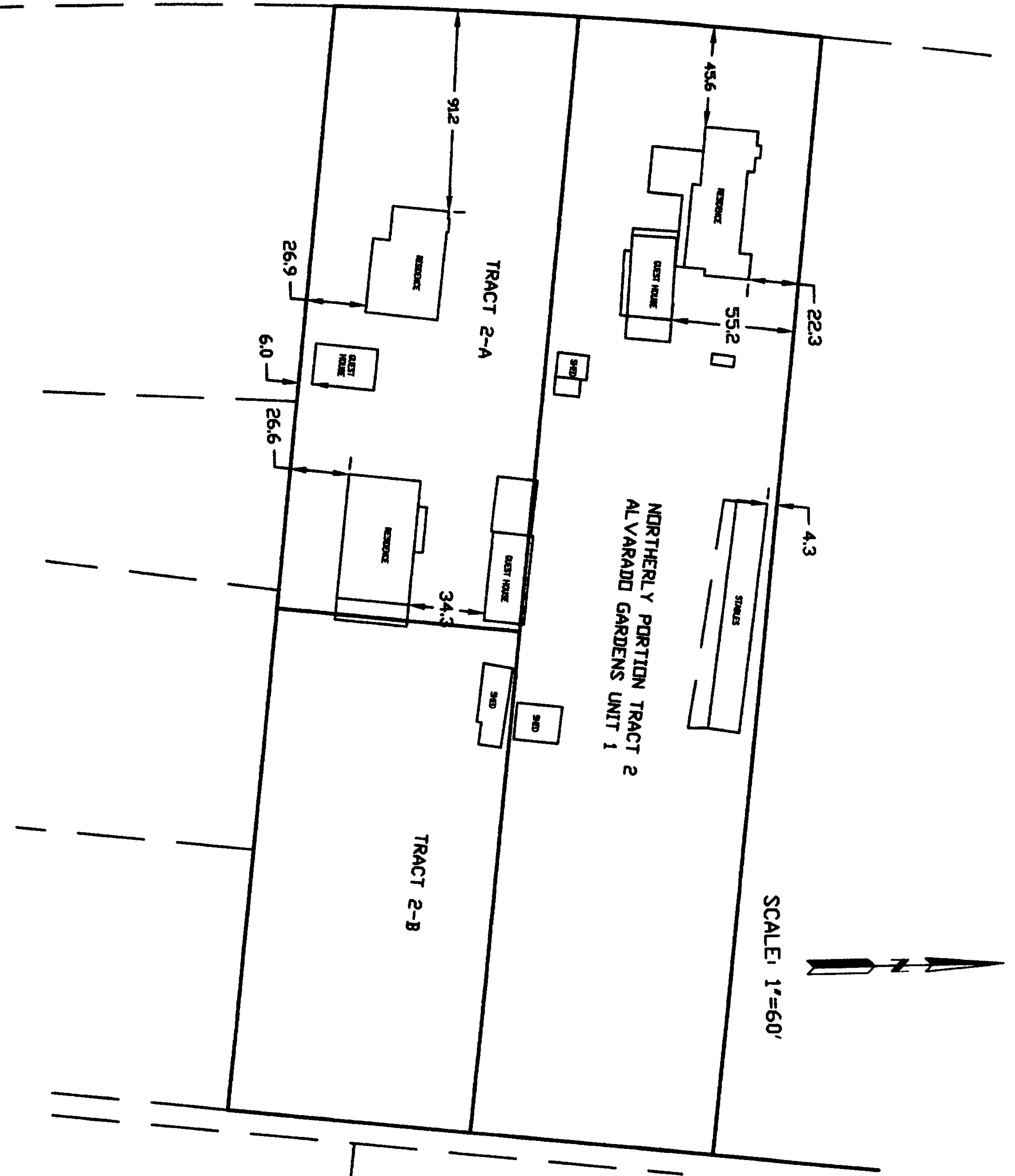
TRACT 21-B



TRACT 1-A

TRACT 1-B

RIO GRANDE BOULEVARD, NW



TRACT 2-A

NORTHERLY PORTION TRACT 2  
ALVARADO GARDENS UNIT 1

TRACT 2-B

SCALE: 1"=60'

