



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

May 28, 2008

1. **Project# 1004785**
08DRB-70230 EXT OF SIA FOR TEMP DEFR SDWK CONST

BOB KEERAN agent(s) for LLAVE DEVELOPMENT INC request(s) the above action(s) for all or a portion of Lot(s) 18A & B, Block(s) 1, **NORTH ALBUQUERQUE ACRES Unit 3**, zoned RD 3DU/A, located on EAGLE ROCK AVE NE BETWEEN VENTURA NE AND BARSTOW NWE containing approximately 1 acre(s). (C-20)

At the May 28, 2008 Development Review Board meeting, the 2 year extension of the Subdivision Improvements Agreement was approved.

If you wish to appeal this decision, you must do so by June 12, 2008 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: Bob Keeran – P.O. Box 92620 – Albuquerque, NM 87199
Marilyn Maldonado
File

6. **Project# 1006760**
08DRB-70180 SITE DEVELOPMENT
PLAN FOR BUILDING PERMIT

YOLANDA MONTOYA agent(s) for MICHAEL RAJOLA request(s) the above action(s) for all or a portion of Lot(s) 28, Block(s) 27, Tract(s) 1, **NAA Unit(s) B**, zoned SU-2/IP, located on OAKLAND NE BETWEEN SAN PEDRO NE AND LOUISIANA NE containing approximately 0.89 acre(s). (C-18) [Deferred from 4/23/08 & 5/7/08] **DEFERRED TO 6/11/08 AT THE AGENT'S REQUEST**

7. **Project# 1000572**
08DRB-70212 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
08DRB-70226 EPC APPROVED SDP
FOR SUBDIVISION

CONSENSUS PLANNING agent(s) for NW DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Tract(s) B-1, B-2, B-3, B-4 & B-5, **THE PRESIDIO** zoned SU-1 FOR IP, located on COPPER AVE NE BEWEEN EUBANK BLVD NE AND MORRIS ST NE containing approximately 19 acre(s). (K-21) **DEFERRED TO 6/4/08 AT THE AGENT'S REQUEST**

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

8. **Project#-1004785**
08DRB-70230 2 YR EXTENSION OF
SUBDIVISION IMPROVEMENTS
AGREEMENT

BOB KEERAN agent(s) for LLAVE DEVELOPMENT INC request(s) the above action(s) for all or a portion of Lot(s) 18A & B, Block(s) 1, **NORTH ALBUQUERQUE ACRES Unit 3**, zoned RD 3DU/A, located on EAGLE ROCK AVE NE BETWEEN VENTURA NE AND BARSTOW NWE containing approximately 1 acre. (C-20) **THE TWO YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENT AGREEMENT (SIA) WAS APPROVED**

9. **Project # 1002455**
07DRB-70004 VACATION OF
PRIVATE EASEMENT
07DRB-70005 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
06DRB-01648 EPC SDP FOR SUBD.
06DRB-01649 EPC SDP FOR BUILDING
PERMIT

RIO GRANDE SURVEYING CO. agent(s) for SAN ANTONIO PROPERTIES LLC request(s) the above action(s) for all or a portion of Lot(s) 3-7, **JJ SUBDIVISION**, zoned SU-1 for C-1 USES, located on SAN ANTONIO NE between INTERSTATE 25 NE and FOREST HILLS NE containing approximately 6.5044 acre(s). [Indef deferred from 5/30/07] (E-18) **DEFERRED TO 6/4/08 AT THE AGENT'S REQUEST**

10. **Project# 1004039**
08DRB-70234 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

FORSTBAUER SURVEYING, LLC agent(s) for JAMES R MCCINTIC request(s) the above action(s) for all or a portion of Lot(s) 16 & 17, **THE LEGENDS AT HIGH DESERT** zoned SU-2 HD/C-1, located on ACADEMY RD NE BETWEEN CANDELARIA ST NE AND IMPERATA ST NE containing approximately .2343 acre(s). (E-23) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION TO COMPLY WITH COMMENTS. AGIS DXF IS REQUIRED ALONG WITH A COPY OF THE RECORDED PLAT FOR PLANNING.**

NO ACTION IS TAKEN ON THESE CASES:

APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING

11. **Project# 1000171**
08DRB-70235 SKETCH PLAT REVIEW
AND COMMENT

FORSTBAUER SURVEYING CO LLC agent(s) for CITY OF ALBUQUERQUE request(s) the above action(s) for all or a portion of Tract(s) 1-A, **MUNICIPAL ADDITION** zoned SU-1 FOR ANIMAL SHELTER & MAINT YD, located on LOMAS BLVD NE BETWEEN WYOMING BLVD NE AND I-40 (K-20) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**

12. **Project# 1007297**
08DRB-70231 SKETCH PLAT REVIEW
AND COMMENT

SURV-TEK INC agent(s) for PNM RESOURCES request(s) the above action(s) for all or a portion of Block(s) D, **INDIAN ACRES SUBDIVISION** zoned M-1, located on AZTECK RD NE BETWEEN PRINCTON DR NE AND GIRARD BLVD NE containing approximately 9.8523 acre(s). (G-16) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**

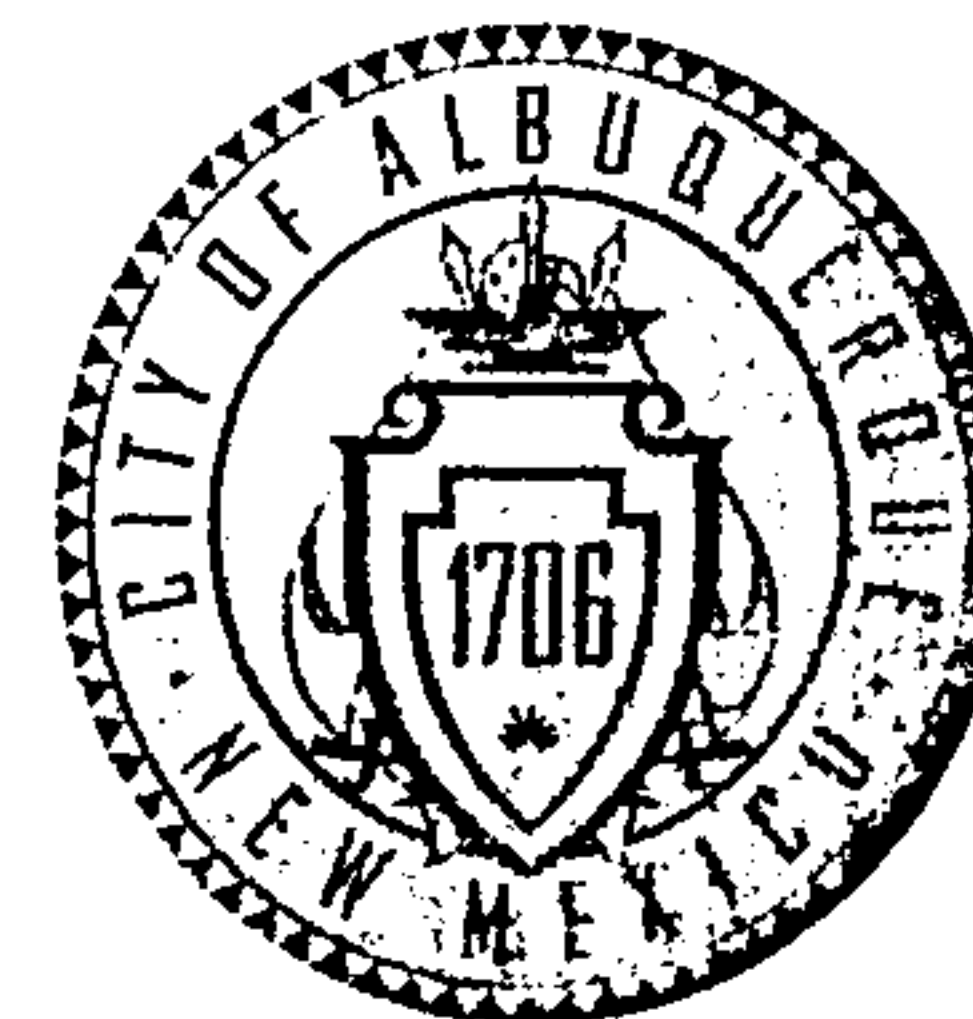
13. **Project# 1007288**
08DRB-70223 SKETCH PLAT REVIEW
AND COMMENT

MARY LOU DOBBS agent(s) for MARY LOU DOBBS request(s) the above action(s) for all or a portion of Tract(s) 255, zoned R-1, located on HOLLYWOOD AVE NW BETWEEN SOTO NW AND RIO GRANDE NW containing approximately 0.156 acre(s). (J-13) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**

14. Other Matters: None

ADJOURNED: 10:45

CITY OF ALBUQUERQUE



CITY OF ALBUQUERQUE PLANNING DEPARTMENT HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1004785

AGENDA ITEM NO: 8

SUBJECT:

SIA Extension

ACTION REQUESTED:

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

PO Box 1293

ENGINEERING COMMENTS:

The Hydrology Section has no objection to the extension request.

Albuquerque

NM 87103

RESOLUTION:

APPROVED X²⁴; DENIED ____; DEFERRED ____; COMMENTS PROVIDED ____; WITHDRAWN

www.cabq.gov

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

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

FOR:

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

DATE: May 28, 2008



COMPLETED 07/27/06 UNIT 3
DRB CASE ACTION LOG (FINAL PLAT)
 REVISED 9/28/05

~~10~~
 #16

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-00403 ~~DRB~~ **FP** Project # 1004785
 Project Name **NORTH ALBUQUERQUE ACRES, UNIT 3**
 Agent: Terrametrics of New Mexico Phone No.: 881-2903

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 7/26/06 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): **Record plat**
 AGIS **OK**

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 1004785



#16

UNIT 3

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-00403 **FP** Project # 1004785
 Project Name NORTH ALBUQUERQUE ACRES, UNIT 3
 Agent: Terrametrics of New Mexico Phone No.: 881-2903

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 7/26/06 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): Record plat
AGIS
OK

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 1004785

OK



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

July 26, 2006

9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Kristal Metro & Brad Bingham, Alter City Engineer

Bill Balch, Utility Development
Christina Sandoval, Parks & Recreation

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

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

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

- A. Call to Order: 9:00 A.M. Adjourned: 11:50 A.M.
- B. Changes and/or Additions to the Agenda
- C. New or Old Business

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project # 1004909**
06DRB-00930 Major- SiteDev Plan
BldPermit

HARTMAN & MAJEWSKI DESIGN GROUP agent(s) for SOUTHWEST GASTROENTEROLOGY ASSOCIATES, request(s) the above action(s) for Tract(s) 2A-2A-2B-2, Block(s) 0000, JOURNAL CENTER (to be known as **SOUTHWEST GASTROENTEROLOGY**) zoned IP, located on the northeast corner of JEFFERSON NE between JOURNAL CENTER BLVD NE ANSD HEADLINE AVE NE containing approximately 2.5 acre(s). [REF: DRB-97-442, ZA-96-44, 06DRB-00717] (D-17) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR FIRE FLOW CALCULATIONS AND REVISED UTILITY**

**PLAN AND TRANSPORTATION DEVELOPMENT FOR
BUILD NOTES, SIDEWALK EASEMENT, JOURNAL
CENTER APPROVAL LETTER, 3 COPIES OF THE SITE
PLAN AND THE 15-DAY APPEAL PERIOD.**

2. **Project # 1004228**
06DRB-00937 Major-Vacation of Pub
Right-of-Way

TERRAMETRICS OF NEW MEXICO agent(s) for HEADSTART ENTERPRISES request(s) the above action(s) for all or a portion of Tahoe Place right-of-way (**SUNRISE HEIGHTS ADDITION**)) zoned M-1 light manufacturing zone, located on MONTANO RD NE AND RENAISSANCE BLVD NE containing approximately 1 acre(s). [REF: 05DRB-01765] (F-15) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

3. **Project # 1004091**
06DRB-00942 Major-Preliminary Plat
approval
06DRB-00943 Minor- Temp Deferral of
Sidewalk

RIO GRANDE ENGINEERING agent(s) for IRVING PARTNERS LLC request(s) the above action(s) for all or a portion of Unplatted Lands of Amalgamated Partners (to be known as **DESERT GARDEN ESTATES SUBDIVISION**), zoned RLT, located on IRVING BLVD NW between RAINBOW RD NW and PASEO DEL OESTE NW containing approximately 12 acre(s). [Deferred from 7/26/06] (A-9) **DEFERRED AT THE AGENT'S REQUEST TO 8/2/06.**

4. **Project # 1004076**
06DRB-00880 Major-Vacation of Pub
Right-of-Way

SURVEYS SOUTHWEST LTD agent(s) for HILTON AVENUE LOFTS LLC, request(s) the above action(s) for a portion of HILTON AVE NE adjacent to Lot(s) 6 (to be known as **HILTON AVENUE LOFTS**) zoned RLT, located on HILTON AVE NE, between PARSIFAL ST NE and HENDRIX RD NE. [REF: 05DRB-01403, 05DRB00526] [Deferred from 7/19/06] (G-20) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

5. **Project # 1004240**
06DRB-00890 Major-Preliminary Plat Approval
06DRB-00891 Minor-Sidewalk Waiver
06DRB-00892 Minor-Temp Defer SDWK
06DRB-00893 Minor-Vacation of Private Easements

ADVANCED ENGINEERING & CONSULTING LLC agent(s) for VILLAS LAS MANANITAS DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Tract(s) 87-A-1-B, 87-A-2, 87-B-1, 87-B-2, 87-B-3, 88, 89A, 89-B-1, 89-B-2-A, Lot(s) A-1 and A-2, LANDS OF E. MAS (to be known as **VILLAS LAS MANANITAS SUBDIVISION**, zoned SU-1 FOR C-1 AND R-1, located on INDIAN SCHOOL RD NW between the ALAMEDA DRAIN AND RIO GRANDE BLVD NW containing approximately 5 acres. [REF: 05DRB-00918] [Deferred from 7/12/06] (H-13) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 7/26/06 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 6/6/06 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS OF FINAL PLAT: 1) LANDSCAPING MUST BE SHOWN ON A REVISED WALL DESIGN PRIOR TO FINAL PLAT 2) ALL LOTS MUST MEET THE MINIMUM 5000 SQUARE FOOT LOT SIZE. 3) IF THE FINAL PLAT IS APPROVED AFTER 10/31/06 THE SUBDIVIDER MUST COMPLY WITH CITY COUNCIL RESOLUTION R-06-74 REGARDING PRE-DEVELOPMENT FACILITY FEE AGREEMENTS WITH THE ALBUQUERQUE PUBLIC SCHOOLS (APS). 4) ALL LOTS SHALL HAVE P-2 DESIGNATIONS. 5) A SUBDIVISION DESIGN VARIANCE NEEDS TO BE APPLIED FOR BEFORE OR CONCURRENT WITH THE FINAL PLAT APPLICATION. 6) NEED EASEMENTS OR DEDICATION ALONG RIO GRANDE BOULEVARD NORTH OF THE EXISTING HISTORIC BUILDING. 7) THE EASEMENTS ALONG MANANITAS LANE NW MUST BE WIDER. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE VACATION OF PRIVATE EASEMENTS WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

06DRB-01042 Minor-SiteDev Plan
Subd/EPC

CONSENSUS PLANNING agent(s) for GARCIA INVESTMENTS request(s) the above action(s) for all or a portion of Tract(s) A, **VILLAS LAS MANANITAS SUBDIVISION**, zoned SU-1 FOR PERMISSIVE C-1 W/RESTRICTIONS, located on the northeast corner of INDIAN SCHOOL RD NW and RIO GRANDE BLVD NW and containing approximately 2 acre(s). [REF: 06DRB-00890, 06DRB-00891, 06DRB-00892, 06DRB-00893] [David Stallworth, EPC Case Planner] (H-13) **THE SITE**

PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR DAVID STALLWORTH'S INITIALS, 3 COPIES OF THE SITE PLAN AND A REVISED WALL DESIGN WITH LANDSCAPING.

6. **Project # 1003612**
06DRB-00737 Major-Preliminary Plat Approval
06DRB-00738 Major-Vacation of Pub Right-of-Way
06DRB-00739 Minor-Temp Defer SDWK

THOMPSON ENGINEERING CONSULTANTS INC agent(s) for DRAGONFLY DEVELOPMENT INC request(s) the above action(s) for all or a portion of Lot(s) 37, TOWN OF ATRISCO GRANT (to be known as **SUNDORO SOUTH, UNIT 9**) zoned SU-2 R-LT, located on ENDEE RD NW, between 98TH ST NW and 94TH ST NW containing approximately 6 acre(s). [REF: 04DRB-01868] *[Deferred from 6/21/06 & 6/28/06 & 7/12/06 & 7/26/06]* (J-9) **DEFERRED AT THE BOARD'S REQUEST TO 8/2/06.**

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

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

7. **Project # 1003087**
06DRB-01034 Minor-SiteDev Plan Subd

BOHANNAN HUSTON INC agent(s) for WESTLAND DEVELOPMENT CO request(s) the above action(s) for all or a portion of Block(s) 1-39, Tract(s) A-L, **WATERSHED SUBDIVISION**, zoned SU-2 FOR PDA RR, located on TIERRA PINTADA ST NW, between 98TH ST NW and ARROYO VISTA BLVD NW containing approximately 47 acre(s). [REF: 05DRB-00788] (H-9) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR LANDSCAPE PLAN ATTACHED TO COPIES OF THE SITE PLAN, NO UNIFORM FRONT YARD SETBACK, PLACEMENT AND ORIENTATION OF GARAGES AND INFRASTRUCTURE LIST LANGUAGE ON THE SIGNATURE BLOCK.**

8. **Project # 1005025**
06DRB-01031 Minor-SiteDev Plan
BldPermit

M & M REAL ESTATE INVESTMENTS request(s) the above action(s) for all or a portion of Lot(s) 217, SANTA BARBARA- MARTINEZTOWN (to be known as **523 LOMAS OFFICE BUILDING**) zoned C-3, located on LOMAS BLVD NE, between HIGH ST NE and EDITH BLVD NE containing approximately 1 acre(s). (J-15) **WITHDRAWN AT THE AGENT'S REQUEST.**

9. **Project # 1003272**
06DRB-00941 Minor-SiteDev Plan
Subd/EPC

CONSENSUS PLANNING agent(s) for AMERI CONTRACTORS LLC request(s) the above action(s) for all or a portion of Lot(s) 2-A-1-B-2, 3-A and 4-A-1, **ALBUQUERQUE WEST, UNIT 2**, zoned SU-1 PDA to include C-3 uses, located on PASEO DEL NORTE NW, between COORS BLVD NW and EAGLE RANCH RD NW containing approximately 10 acre(s). [REF: 06EPC-00283] [Stephanie Shumsky, EPC Case Planner] [Deferred from 7/12/06] (C-13) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD.**

05DRB-01354 Minor-Prelim&Final Plat
Approval

ISAACSON & ARFMAN PA agent(s) for HIGH ASSETS LAND CO LTD request(s) the above action(s) for all or a portion of Lot(s) 2-A-1-B-2 and 3A (to be known as **ALBUQUERQUE WEST, UNIT 2**, Lot(s) 3-A-1, 3-A-2, 2-A-1-B-2-A and 2-A-1-B-2-B), zoned SU-1 PDA TO INCLUDE C-3 USES, located on EAGLE RANCH RD NW, between PASEO DEL NORTE NW and ALL SAINTS RD NW containing approximately 8 acre(s). [REF: DRB-96-14, DRB-90-252] [Indef Deferred from 9/7/05 & 11/2/05] (C-13) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD THE PLAT.**

10. **Project # 1003993**
06DRB-01006 Minor-SiteDev Plan
BldPermit/EPC
06DRB-01005 Minor-Prelim&Final Plat
Approval
06DRB-01003 Minor-Vacation of Private
Easements

RHOMBUS PA INC agent(s) for GLOBAL STORAGE request(s) the above action(s) for all or a portion of Lot(s) A-37-1, NORTHEAST UNIT, TOWN OF ATRISCO GRANT (to be known as **GLOBAL STORAGE**) zoned SU-1-O-1, located on COORS BLVD NW, between SEQUOIA NW and ST JOSEPHS DR NW containing approximately 4 acre(s). [REF: 05EPC-00369, 05EPC-00370] [David

Stallworth, EPC Case Planner] [Deferred from 7/19/06 & 7/26/06] (G-11) DEFERRED AT THE AGENT'S REQUEST TO 8/2/06.

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

- 11. Project # 1003112**
06DRB-01012 Minor-Prelim&Final Plat
Approval

ROSS HOWARD CO agent(s) for ARLAN COLLATZ INC request(s) the above action(s) for all or a portion of Lot(s) 20, 25 & 26, **RINCONADA TRAILS**, zoned RD, located on HUYANA DR NW, between UNSER BLVD NW and WESTERN TRAIL NW. (F-11) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD THE PLAT.**

- 12. Project # 1004858**
06DRB-01037 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST LTD agent(s) for JEFF & EVANGELINE ROMERO request(s) the above action(s) for all or a portion of Lot(s) 7-9 & PORTION OF Lot(s) 10, Block(s) N, **MANDELL BUSINESS & RESIDENCE ADDITION**, zoned SU-3 special center zone, located on SLATE AVE NW, between 5th ST NW and LOMAS BLVD NW containing approximately 1 acre(s). [REF: 06DRB-00573] (J-14) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR 10-FOOT RADIUS AT ALLEY.**

13. **Project # 1004774**
06DRB-01036 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST LTD agent(s) for JESUS SANCHEZ request(s) the above action(s) for all or a portion of Lot(s) H-1-A, Block(s) 2, **MONTOYA'S SECOND REPLAT**, zoned SU-2 MR special neighborhood zone, located on ABAJO RD SE, between TOPEKA ST SE and JOHN ST SE containing approximately 1 acre(s). [REF: 06DRB-01036] (M-14) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

14. **Project # 1003057**
06DRB-00877 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST agent(s) for ROBERT RUSSELL request(s) the above action(s) for all or a portion of Tract(s) A-2-C-1, Block(s) 1, **CLIFFORD WEST BUSINESS PARK, UNIT 3**, zoned IP, located on LOS VOLCANES RD NW, between SAUL BELL RD NW and UNSER BLVD NW containing approximately 6 acre(s). [REF: 05DRB-00893] [*Indef Deferred from 6/28/06*] (K-9/K-10) **PRELIMINARY AND FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD.**

15. **Project # 1004782**
06DRB-00928 Minor-Prelim&Final Plat
Approval

CARTESIAN SURVEYS INC agent(s) for THOMAS P GUTIERREZ request(s) the above action(s) for all or a portion of Lot(s) 18, Block(s) 1, **SLOAN'S ACRES**, zoned R-1, located on ESTANCIA NW, between LADERA DR NW and WESTERN TRAILS NW containing approximately 1 acre(s). [*Deferred from 7/12/06*] (G-11) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 7/26/06 THE PRELIMINARY PLAT WAS APPROVED. FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

16. ~~Project # 1004785~~
06DRB-00403 Minor- Final Plat Approval

TERRAMETRICS OF NEW MEXICO agent(s) for LLAVE DEVELOPMENT INC request(s) the above action(s) for all or a portion of Lot(s) 18, Block(s) 1, Tract(s) 3, **NORTH ALBUQUERQUE ACRES, UNIT 3**, zoned R-D 3DU/A, located on EAGLE ROCK AVE NE, between VENTURA ST NE and BARSTOW ST NE containing approximately 1 acre(s). *(Indef Deferred from 4/5/06 for SIA)* (C-20) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

17. **Project # 1005021**
06DRB-01000 Minor-Prelim&Final Plat Approval

WAYJOHN SURVEYING INC agent(s) for JC PETERSON LLC request(s) the above action(s) for all or a portion of Lot(s) 3, 4, 5, 15, 16 and 17, Block(s) 5, **ESPERANZA ADDITION**, zoned C-1 & P, located on SAN MATEO BLVD SE, between TRUMBULL AVE SE and SOUTHERN AVE SE containing approximately 1 acre(s). *[Deferred from 7/19/06]* (L-18) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR PLACEMENT OF SIDEWALK AND PLANNING TO RECORD THE PLAT.**

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

18. **Project # 1005029**
06DRB-01045 Minor-Sketch Plat or Plan

ADVANCED ENGINEERING & CONSULTING LLC agent(s) for WESTLAND DEVELOPMENT COMPANY INC request(s) the above action(s) for all or a portion of Tract(s) B & J, **THE CROSSING**, zoned R-D & SU-2 FOR R-LT, located on TIERRA PINTADA BLVD NW, between CALLE AZULEJO NW and CLARKS FORK NW containing approximately 55 acre(s). (H-9) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

19. **Project # 1003467**
06DRB-01022 Minor-Sketch Plat or Plan

ALPHA PROFESSIONAL SURVEYING INC agent(s) for CHARLES MOSS, ASPEN HOMES NM request(s) the above action(s) for all or a portion of Tract(s) 11-A, 11-B & 11-C, **RICE DURANES ADDITION**, zoned R-2, located on RICE AVE NW, between RIO GRANDE NW and INDIAN SCHOOL NW containing approximately 1 acre(s). (H-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

20. Approval of the Development Review Board Minutes for July 12 & July 19, 2006. **THE DEVELOPMENT REVIEW BOARD MINUTES FOR JULY 12 AND JULY 19, 2006 WERE APPROVED BY THE BOARD.**

ADJOURNED: 11:50 A.M.

CITY OF ALBUQUERQUE



PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1004785

AGENDA ITEM NO: 16

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:

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: JULY 26, 2006



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

May 31, 2006

9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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

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

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

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

Adjourned: 11:45 A.M.

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

- 1. **Project # 1002455**
06DRB-00610 Major-One Year SIA

TIM OTT agent(s) for J GROUP request(s) the above action(s) for all or a portion of Lot(s) 1-7, **J J SUBDIVISION**, zoned SU-1 for C-1 uses, located on SAN ANTONIO DR NE, between I-25 and SAN PEDRO DR NE containing approximately 10 acre(s). [REF: 04DRB-00984, 03DRB-01899, 03DRB-01654] (E-18) **A ONE-YEAR EXTENSION OF THE SIA WAS APPROVED.**

2. **Project # 1003353**
06DRB-00631 Major-Two Year SIA

WILSON & COMPANY INC agent(s) for THE TRAILS LLC request(s) the above action(s) for THE TRAILS (to be known as **HERITAGE @ THE TRAILS, UNIT 2**) zoned RD, located on RAINBOW BLVD NW, between PASEO DEL NORTE NW and HEARTHSTONE NW containing approximately 14 acre(s). [REF: 04DRB-01415] (C-9) **A TWO-YEAR EXTENSION OF THE SIA WAS APPROVED.**

3. **Project # 1003354**
06DRB-00633 Major-Two Year SIA

WILSON & COMPANY agent(s) for THE TRAILS LLC request(s) the above action(s) for THE TRAILS, (to be known as **HERITAGE @ THE TRAILS, UNIT 1**, zoned RD, located on RAINBOW BLVD NW, between PASEO DEL NORTE NW and HEARTHSTONE NW containing approximately 9 acre(s). [REF: 04DRB-01416] (C-9) **A TWO-YEAR EXTENSION OF THE SIA WAS APPROVED.**

4. **Project # 1002858**
06DRB-00629 Major-Vacation of Public Easements
06DRB-00630 Minor-Prelim&Final Plat Approval

MARK GOODWIN & ASSOCIATES PA agent(s) for ANDERSON HILLS LLC request(s) the above action(s) for all or a portion of Lot(s) 28, Block(s) 13, **MESA @ ANDERSON HILLS, UNIT 2**, zoned SU-1 for C-1 uses & R-2, located on DENNIS CHAVEZ BLVD SW, between UNSER BLVD SW and GRACE VIGIL RD SW containing approximately 35 acre(s). [REF: 05DRB-00488, 04DRB-01744, 04DRB-01683] (P-9) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 5/31/06 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

5. **Project # 1004877**
06DRB-00634 Major-Vacation of Pub
Right-of-Way
06DRB-00635 Minor-Sketch Plat or Plan

JEFF MORTENSEN & ASSOCIATES INC agent(s) for THE BOARD OF EDUCATION FOR THE CITY OF ALBUQUERQUE (APS REAL ESTATE OFFICE) request(s) the above action(s) for all or a portion of Lot(s) 1-10, Block(s) 3 and Lot(s) 1-9, Block(s) 4, **MANDELL ADDITION NO 2**, zoned M-1, located on WOODLAND AVE NW, between 4TH ST NW and 2ND ST NW containing approximately 4 acre(s). [Deferred from 5/31/06] (H-14) **DEFERRED AT THE BOARD'S REQUEST TO 6/7/06.**

6. **Project # 1002632**
06DRB-00541 Major-Preliminary Plat
Approval
06DRB-00542 Minor-Temp Defer SDWK

TIERRA WEST LLC agent(s) for CAPITAL ALLIANCE INVESTMENTS request(s) the above action(s) for all or a portion of Lot(s) 3-9, 12, 23 & 24 Block(s) 5, Tract(s) A & 5 **SUNDANCE ESTATES, PHASE 1-B, UNIT 1**, zoned R-LT residential zone, located on LYON BLVD NW, between PARADISE BLVD NW and PROPOSED UNSER ALIGNMENT containing approximately 11 acre(s). [REF: 03EPC-00690, 03DRB-01306, 04DRB-00760, 04DRB-00761] [Deferred from 5/10/06] (B-11) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 5/31/06 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 4/12/06 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS OF FINAL PLAT: THE EXISTING DRAINAGE EASEMENTS MUST BE VACATED. THE EXISTING ACCESS EASEMENT MUST BE VACATED. APPROVAL OF THE PERIMETER WALLS IS REQUIRED. A VACATION ACTION FOR THE CUL-DE-SAC IS REQUIRED. PROVIDE A COPY OF THE EXECUTED UNSER EASEMENT. IN ACCORDANCE WITH CITY COUNCIL RESOLUTION R-06-74, THIS SUBDIVISION'S EFFECT ON THE DESIGN CAPACITY OF APS AREA SCHOOLS MUST BE RESOLVED PRIOR TO FINAL PLAT APPROVAL PER A SIGNED "PREDEVELOPMENT FACILITIES FEE AGREEMENT". THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

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

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

7. **Project # 1000575**
06DRB-00722 Minor-SiteDev Plan
BldPermit/EPC
- DEKKER/PERICH/SABATINI agent(s) for PRESBYTERIAN HEALTHCARE SERVICES request(s) the above action(s) for all or a portion of Lot(s) A, Block(s) 31, Tract(s) 8, TERRACE ADDITION, **PRESBYTERIAN HOSPITAL PARKING GARAGE**, zoned SU-2, SU-1, located on SILVER SE, between LEAD SE and CEDAR SE containing approximately 1 acre(s). [REF: 03-EPC-01661] [Carmen Marrone, EPC Case Planner] (K-15) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 5/31/06 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND AASHTO SIGHT LINES ON LANDSCAPING PLAN FOR VEHICLES ENTERING LEAD AVENUE AND PLANNING FOR CARMEN MARRONE'S INITIALS AND 3 COPIES OF THE SITE PLAN.**
8. **Project # 1004474**
06DRB-00723 Minor-SiteDev Plan
BldPermit/EPC
- COMMUNITY SCIENCES CORPORATION agent(s) for KB HOMES NM INC request(s) the above action(s) for all or a portion of Tract(s) A & D, MENAUL SCHOOL PROPERTIES (to be known as **VILLAS AT MENAUL**) zoned SU-PRD, located on MENAUL BLVD NE, between BROADWAY NE and EDITH BLVD NE containing approximately 17 acre(s). [REF: 06DRB-0243, 05EPC-1568, 06DRB-214] [David Stallworth, EPC Case Planner] (H-15) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 5/31/06 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 3/16/06 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND TRANSPORTATION DEVELOPMENT FOR DAVID STALLWORTH'S INITIALS, 3 COPIES OF THE SITE PLAN AND A 2-FOOT OVERHANG AT PARKING STALLS, A GATED ENTRANCE TURNAROUND, SIGHT DISTANCE ONTO MENAUL ON LANDSCAPE SHEET OR PAVING SECTIONS.**

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

9. **Project # 1004075**
06DRB-00716 Minor-Amnd Prelim Plat
Approval
- BOHANNAN HUSTON INC agent(s) for REGENTS OF UNM & COMMISSIONER OF PUBLIC LANDS OF THE STATE OF NEW MEXICO, TRUSTEE request(s) the above action(s) for **MESA DEL SOL**, zoned SU-2 planned communities, located on 1-25, between BROADWAY BLVD SW and LOS PICAROS RD SW containing approximately 12, 917.928 acre(s). [REF: 05DRB-00525, 05DRB-01227, 05DRB-01228] (Q-15 thru Q-18, R-14 thru R-18, S-14 thru S-18, T-13 thru T-18, U-13 thru U-18) **THE AMENDED PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR AN ACCESS EASEMENT TO SERVE THE TRACTS AS CALLED OUT IN NOTE 36 NEEDS TO BE REVIEWED AND RECORDED AND THE MAIN LOOP ROADS TO BE SHOWN AS PUBLIC ROADWAY EASEMENTS.**
10. **Project # 1004803**
06DRB-00720 Minor-Prelim&Final Plat
Approval
- GREATER ALBUQUERQUE HABITAT FOR HUMANITY request(s) the above action(s) for all or a portion of Lot(s) A-G, **LOS BLANCOS ADDITION**, zoned R-T, located on 75TH ST NW, between CENTRAL NW and LUCCA NW containing approximately 1 acre(s). [REF: 06DRB-00445] (K-10) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 5/31/06 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 5/22/06 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS OF FINAL PLAT: AN APPLICATION FOR TEMPORARY DEFERRAL OF SIDEWALKS IS REQUIRED. AN APPLICATION FOR VACATION OF A 5-FOOT UTILITY EASEMENT IS REQUIRED. PLACE THE CORRECT ZONING ON THE FINAL PLAT. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

11. **Project # 1004844**
06DRB-00718 Minor-Prelim&Final Plat
Approval

MARK HOLMAN request(s) the above action(s) for the west half of the east half of Tract(s) 31, **ALVARADO GARDENS, NO. 1**, zoned RA-2 residential and agricultural zone, located on MATTHEW AVE NW, between RIO GRANDE BLVD NW and MEADOW VIEW NW containing approximately 1 acre(s). [REF: 06DRB-00514] (G-13) **PRELIMINARY AND FINAL PLAT WERE APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE AND TO RECORD.**

12. **Project # 1004910**
06DRB-00719 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST LTD agent(s) for DAMIAN CHIMENTI request(s) the above action(s) for all or a portion of Lot(s) 13 & 14, Block(s) F, **JUAN ARMIJO & BACA & ARMIJO ADDITIONS**, zoned SU-2, RG, located on 3RD ST SW, between CROMWELL AVE SW and 4TH ST SW containing approximately 1 acre(s). (K-14) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

13. **Project # 1004911**
06DRB-00724 Minor-Prelim&Final Plat
Approval

ADVANCED ENGINEERING & CONSULTING, LLC agent(s) for HEART AND SOLE, LLC request(s) the above action(s) for all or a portion of Lot(s) 6-A, Block(s) 2, **BEL-AIR SUBDIVISION**, zoned C-1, located on SAN MATEO BLVD NE, between LOS ARBOLES AVE NE and CLAREMOMNT AVE NE containing approximately 1 acre(s). (H-17) **PRELIMINARY AND FINAL PLAT WERE APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD THE PLAT.**

14. **Project # 1004912**
06DRB-00727 Minor-Prelim&Final Plat
Approval

ADVANCED ENGINEERING & CONSULTING, LLC agent(s) for VAN GILBERT ARCHITECT request(s) the above action(s) for all or a portion of Lot(s) 11, Block(s) 1, **AIRPORT INDUSTRIAL PARK**, zoned M-1, located on BAYLOR ST NE, between RENARD PL NE and GIBSON ST NE containing approximately 1 acre(s). (M-16) **PRELIMINARY AND FINAL PLAT WERE APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD THE PLAT.**

15. **Project # 1004908**
06DRB-00715 Minor-Prelim&Final Plat
Approval

TERRAMETRICS OF NEW MEXICO agent(s) for ROBERT & CYNTHIA KEERAN, LLAVE DEVELOPMENT request(s) the above action(s) for all or a portion of Lot(s) 1, **KELLER LANE** and Lot(s) 5-P1, **ESTRADA COURT**, zoned RD (3DU/A) located on OAKLAND AVE NE, between BARSTOW ST NE and VENTURA ST NE containing approximately 1 acre(s). (C-20) **PRELIMINARY AND FINAL PLAT WERE APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR OPEN SPACE TABLE AND TO PLANNING TO RECORD THE PLAT.**

16. ~~Project # 1004785~~
06DRB-00403 Minor-Prelim&Final Plat
Approval

TERRAMETRICS OF NEW MEXICO agent(s) for LLAVE DEVELOPMENT INC request(s) the above action(s) for all or a portion of Lot(s) 18, Block(s) 1, Tract(s) 3, **NORTH ALBUQUERQUE ACRES, UNIT 3**, zoned R-D 3DU/A, located on EAGLE ROCK AVE NE, between VENTURA ST NE and BARSTOW ST NE containing approximately 1 acre(s). (Indef Deferred from 4/5/06) (C-20) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 5/31/06 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 5/19/06 THE PRELIMINARY PLAT WAS APPROVED. THE ~~FINAL PLAT WAS~~ INDEFINITELY DEFERRED FOR THE SIA.**

17. **Project # 1004909**
06DRB-00717 Minor-Prelim&Final Plat
Approval

PRECISION SURVEYS agent(s) for JOURNAL CENTER CORPORATION request(s) the above action(s) for all or a portion of Tract(s) 2A-2A-2B, **JOURNAL CENTER**, zoned IP, located on JEFFERSON NE, between HEADLINE NE and JOURNAL CENTER NE containing approximately 9 acre(s). *[Deferred from 5/31/06]* (D-17) **DEFERRED AT THE AGENT'S REQUEST TO 6/7/06.**

18. **Project # 1001789**
05DRB-01718 Minor-Final Plat Approval

PRECISION SURVEYS INC agent(s) for DASKALOS NOB HILL request(s) the above action(s) for all or a portion of Block(s) 6, Tract(s) 17-28, **MONTE VISTA**, zoned CCR, located on CENTRAL AVE NE, between TULANE NE and WELLESLEY NE containing approximately 1 acre(s). *[Deferred from 11/16/05 & Indef deferred for SIA, Deferred from 5/17/06 & 5/24/06]* (K-16) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

19. **Project # 1000961**
06DRB-00158 Minor-Final Plat Approval

CARTESIAN SURVEYS INC agent(s) for MCT INDUSTRIES INC request(s) the above action(s) for all or a portion of Tract(s) C, **NORTH GATEWAY**, zoned IP industrial park zone, located on SAN MATEO BLVD NE, between BALLOON FIESTA PARKWAY NE and 125 containing approximately 17 acre(s). [REF: AA-97-98, ZA-97-375, V-97-7, DRB-97-6, ZA-92-107, 00DRB01730] *[Indef deferred from 2/15/06] [Was Listed under Project #1003790 in error] [Indef Deferred for SIA on 3/22/06]* (B-18) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

20. **Project # 1004320**
06DRB-00682 Minor-Prelim&Final Plat
Approval

JACKS HIGH COUNTRY INC agent(s) for INSPIRATION RESEARCH EXCHANGE LLC request(s) the above action(s) for all or a portion of Tract(s) E-2, **SANDIA SCIENCE AND TECHNOLOGY PARK**, zoned IP, located on INNOVATION PKWY SE, between GIBSON AVE SE and RESEARCH AVE SE containing approximately 4 acre(s). *[Deferred from 5/24/06 & 5/31/06]* (M-21) **DEFERRED AT THE AGENT'S REQUEST TO 6/7/06.**

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

21. **Project # 1002567**
06DRB-00726 Minor-Sketch Plat or Plan

ADVANCED ENGINEERING & CONSULTING LLC agent(s) for STEVE KIRK request(s) the above action(s) for all or a portion of Lot(s) 5-A & 5-B, **COLEMAN ADDITION**, zoned R-2, located on 12TH ST NW, between MENAUL EXTENSION NW and LA POBLANA NW containing approximately 1 acre(s). (H-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

22. **Project # 1002984**
06DRB-00725 Minor-Sketch Plat or Plan

ROBERT POWERS request(s) the above action(s) for all or a portion of Lot(s) 21, Block(s) 2, **VOLCANO CLIFFS, UNIT 2**, zoned R-1 residential zone, located on KIMBERLITE DR NW, between CLIFF RD NW and POPO NW containing approximately 1 acre(s). (E-10) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

23. **Project # 1004617**
06DRB-00721 Minor-Sketch Plat or Plan

TONY & MYRA GUTIERREZ request(s) the above action(s) for all or a portion of Lot(s) 100, Block(s) A, **LA VICTORIA SUBDIVISION**, zoned C-2 community commercial zone, located on BLUEWATER RD NW, between YUCCA DR NW and 56TH ST NW containing approximately 2 acre(s). [REF: 06ZHE-00011] (J-11) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

24. **Project # 1004906**
06DRB-00699 Minor-Sketch Plat or Plan

TOM SLATES agent(s) for LINDA VIGIL LOPEZ request(s) the above action(s) for all or a portion of Tract(s) 118C, 118D & 118E, **LANDS OF DANIEL H LOPEZ AND LINDA VIGIL LOPEZ**, zoned R-1, located on GUADALUPE TR NW, between DELAMAR NW and GRIEGOS RD NW containing approximately 2 acre(s). (F-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

25. Approval of the Development Review Board Minutes for May 17 & May 24, 2006. **THE DRB MINUTES FOR MAY 17 AND MAY 24, 2006 WERE APPROVED BY THE BOARD.**

ADJOURNED: 11:45 A.M.

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1004785

AGENDA ITEM NO: 16

SUBJECT:

Final Plat
Preliminary Plat

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

An approved drainage report is required for Preliminary Plat approval.

RESOLUTION:

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: May 31, 2006

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
May 31, 2006
DRB Comments**

ITEM # 16

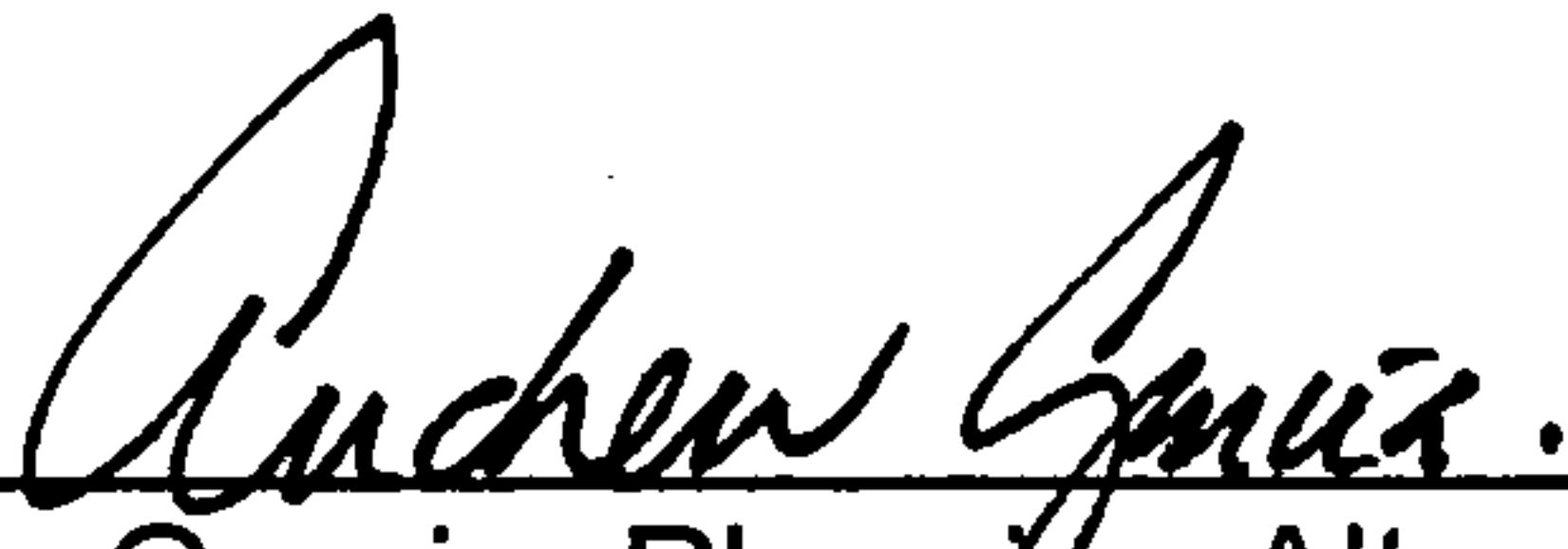
PROJECT # 1004785

APPLICATION # 06-00403

RE: Lot 18, Block 1, Tract 3, N.A.A./p&f

AGIS dxf is not approved as of 5/30/06. *OK*

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



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

#15

4785

DXF Electronic Approval Form

DRB Project Case #: 1004785

Subdivision Name: NORTH ALBUQUERQUE ACRES UNIT 3 TRACT 3 BLOCK 1 LOTS 18A & 18B

Surveyor: PHILIP W TURNER

Contact Person: PHILIP W TURNER

Contact Information: 881-2903

DXF Received: 5/31/2006

Hard Copy Received: 5/25/2006

Coordinate System: NMSP Grid (NAD 27)


Approved

05.31.2006
Date

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

AGIS Use Only

Copied fc 4785 to agiscov on 5/31/2006 Contact person notified on 5/31/2006



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

APRIL 5, 2006

9:00 A.M.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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

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

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

A. Call to Order: 9:00 A.M.

Adjourned: 10:40 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 # 1000696

05DRB-01529 Major-Preliminary Plat
Approval

05DRB-01530 Minor-Sidewalk Waiver

05DRB-01531 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES agent(s) for ICDC LLC request(s) the above action(s) for all or a portion of Tract(s) C, LEE'S BOSQUE SUBDIVISION (to be known as **BOSQUECITO SUBDIVISION**) zoned RD, located on BOSQUE MEADOWS BLVD NW, between LA ORILLA NW and PASEO DEL NORTE containing approximately 7 acre(s). [Deferred from 10/26/05 & 11/9/05 & 11/23/05 & 11/30/05 & 1/4/06 & 1/25/06 & 2/22/06 & 3/15/06 & 4/5/06] (D-12) **DEFERRED AT THE AGENT'S REQUEST TO 4/19/06.**

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.

2. **Project # 1003125**
06DRB-00401 Minor-SiteDev Plan
Subd/EPC

DEKKER PERICH SABATINI agent(s) for ECLIPSE AVIATION request(s) the above action(s) for all or a portion of Tract(s) D-1, DOUBLE EAGLE II AIRPORT, **ECLIPSE AVIATION CAMPUS**, zoned SU-1 FOR AIRPORT RELATED FACILITIES, located on AEROSPACE PARKWAY NW, between PASEO DEL VOLCAN NW and SHOOTING RANGE ACCESS RD NW containing approximately 150 acre(s). [REF: 03EPC02054, 04DRB01505, 04DRB01506] [Stephanie Shumsky, EPC Case Planner] (F-6) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 4/5/06 THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR PUBLIC ACCESS EASEMENT BY PLAT OR A PAPER EASEMENT NEEDS TO BE RECORDED AND PLANNING FOR 3 COPIES OF THE SITE PLAN, AND THERE ARE TWO MODIFICATIONS THAT NEED TO BE MADE TO THIS SITE PLAN FOR SUBDIVISION. STEPHANIE SHUMSKY IS IN AGREEMENT ON THESE CHANGES. 1. ON THE SITE PLAN SHEET DIRECTLY UNDER "SITE PLAN FOR SUBDIVISION REQUIRED INFORMATION", THIS STATEMENT SHOULD APPEAR: THIS SITE PLAN FOR SUBDIVISION IS FOR THE ECLIPSE AVIATION CAMPUS ONLY (TRACT D-1) AND SUPERCEDES THAT PORTION OF THE PREVIOUSLY APPROVED AEROSPACE TECHNOLOGY PARK SITE PLAN FOR SUBDIVISION (03EPC-02054) WHICH INCLUDED THE ECLIPSE AVIATION CAMPUS PROPERTY. 2. UNDER #1, FRAMEWORK ON SHEET, THIS CHANGE SHOULD BE MADE: "...FUTURE SITE PLANS FOR BUILDING PERMIT SHALL BE DELEGATED TO THE DEVELOPMENT REVIEW BOARD AND SHALL NOT REQUIRE...."**

3. **Project # 1004784**
06DRB-00402 Minor-SiteDev Plan
BldPermit

SANDERS & ASSOC ARCHITECTS agent(s) for MIKE BAKER request(s) the above action(s) for all or a portion of Lot(s) 39, **ALAMEDA BUSINESS PARK**, zoned SU-2/IP-EP, located on CALLE ALAMEDA NE, between PASEO ALAMEDA NE and VISTA ALAMEDA NE containing approximately 1 acre(s). [REF: DRB-98-223] (C-16) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES OF THE SITE PLAN AND ENVIRONMENTAL HEALTH ISSUES.**

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

4. **Project # 1001685**
06DRB-00405 Minor-Vacation of Private
Easements

GREAT BASIN ENGINEERING agent(s) for SMITH'S FOOD & DRUG CENTERS request(s) the above action(s) for all or a portion of Tract(s) 1B-2, **PARADISE NORTH** (to be known as **GOLF COURSE MARKET PLACE**) zoned C-2 (SC), located on MCMAHON BLVD NW and GOLF COURSE RD NW, containing approximately 8 acre(s). [REF: 04EPC-01348, 04EPC-01349, 04EPC-01590, 04ZHE-01924, 05DRB-01349, 05DRB-01350, 05DRB-01893, 05DRB01894] (A-12) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

5. **Project # 1003483**
06DRB-00400 Minor-Prelim&Final Plat
Approval

TERRAMETRICS OF NEW MEXICO agent(s) for SANTOSH MODY request(s) the above action(s) for all or a portion of Lot(s) 17, 18 & 19, Block(s) 12, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned SU-2 IP, located on SAN PEDRO NE, between ALAMEDA BLVD NE and SIGNAL AVE NE containing approximately 3 acre(s). [REF: 04DRB-00881, 04DRB-01167] (C-18) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

6. **Project # 1004785**
06DRB-00403 Minor-Prelim&Final Plat
Approval

TERRAMETRICS OF [REDACTED] MEXICO agent(s) for LLAVE DEVELOPMENT INC request(s) the above action(s) for all or a portion of Lot(s) 18, Block(s) 1, Tract(s) 3, **NORTH ALBUQUERQUE ACRES, UNIT 3**, zoned R-D 3DU/A, located on EAGLE ROCK AVE NE, between VENTURA ST NE and BARSTOW ST NE containing approximately 1 acre(s). (*Indef Deferred from 4/5/06*) (C-20) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

7. **Project # 1003885**
06DRB-00389 Minor-Final Plat Approval

ISAACSON & ARFMAN PA agent(s) for FAMILY HOUSING DEVELOPMENT CORPORATION request(s) the above action(s) for all or a portion of Lot(s) 4-7, 9-12 & 21-24, Block(s) 13, PEREA ADDITION (to be known as **BELL TRADING POST HOMES**), zoned SU-2 TH, located on ROMA AVE NW, between 15TH ST NW and 16TH ST NW containing approximately 1 acre(s). [REF: 05ZHE00271, 05ZHE00273, 05ZHE00274, 05DRB00057, 05DRB01674, 05DRB01675, 05DRB01676] (J-13) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR REVIEW OF CONSTRUCTION PLANS WITH EASEMENT AND CORRECT NOTES N AND P AND PLANNING TO RECORD THE PLAT.**

8. **Project # 1004360**
06DRB-00395 Minor-Final Plat Approval

RIO GRANDE ENGINEERING agent(s) for WASHINGTON INVESTORS request(s) the above action(s) for all or a portion of Lot(s) 313-A-2-A, ACRES ADDITION (to be known as **ENTRADA DEL BOSQUE**) zoned RA-2 residential and agricultural zone, located on MOUNTAIN RD NW, between GABALDON NW and LULAC AVE NW containing approximately 5 acre(s). [REF: 05DRB01737, 06DRB00025, 06DRB00024] (J-12) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR ADA RAMPS IN RIGHT-OF-WAY AND PLANNING FOR RESTRICTIONS AND COVENANTS TO BE RECORDED, AGIS DXF FILE, MRGCD SIGNATURE AND TO RECORD.**

9. **Project # 1004177**
06DRB-00407 Major-Final Plat Approval

BOHANNAN HUSTON INC agent(s) for D.R. HORTON HOMES INC request(s) the above action(s) for all or a portion of Tract(s) 12-A VENTANA HIGHLANDS, UNIT 1, (to be known as **VENTANA HIGHLANDS, UNIT 3**, zoned R-LT residential zone, located on VENTANA RIDGE RD NW and DEL OESTE DR NW, containing approximately 26 acre(s). [REF:05DRB01122, 06DRB00374, 06DRB00098] (B-8) **FINAL PLAT APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

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

BOHANNAN HUSTON agent(s) for UNIVERSITY OF NEW MEXICO request(s) the above action(s) for all or a portion of Tract(s) 1E1-A-1 and 1E2-A-1, 1E2-A-2, **UNIVERSITY OF NEW MEXICO, SCIENCE & TECHNOLOGY PARK**, zoned SU-1 PDA, PERMISSIVE USE OF O-1/C-2, IP, located on UNIVERSITY BLVD SE , between AVENIDA CESAR CHAVEZ SE and INTERSTATE 40 SE containing approximately 13 acre(s). [*Deferred from 4/5/06*] (L-15) **DEFERRED AT AGENT'S REQUEST TO 4/12/06.**

11. **Project # 1004036**
06DRB-00263 Minor-Final Plat Approval

HALL SURVEYING CO agent(s) for MAX CONTRERAS request(s) the above action(s) for all or a portion of Tract(s) A & B, **MAX REPLAT**, zoned R-1 residential zone, located on RIO GRANDE BLVD NW, between LOS ANAYAS RD NW and ZICKERT NW containing approximately 2 acre(s). [REF: 05DRB 00446, 05DRB00922] [*Indef deferred from 3/8/06*] (H-12/H-13) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

12. **Project # 1004771**
06DRB-00373 Minor-Prelim&Final Plat
Approval

RON GARNER agent(s) for GARBAC, LLC request(s) the above action(s) for all or a portion of Lot(s) 4, 5 & 6, Block(s) 41, **RAYNOLDS ADDITION**, zoned SU-2/NCR, located on COAL AVE SW, between 10TH ST SW and 11TH ST SW containing approximately 1 acre(s). [Deferred from 3/29/06 & 4/5/06] (K-13) **DEFERRED AT THE AGENT'S REQUEST TO 4/12/06.**

13. **Project # 1002176**
06DRB-00092 Major-Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for MOUNTAIN WEST DEVELOPMENT request(s) the above action(s) for all or a PORTION OF LAND IN SW 1/4 - NW 1/4 SEC 26 TION R4E TOGETHER W/ TRACT E-1, NORTH FOUR HILLS, (to be known as **COVERED WAGON SUBDIVISION**) zoned SU-1, located on FOUR HILLS RD SE, between LANIER DR SE and WATERFALL DR SE containing approximately 7 acre(s). (Was Indef deferred on 2/1/06) [Deferred from 4/5/06] (L-23) **DEFERRED AT THE AGENT'S REQUEST TO 4/12/06.**

14. **Project # 1004770**
06DRB-00372 Minor-Prelim&Final Plat
Approval

WAYJOHN SURVEYING INC agent(s) for COE PROPERTIES, STEVE COE request(s) the above action(s) for all or a portion of Lot(s) 9-12, Block(s) 10, **MESA GRANDE ADDITION**, zoned O-R, located on SIERRA DR SE, between SILVER AVE SE and ZUNI RD SE containing approximately 1 acre(s). [Deferred from 3/29/06 & 4/5/06] (K-17) **DEFERRED AT THE AGENT'S REQUEST TO 4/12/06.**

15. **Project # 1004766**
06DRB-00361 Minor-Prelim&Final Plat
Approval

LAND DEVELOPMENT CONSULTANTS agent(s) for JESUS & CINDY FRAIRE request(s) the above action(s) for all or a portion of Lot(s) 12 & 13, Block(s) 2, **GREGORIO & RAFAEL APODACA ADDITION**, zoned SU-2 MR, located on JESUS ST SE, between DAN AVE

SE and JESUS ST SE containing approximately 1 acre(s).
[Deferred from 3/29/06] [Indef deferred from 4/5/06] (L-14)
**INDEFINITELY DEFERRED AT THE AGENT'S
REQUEST.**

NO ACTION IS TAKEN ON THESE CASES:

APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING

16. **Project # 1004782**
06DRB-00398 Minor-Sketch Plat or Plan
- THOMAS GUITERREZ request(s) the above action(s) for all or a portion of Lot(s) 18, Block(s) 1, **SLOANS ACRES**, zoned R-1, located on ESTANCIA NW, between WAYNE NW and EVERITT NW containing approximately 1 acre(s). (G-11) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
17. **Project # 1004789**
06DRB-00409 Minor-Sketch Plat or Plan
- REBECCA LANGTON request(s) the above action(s) for all or a portion of Lot(s) 10A & 10B, **GAUL - RL ADDITION**, zoned R-1 residential zone, located on 4TH ST NW, between GRIEGOS NW and MONTANO NW containing approximately 1 acre(s). (F-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
18. Approval of the Development Review Board Minutes for March 29, 2006. **THE DEVELOPMENT REVIEW BOARD MINUTES FOR MARCH 29, 2006 WERE APPROVED BY THE BOARD.**

ADJOURNED: 10:40 A.M.



F

City of Albuquerque
Parks and Recreation Department
 PO Box 1293, Albuquerque, New Mexico 87103
 Inter-Office Correspondence

Development Review Board Comments

Project Number: 1004785
Application Number: 06DRB-00403

DRB Date: 4/5/2006
Item Number: 6

Subdivision:

Lot 18, Block 1, Tract 3, NAA, Unit 3

Zoning: RD

Zone Page: C-20

New Lots (or units) : 2

Request for:

- Sketch Plat Review & Comment
- Bulk Land Variance
- Site Development Plan for Subdivision
- Site Development Plan for Building Permit
- Preliminary Plat
- Final Plat
- Vacation of Public RoW
- Vacation of Public Easement
- Vacation of Private Easement
- Temp. Deferral of Sidewalk Construction
- Sidewalk Variance
- SIA Extension
- Other

Parks and Recreation Comments:

The R-D zone requires 2,400 square feet of open space for each dwelling unit. With submittal of the Preliminary Plat/Site Development Plan, provide an Open Space Calculation Table showing the lot number, lot size, building & driveway area, provided open space, remaining open space requirement (this table can be separate from the plat itself). Provide a dimensioned Typical Lot Plan, which shows a typical lot with the building footprint and driveway (this should be on the Site Development Plan rather than the plat). Include one of the following notes on the Preliminary and Final Plats indicating how the total remaining open space requirement will be met:

All open space requirements are met on the lot with the dwelling per the provisions of Section 14-16-3-8 (A) (1).

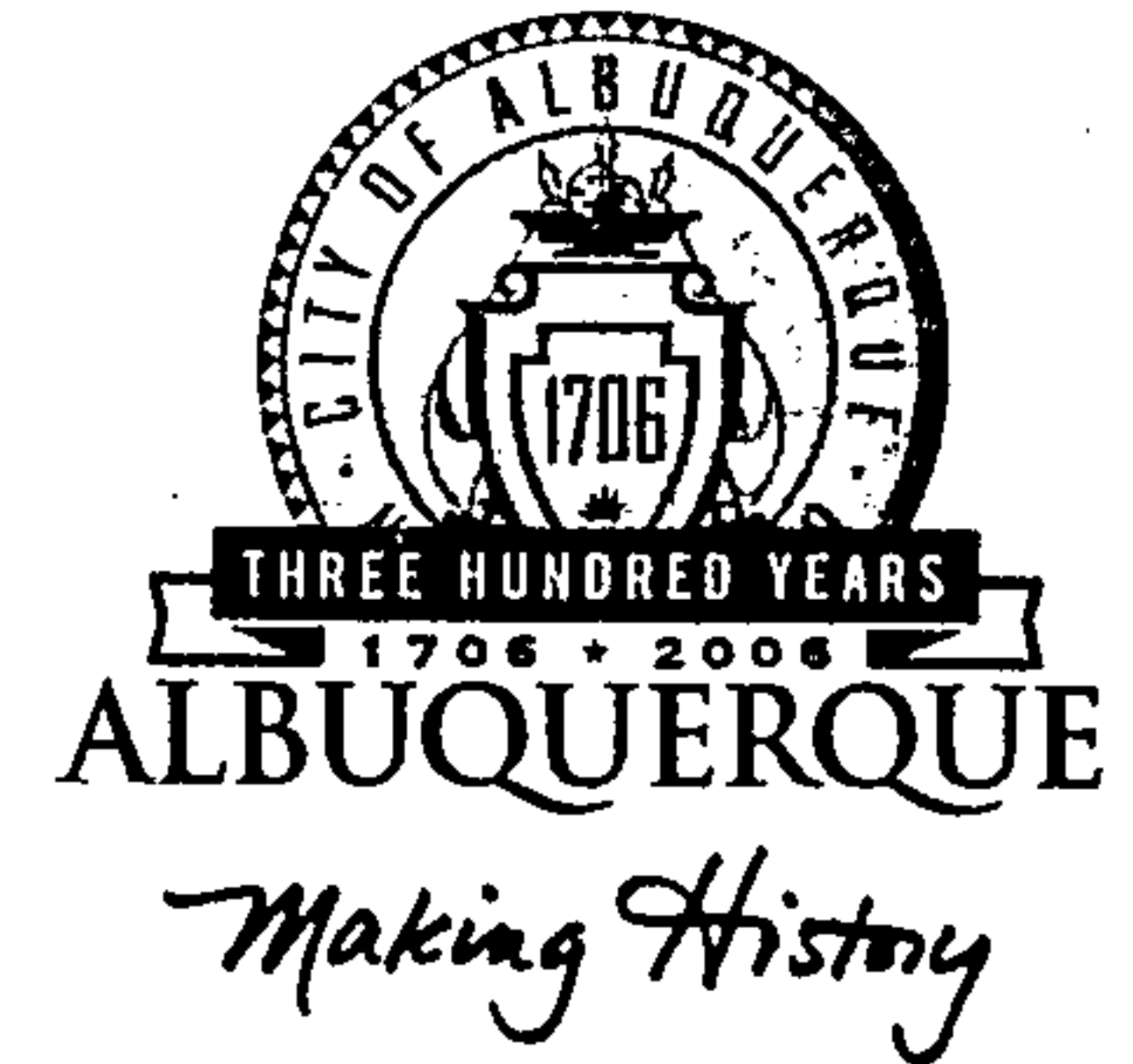
Total remaining open space requirements are met via a cash payment to the City of Albuquerque per the provisions of Section 14-16-3-8 (A) (2).

Total remaining open space requirements are met via the provision of detached open space per the provisions of Section 14-16-3-8 (A) (3). *Note: This option is only applicable to land covered by a Sector Development Plan.

Signed: CS
 Christina Sandoval, (DMD)

Phone: 768-3808

CITY OF ALBUQUERQUE



PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1004785

AGENDA ITEM NO: 6

SUBJECT:

Final Plat
Preliminary Plat

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

P.O. Box 1293

This project will need an infrastructure list.
An approved grading and drainage plan must be on file prior to Preliminary Plat approval.

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION:

indif

APPROVED __; DENIED __; DEFERRED X; 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: APRIL 5, 2006

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 28, 2006

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

Re: COA Project 1004785

City of Albuquerque Planning Department:

The owner of the subject property, Llave Development, requests an indefinite deferral of the case 06DRB-00403, scheduled for the April 5, 2006, hearing in order to address engineering concerns with the property.

Thank you for your consideration of this matter.

Sincerely,


Philip W. Turner, PS

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT**

**April 5, 2006
DRB Comments**

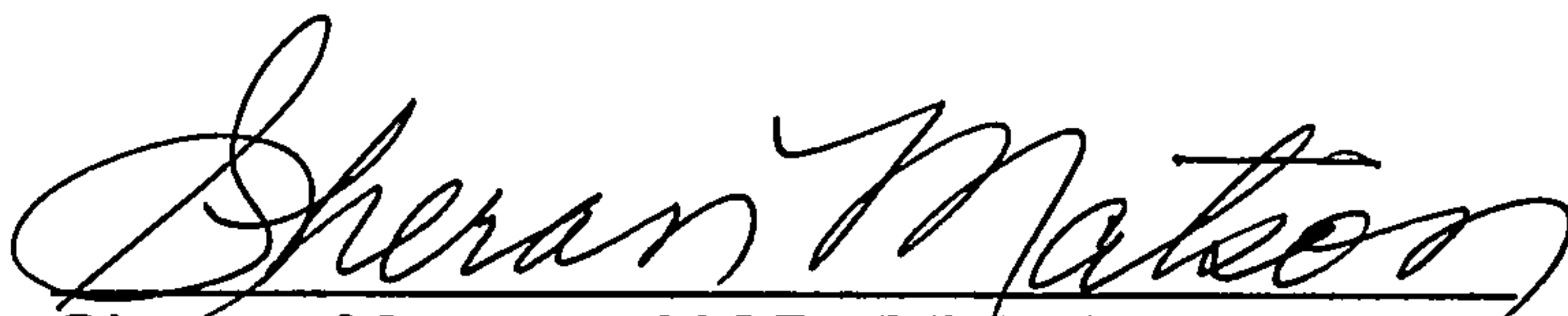
ITEM # 6

PROJECT # 1004785

APPLICATION # 06-00403

RE: Lot 18, Block 1, Tract 3, N.A.A./minor plat

Planning has no objection to the replat. We will take delegation to record the plat and for the AGIS dxf approval.



Sheran Matson, AICP, DRB Chair

924-3880 Fax 924-3864 smatson@cabq.gov



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

05/15/2008 Issued By: PLNSDH

Permit Number: 2008 070 230 **Category Code 910**

Application Number: 08DRB-70230, Ext Of Sia For Temp Defr Sdwk Const

Address:

Location Description: EAGLE ROCK AVE NE BETWEEN VENTURA NE AND BARSTOWN NW

Project Number: 1004785

Applicant
Llave Development Inc

Agent / Contact
Bob Keeran

Po Box 97620
Albuquerque NM 87199
2481502

Po Box 92620
Albuquerque NM 87199
248-1502

Application Fees

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

City Of Albuquerque
Treasury Division

5/15/2008 1:57PM LOC: ANNX
WSH 007 TRANS# 0037
RECEIPT# 00098688-00098688
PERMIT# 2008070230 TRSCXG
Trans Amt \$70.00
Conflict Manag. Fee \$20.00
DRB Actions \$50.00
CA \$80.00
CHANGE \$10.00

Thank You

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION	S	Z	ZONING & PLANNING
<input checked="" type="checkbox"/> Major Subdivision action <i>Site Extension</i>			<input type="checkbox"/> Annexation
<input checked="" type="checkbox"/> Minor Subdivision action			<input type="checkbox"/> County Submittal
<input type="checkbox"/> Vacation	V		<input type="checkbox"/> EPC Submittal
<input type="checkbox"/> Variance (Non-Zoning)			<input type="checkbox"/> Zone Map Amendment (Establish or Change Zoning)
SITE DEVELOPMENT PLAN	P		<input type="checkbox"/> Sector Plan (Phase I, II, III)
<input type="checkbox"/> for Subdivision			<input type="checkbox"/> Amendment to Sector, Area, Facility or Comprehensive Plan
<input type="checkbox"/> for Building Permit			<input type="checkbox"/> Text Amendment (Zoning Code/Sub Regs)
<input type="checkbox"/> Administrative Amendment (AA)			<input type="checkbox"/> Street Name Change (Local & Collector)
<input type="checkbox"/> IP Master Development Plan			
<input type="checkbox"/> Cert. of Appropriateness (LUCC)	L	A	APPEAL / PROTEST of...
STORM DRAINAGE	D		<input type="checkbox"/> 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 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICANT INFORMATION:

Professional/Agent (if any): Bob Keenan PHONE: 249-1502
 ADDRESS: PO Box 92620 FAX: 858-1702
 CITY: Alb STATE NM ZIP 87199 E-MAIL: llavehomes@hotmail.com

APPLICANT: LLAVE DEVELOPMENT INC PHONE: 249-1502
 ADDRESS: PO Box 92620 FAX: _____
 CITY: Alb STATE NM ZIP 87199 E-MAIL: llavehomes@hotmail.com

Proprietary interest in site: _____ List all owners: _____

DESCRIPTION OF REQUEST: 2 yr Extension SIA

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. Lot 18A & B Block: 1 Unit: 3
 Subdiv/Addn/TBKA: TRACT 3 NAA
 Existing Zoning: RD 3 DU 4 Proposed zoning: _____
 Zone Atlas page(s): C-20 UPC Code: _____ MRGCD Map No _____

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 1004785 06 DRB 00403

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? NO
 No. of existing lots: 2 No. of proposed lots: 2 Total area of site (acres): 1 Acre
 LOCATION OF PROPERTY BY STREETS: On or Near: EAGLE ROCK AVE NE
 Between: VENUE and BANSTAN

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

SIGNATURE Bob Keenan DATE 5-15-08
 (Print) _____ Applicant: Agent:

FOR OFFICIAL USE ONLY

Form revised 4/07

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>08DRB 70230</u>	<u>FSIA</u>	<u>✓</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 checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	Hearing date <u>05/28/08</u>	_____	_____	Total <u>\$ 70.00</u>

Sandy Handley 05/15/08 Project # 1004785
 Planner 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.

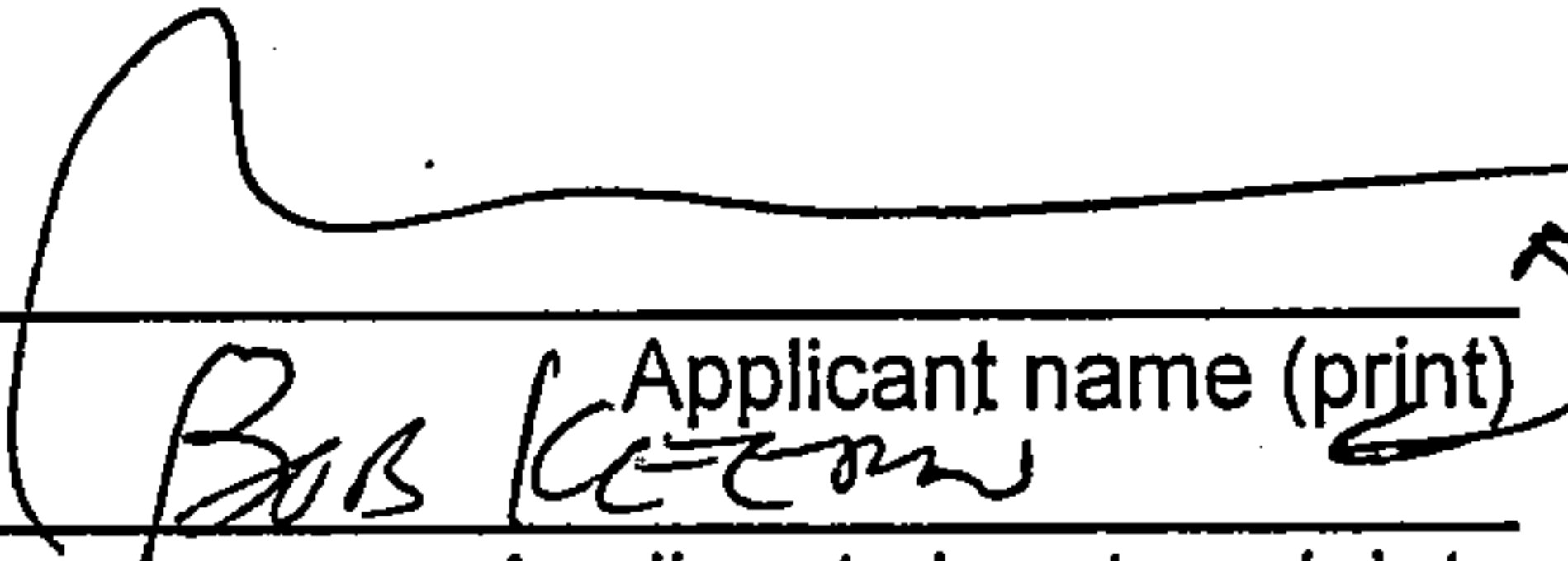
- SIDEWALK VARIANCE (DRB20)**
- SIDEWALK WAIVER (DRB21)** 6 copies
- Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14")
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the variance or waiver
 - List 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)** 5-15-08
Minor Plat Infrastructure
- 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.

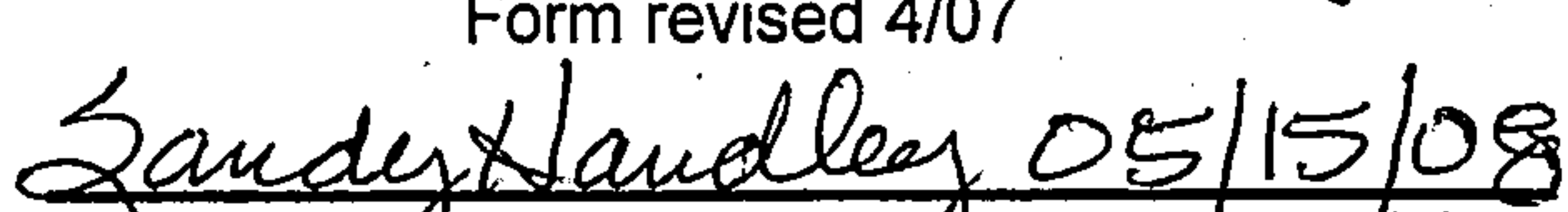

 Applicant name (print)
 Applicant signature / date



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

Application case numbers
 08DEB - 70230

Form revised 4/07


 Planner signature / date
 Project # 1004785

Current DRC
Project Number: _____

FIGURE 12

Date Submitted: 5/19/06

ORIGINAL

INFRASTRUCTURE LIST

Date Site Plan Approved: _____

Date Preliminary Plat Approved: 5/31/06

Date Preliminary Plat Expires: 5/31/07

DRB Project No.: 1004785

DRB Application No.: 06 DRB-00403

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

PLAT OF LOTS 18-A AND 18-B, BLOCK 1, TRACT 3, UNIT 3, NAA
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

LOT 18, BLOCK 1, TRACT 3, UNIT 3, NAA
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.

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
<input type="text"/>	<input type="text"/>	4"	SANITARY SEWER SERVICE	LOT 18-B	EAGLE ROCK AVE		/	/	/
<input type="text"/>	<input type="text"/>		SINGLE WATER SERVICE	LOT 18-A	EAGLE ROCK AVE		/	/	/
<input type="text"/>	<input type="text"/>	STD	STANDARD CURB	EAGLE ROCK AVE	FULL FRONTAGE		/	/	/
<input type="text"/>	<input type="text"/>	6'	SIDEWALK NORTH SIDE	EAGLE ROCK AVE	FULL FRONTAGE		/	/	/
<input type="text"/>	<input type="text"/>	25' Min VARIABLE WIDTH	RESIDENTIAL PAVEMENT	EAGLE ROCK AVE	FULL FRONTAGE		/	/	/
<input type="text"/>	<input type="text"/>	-	<i>Pavement Tapers as Required</i>				/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/

NAME OF PLAT AND/OR SITE PLAN PLAT OF LOTS 18-A AND 18-B, BLOCK 1, TRACT 3, UNIT 3, NAA

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/

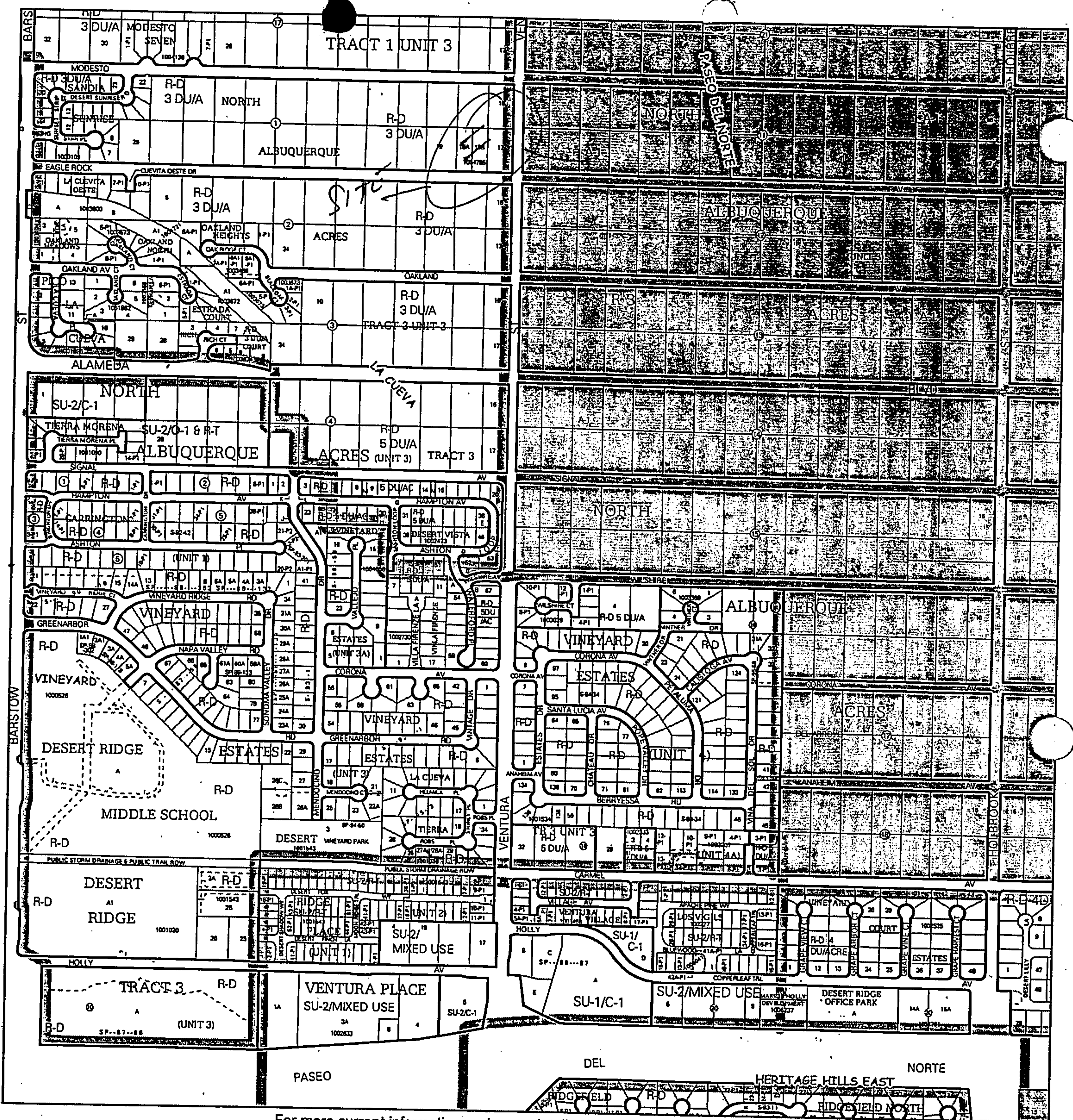
NOTES

- 1 ENGINEER'S CERTIFICATION OF COMPLETED GRADING PER DPM REQUIREMENTS FOR RELEASE OF FINANCIAL GUARANTEE
- 2 _____
- 3 _____

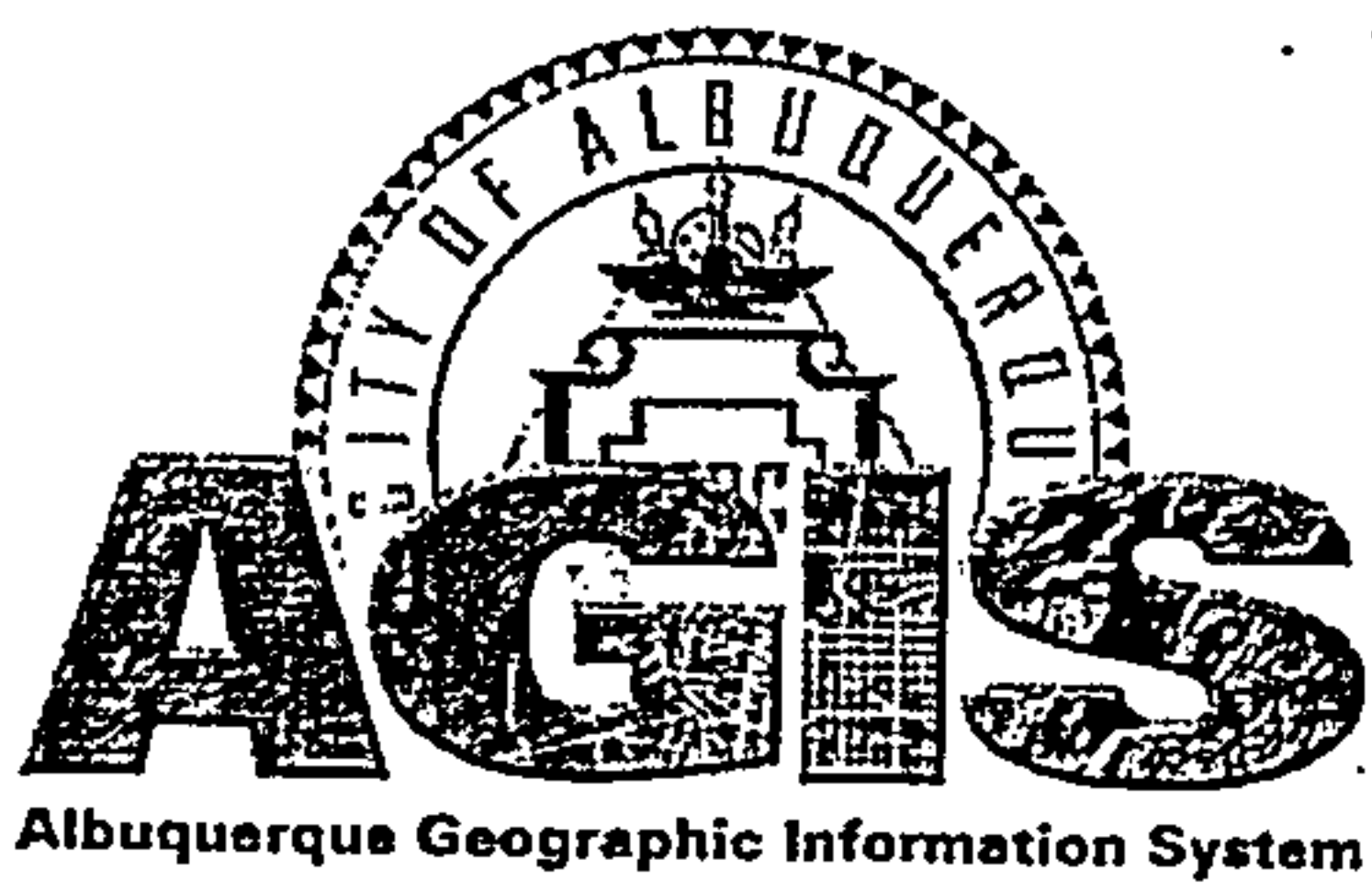
AGENT / OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS	
<u>Billy O McCarty, PE</u> NAME (print)	<u>[Signature]</u> 5/31/06 DRB CHAIR - date	<u>Christina Sandoval</u> 5/31/06 PARKS & GENERAL SERVICES - date
<u>BEAM Designs</u> FIRM	<u>[Signature]</u> 5-31-06 TRANSPORTATION DEVELOPMENT - date	_____ AMAFCA - date
<u>[Signature]</u> SIGNATURE - date	<u>[Signature]</u> 5/31/06 UTILITY DEVELOPMENT - date	_____ - date
<u>Billy O McCarty</u> 5-31-06 MAXIMUM TIME ALLOWED TO CONSTRUCT THE IMPROVEMENTS WITHOUT A DRB	<u>Bradley L. Bihnen</u> 5/31/06 CITY ENGINEER - date	_____ - date
EXTENSION: _____		

DESIGN REVIEW COMMITTEE REVISIONS

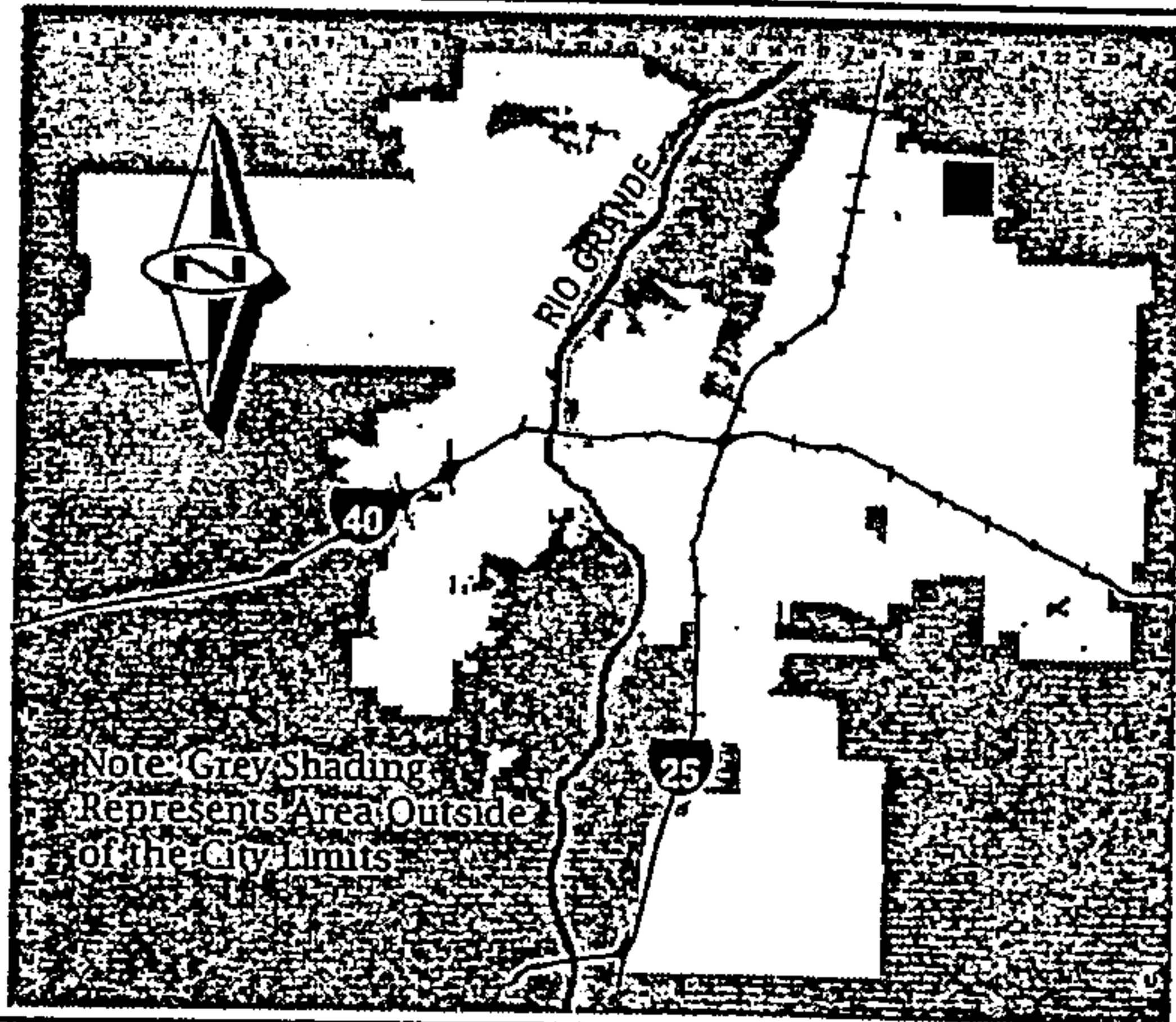
REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER



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



Map amended through: 2/8/2008



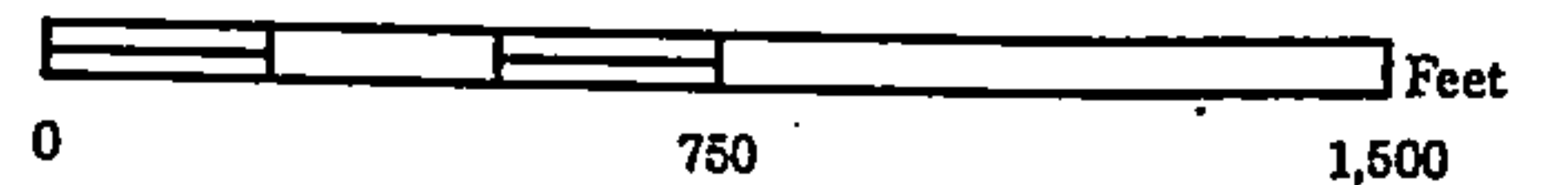
Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:

C-20-Z

Selected Symbols

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



LLAVE DEVELOPMENT, INC.
P.O. BOX 92620
ALBUQUERQUE, NM 87199
OFFICE: (505) 856-4076
FAX: (505) 858-1702
MOBILE: (505) 249-1502

May 15, 2008

Cynthia Reinhart/856-6054
NORTH ALBUQUERQUE ACRES COMMUNITY ASSOCIATION
11300 Oakland Ave. NE
Albuquerque, NM 87122

Charles Glass/797-7052
NORTH ALBUQUERQUE ACRES COMMUNITY ASSOCIATION
9900 San Bernardino NE
Albuquerque, NM 87122

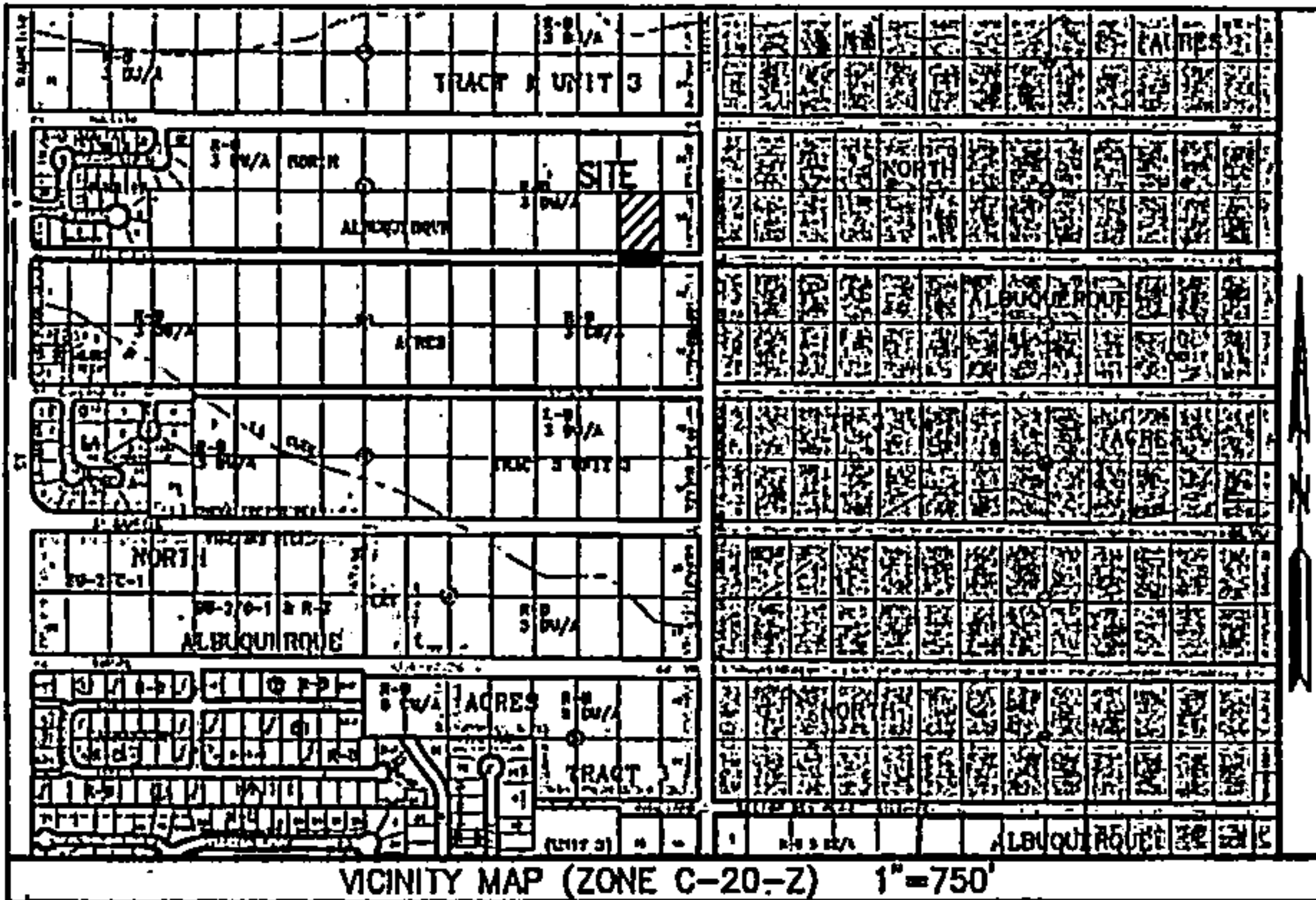
Subject: Lots 18A & 18B, Block 1, Tract 3, Unit 3, NAA ("property")
Aka 9001 & 9005 Eagle Rock Ave. NE, Alb. NM 87122

Ladies and Gentlemen:

Llave Development, Inc., is requesting a two year extension of the SIA for the above mentioned property. The subdivision originally planned to the south is not going to be built necessitating a revision of the proposed water and sewer lines which requires the extension of time. The purpose of this letter is to give you the required formal notification. If you have any questions, please don't hesitate to call me at 249-1502.

Sincerely,
Llave Development, Inc.

Bob Keeran, President



SUBDIVISION DATA

- 1) CASE No. _____
- 2) ZONE ATLAS INDEX No. C-20
- 3) GROSS SUBDIVISION AREA: 0.9963 ACRES
- 4) TOTAL NUMBER OF LOTS CREATED: 2 LOTS
- 5) DRB PROJECT No. _____
- 6) TOTAL MILEAGE OF FULL WIDTH STREETS CREATED: .000
- 7) PROPERTY ZONING: R-D 3 DUA
- 8) TALOS Log No. 2006131024

THIS IS TO CERTIFY THAT TAXES ARE CURRENT

AND PAID ON UPC # 1-020-064-239498-10
 PROPERTY OWNER OF RECORD WYNNE LEE ANAYA
Deane Shans 7-26-2006
 BERNALILLO COUNTY TREASURER'S OFFICE

PLAT OF
 LOTS 18-A AND 18-B
 BLOCK 1, TRACT 3, UNIT 3
 NORTH ALBUQUERQUE ACRES
 SITUATE WITHIN
 PROJECTED SECTION 17
 T.11N., R.4E., N.M.P.M.
 ELENA GALLEGOS LAND GRANT
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 MARCH 2006

ACS STATION "7-B20"
 X=412832.96
 Y=1524837.98
 ELEV.=5561.961 - NGVD 1929
 COMBINED FACTOR=0.999842649
 (NEW MEXICO COORDINATE SYSTEM CENTRAL ZONE-NAD27)

PROPERTY DESCRIPTION

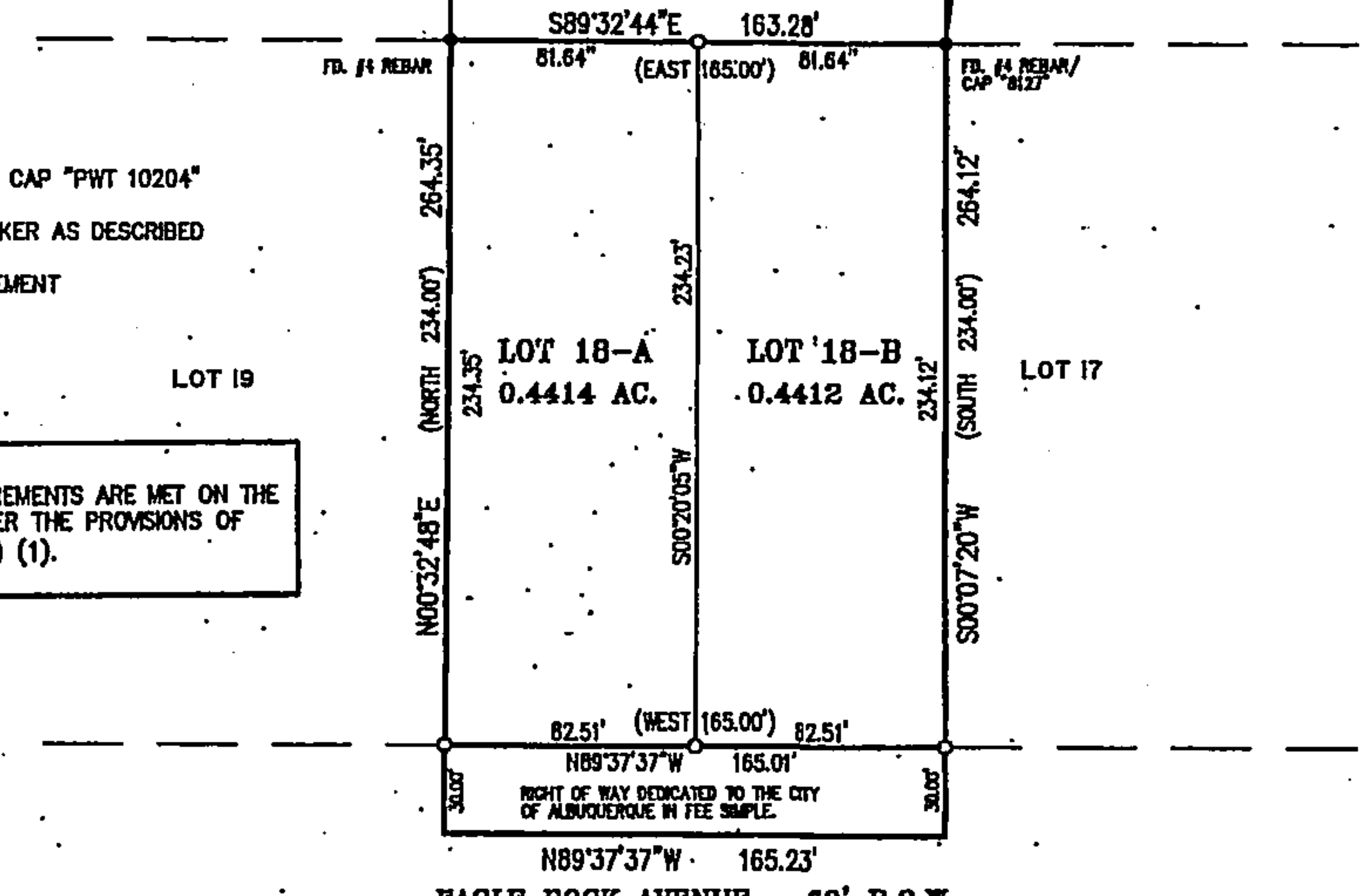
LOT NUMBERED TEN (10) OF BLOCK 1 OF TRACT 3, UNIT 3 OF NORTH ALBUQUERQUE ACRES SUBDIVISION AS SHOWN AND DESIGNATED ON THE PLAT OF SAID SUBDIVISION AS FILED ON SEPTEMBER 10, 1931, IN VOLUME D, FOLIO 121 OF THE RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE LOT 18 OF BLOCK 1 OF TRACT 3, UNIT 3 OF NORTH ALBUQUERQUE ACRES SUBDIVISION INTO TWO LOTS NUMBERED 18-A AND 18-B.

APPROVALS as specified by the City of Albuquerque Subdivision Ordinance:
 PROJECT NO. 1007785 APPLICATION NO. 06DRB-00108

<u>Richard Garcia</u>	7/27/06
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE
<u>Richard Garcia</u>	7/26/06
CITY ENGINEER	DATE
<u>William J. Walsh</u>	7-26-06
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
<u>William J. Walsh</u>	7/26/06
UTILITIES DEVELOPMENT	DATE
<u>Christina Sansone</u>	3-27-06
CITY SURVEYOR, CITY OF ALBUQUERQUE	DATE
<u>Christina Sansone</u>	7/26/06
PARKS AND RECREATION DEPARTMENT	DATE
<u>Bradley B. Binyan</u>	7/26/06
A.M.A.F.C.A.	DATE
<u>Leah D. Mata</u>	6-7-06
PNM ELECTRIC SERVICES	DATE
<u>Leah D. Mata</u>	6-7-06
PNM GAS SERVICES	DATE
<u>Scott Crabtree</u>	7-5-06
QUEST COMMUNICATIONS	DATE
<u>Tommy Baker</u>	5-31-06
COMCAST CABLE	DATE

LOT 14 LOT 15 LOT 16
 NORTH ALBUQUERQUE ACRES
 BLOCK 1, TRACT 3, UNIT 3
 FILED: 9-10-31; D-121



CONSENT AND DEDICATION

I, THE UNDERSIGNED, DO HEREBY STATE AND AFFIRM THAT I AM THE OWNER AND PROPRIETOR OF THE LANDS SHOWN HEREON AND THAT I POSSESS COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE THERETO, AND I DO FURTHER STATE THAT THE SUBDIVISION SHOWN HEREON IS OF MY FREE WILL AND CONSENT IN ACCORDANCE WITH MY EXPRESSED WISHES AND DESIRES AND DO HEREBY DEDICATE TO THE CITY OF ALBUQUERQUE, IN FEE SIMPLE, THE NORTHERLY THIRTY FEET (30') EAGLE ROCK AVENUE FRONTING LOT NUMBER 18 OF BLOCK ONE, OF TRACT THREE OF UNIT THREE OF NORTH ALBUQUERQUE ACRES AS RIGHT OF WAY; IN WITNESS WHEREOF I HEREBY AFFIX MY HAND:

ROBERT B. KEERAN, PRESIDENT LLAVE DEVELOPMENT, INC.

ACKNOWLEDGMENT

STATE OF NEW MEXICO

COUNTY OF BERNALILLO

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS 22nd DAY OF March 2006, BY ROBERT B. KEERAN, PRESIDENT OF LLAVE DEVELOPMENT INCORPORATED A NEW MEXICO CORPORATION.

My Commission Expires 8/21/07

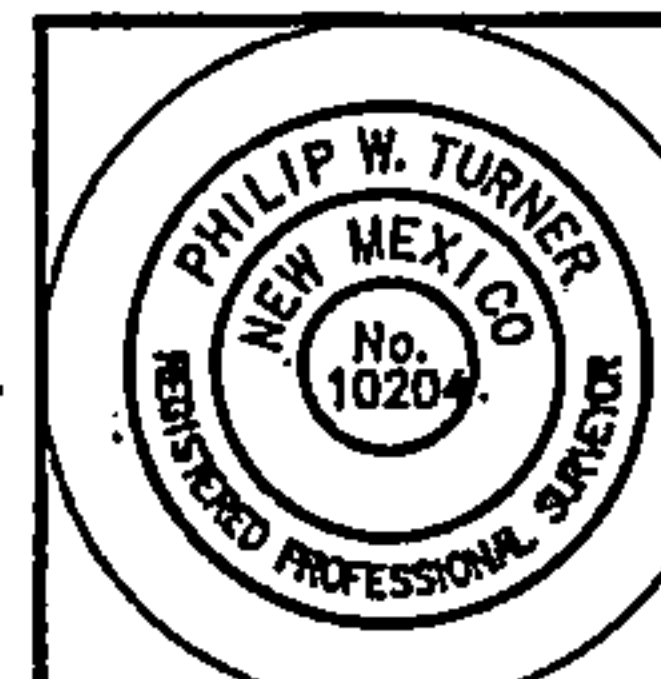
NOTES:

- 1) BEARINGS SHOWN ARE NEW MEXICO COORDINATE SYSTEM, CENTRAL ZONE (NAD27), GRID BEARINGS AND ARE RECKONED FROM GPS OBSERVATIONS ON ALBUQUERQUE CONTROL SURVEY CONTROL STATIONS "1-B20", "7-C18", "7-B20" AND "3-C20". DISTANCES SHOWN ARE GROUND.
- 2) EXCEPT AS SHOWN, NO OTHER EASEMENTS OR RIGHTS OF WAY ARE CREATED BY THIS PLAT. ALL EASEMENTS OF RECORD ARE SHOWN.
- 3) RECORD DATA ARE SHOWN IN PARENTHESES.
- 4) PRIOR TO DEVELOPMENT A LETTER OF WATER AND SEWER AVAILABILITY MUST BE OBTAINED FROM THE ALBUQUERQUE/BERNALILLO COUNTY WATER UTILITY AUTHORITY.
- 5) THIS PROPERTY IS CURRENTLY ZONED RD-3DU/A.

SURVEYOR'S CERTIFICATION

I, PHILIP W. TURNER, A PROFESSIONAL SURVEYOR LICENSED IN ACCORDANCE WITH THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME, OR UNDER MY DIRECT SUPERVISION, FROM THE RETURNS OF AN ACTUAL SURVEY PERFORMED ON THE GROUND ON JANUARY 6, 2006, THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT IT SATISFIES THE MINIMUM STANDARDS FOR LAND SURVEYING AS DETERMINED BY THE NEW MEXICO BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND SURVEYORS AND THAT IT MEETS THE REQUIREMENTS FOR PLATTING AND MONUMENTATION OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE.

Philip W. Turner 3-27-2006
 PHILIP W. TURNER N.M.P.S. 10204 DATE



PLAT AND SURVEY BY:
TERRAMETRICS
 OF NEW MEXICO
 P.O. BOX 30192
 ALBUQUERQUE, NEW MEXICO 87190-0192
 PHONE: (505) 881-2903

1930
PROJ 1004785

No. of Lots: 2
Nearest Major Streets: Eagle Rock & Ventura NE

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 10th day of July, 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 Llave Development, Inc ("Subdivider"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:] a New Mexico corporation, whose address is P.O. BOX 92620, Albuquerque, NM 87199 and whose telephone number is (505) 856-4076, is made in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

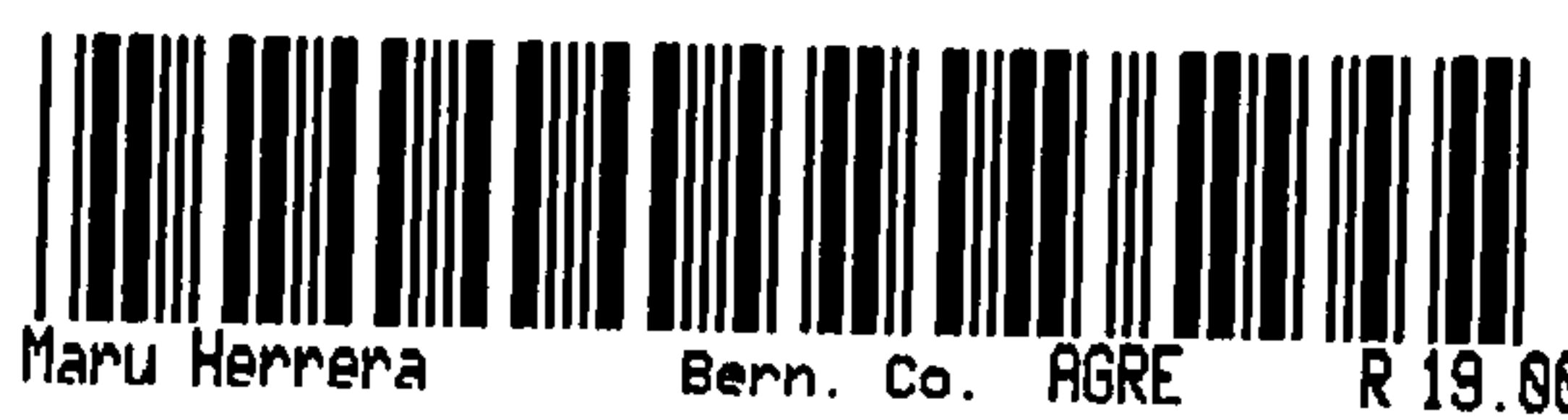
1. Recital. The Subdivider is developing certain lands within the City of Albuquerque, Bernalillo County, New Mexico, known as [existing legal description:] Lot 18, Blk 2, Tr 3, Unit 3, NAA, recorded on September 10, 1931 in the records of the Bernalillo County Clerk at Book D12, pages n/a through n/a (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:] and Llave Development, Inc ("Owner").

The Subdivider has submitted and the City has approved a preliminary plat or Site Development Plan identified as Eagle Rock Lot #18 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 31st day of May, 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. 7875.81.

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 ("DRB"), unless



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Page: 1 of 6
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09/04

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:

Type of Fee	Amount
Engineering Fee	3.25 % of Actual Construction Cost
Excavation and Sidewalk Ordinance, Street Restoration Fee	As required per City - Estimate (Figure 7)

(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 Terrametrics, and construction surveying of the private Improvements shall be performed by Terrametrics. 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 Beam Design Engineering, and inspection of the private Improvements shall be performed by Beam Design Engineering, both New Mexico Registered Professional Engineers. If the inspection is performed by an entity other than the City, the City may monitor the inspection and the Subdivider



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

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

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

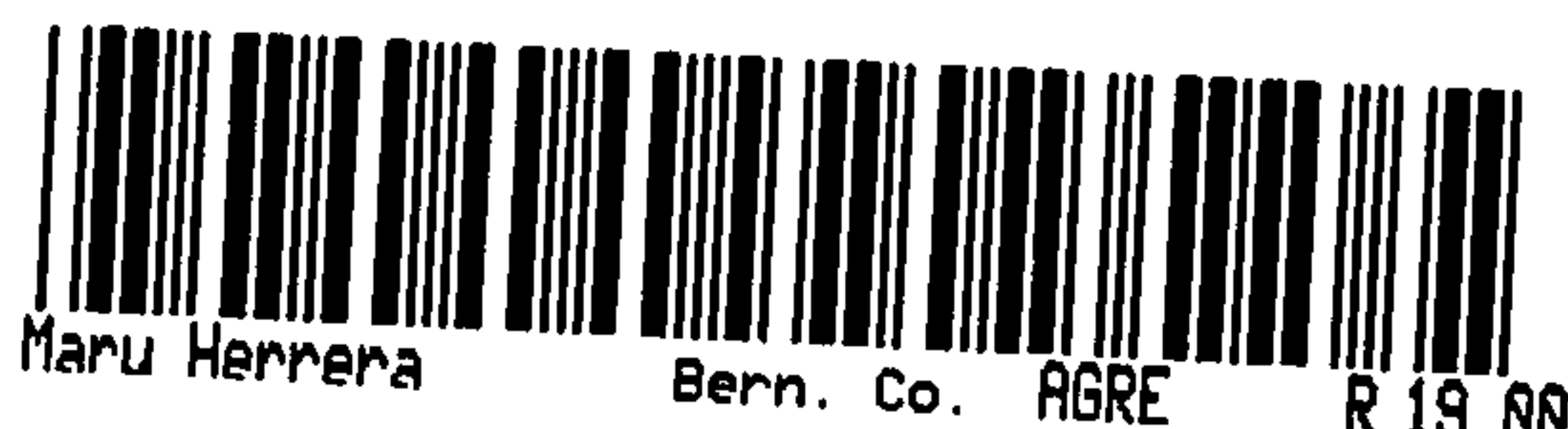
5. Financial Guaranty. If final plat approval is not requested prior to construction of the Subdivision, a financial guaranty is not required. If final plat approval is requested, the Subdivider must provide the City with a financial guaranty in an amount of not less than 125% of the estimated cost of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

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

Type of Financial Guaranty: Cashiers Check
Amount: \$ 26,928.51 Name of Financial Institution or Surety
First Community Bank
providing Guaranty: First Community Bank
Date City first able to call Guaranty: April 1, 2008
[Construction Completion Deadline]: April 1, 2008
If Guaranty other than a Bond, last day City able to call Guaranty is:
May 31,
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.



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

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

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

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

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

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

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

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

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



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

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

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

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

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

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

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

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

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

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

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



Current DRC
Project Number: _____

FIGURE 12

Date Submitted: 5/19/06

Date Site Plan Approved: _____

Date Preliminary Plat Approved: 5/31/06

Date Preliminary Plat Expires: 5/31/07

DRB Project No.: 1004785

DRB Application No.: 06 DRB-00403

ORIGINAL

INFRASTRUCTURE LIST

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

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

PLAT OF LOTS 18-A AND 18-B, BLOCK 1, TRACT 3, UNIT 3, NAA

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

LOT 18, BLOCK 1, TRACT 3, UNIT 3, NAA

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.

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
<input type="text"/>	<input type="text"/>	4"	SANITARY SEWER SERVICE	LOT 18-B	EAGLE ROCK AVE		/	/	/
<input type="text"/>	<input type="text"/>		SINGLE WATER SERVICE	LOT 18-A	EAGLE ROCK AVE		/	/	/
<input type="text"/>	<input type="text"/>	STD	STANDARD CURB	EAGLE ROCK AVE	FULL FRONTAGE		/	/	/
<input type="text"/>	<input type="text"/>	6'	SIDEWALK NORTH SIDE	EAGLE ROCK AVE	FULL FRONTAGE		/	/	/
<input type="text"/>	<input type="text"/>	25' Min VARIABLE WIDTH	RESIDENTIAL PAVEMENT	EAGLE ROCK AVE	FULL FRONTAGE		/	/	/
<input type="text"/>	<input type="text"/>	—	<i>Pavement Tapers as Required</i>				/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/

NAME OF PLAT AND/OR SITE PLAN PLAT OF LOTS 18-A AND 18-B, BLOCK 1, TRACT 3, UNIT 3, NAA

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

Private Inspector	City Inspector	City Cnst Engineer
<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>	<input type="text"/>

1 ENGINEER'S CERTIFICATION OF COMPLETED GRADING PER DPM REQUIREMENTS FOR RELEASE OF FINANCIAL GUARANTEE

NOTES

-
-
-

AGENT / OWNER Billy O McCarty, PE
 NAME (print) Billy O McCarty
 FIRM BEAM Designs
 SIGNATURE - date Billy O McCarty 5-31-06
 MAXIMUM TIME ALLOWED TO CONSTRUCT THE IMPROVEMENTS WITHOUT A DRB EXTENSION: _____

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS
 DRB CHAIR - date Christina Sandoval 5/31/06
 PARKS & GENERAL SERVICES - date _____
 AMAFCA - date _____
 TRANSPORTATION DEVELOPMENT - date 5-31-06
 UTILITY DEVELOPMENT - date 5/31/06
 CITY ENGINEER - date Bradley T. B. B. 5/31/06

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRB CHAIR	USER DEPARTMENT	AGENT / OWNER
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

FINANCIAL GUARANTY AMOUNT

06/30/2006

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

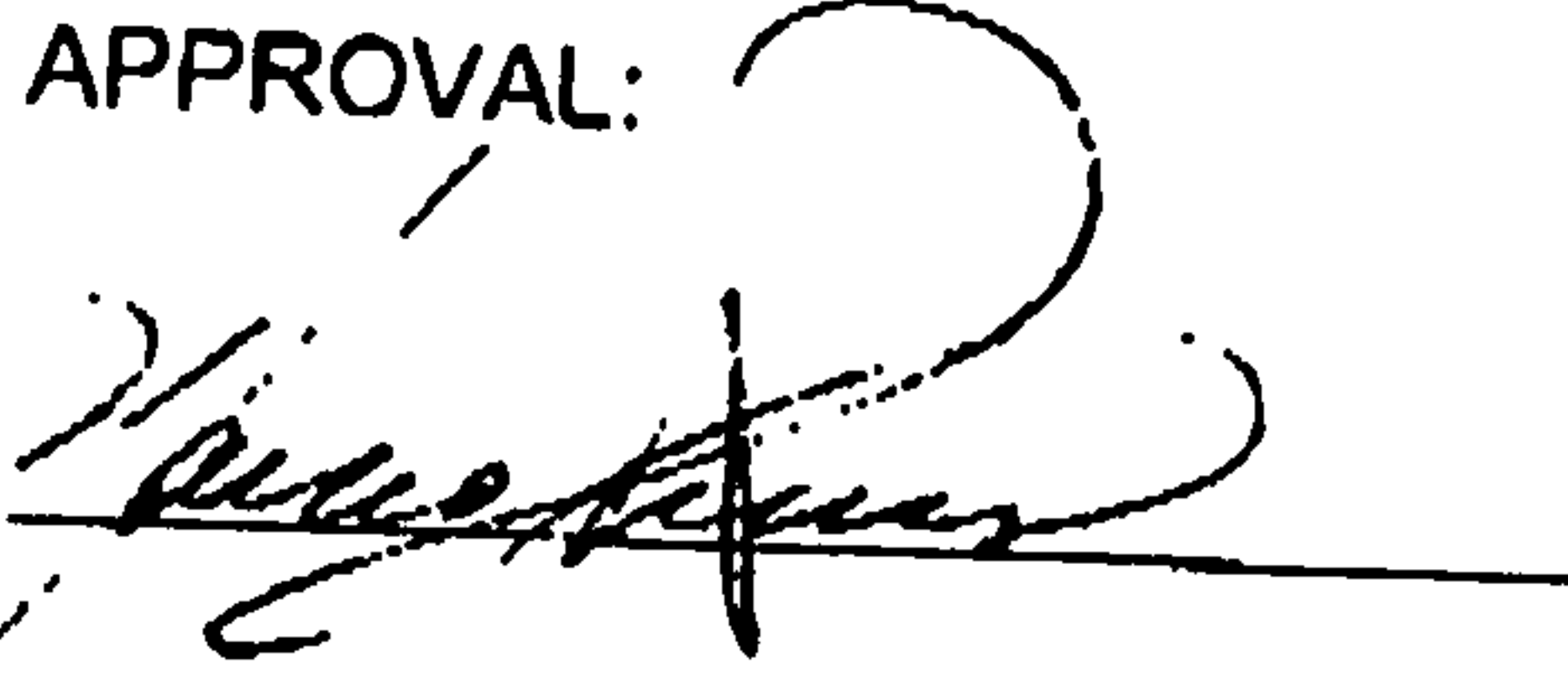
Project Description:

Project ID #: 787581, North Albuquerque Acres Subd., Trs. 18A&18B, Phase/U

Requested By: Bill McCarty, P.E.; Beam Designs

Approved estimate amount:		\$14,917.87
Contingency Amount:	20.00%	\$2,983.57
Subtotal:		\$17,901.44
NMGRT	6.875%	\$1,230.72
Subtotal:		\$19,132.16
Engineering Fee	6.60%	\$1,262.72
Testing Fee	6.00%	\$1,147.93
Subtotal:		\$21,542.81
FINANCIAL GUARANTY RATE		1.25
Retainage Amount:		\$.00
TOTAL FINANCIAL GUARANTY REQUIRED		\$26,928.51

APPROVAL:



DATE:

June 30, 2006

Notes: Engineer's Certification of Completion Grading per DPM requirements for release of financial guarantee.

TREASURER'S REPORT OF DAILY DEPOSITS

DEPOSITOR

First State Bank
Cashiers Check No.569558395
Remitter: Llave Development, Inc

DESCRIPTION

CPN: 787581
Project: NAA Tr 18A& 18B

COMMENTS


SIA Procedure "B"
Financial Guaranty

ACCOUNT: 233100

ACTIVITY: 7000110

AMOUNT: \$26,928.51

TOTAL AMOUNT: \$26,928.51

Verified By: Marilyn Maldonado 
Phone Number: 924-3997
Deposit Date: July 6, 2006

HOLD DOCUMENT UP TO THE LIGHT TO VIEW TRUE WATERMARK

OFFICIAL CHECK

HOLD DOCUMENT UP TO THE LIGHT TO VIEW TRUE WATERMARK

**FIRST
STATE
BANK**

www.fsbnm.com
1-888-699-7500

569558395

10-86/220

Remitter * Llave Development, Inc *

Date July 5, 2006

Pay to the order of *** City of Albuquerque *** 3104

\$ 26,928.51

PAY EXACTLY \$ 26,928 DOL 51 CTS



Dollars

DRAWER: FIRST STATE BANK

Bob Fry
Authorized Signature

Issued by Integrated Payment Systems Inc., Englewood Colorado
To Citibank, N.A., Buffalo, NY

⑈ 3 2 7 2 8 1 ⑈ ⑆ 0 2 2 0 0 0 8 6 8 ⑆ 6 8 0 0 5 6 9 5 5 8 3 9 5 8 ⑈

WATER AND SEWER

Post-It Fax Note 7671		Date 7/11/06	# of pages 2
To Marilyn		From Lupa	
Co./Dept.		Co.	
Phone #		Phone #	
Fax #		Fax #	

DATE: 7/11/06
 NAME: Business Plan LLC
 ADDRESS: 9151 Elena Dr NE
Albuquerque, NM 87122
 TELEPHONE NUMBER: (505) 584-8493

\$10,767.97 Water Prorata
\$5,801.51 Sewer Prorata
\$15,801.51 **TOTAL DUE**

Check Number 1055
 City File Number 06-008429
 TI Number 7799.81
 Escrow Officer Marcia Kincaid
 Legal Description N.A.A. TR Unit 3
blk 11 Lots 14-18

blk 11 Lot 14 Co. 06 W 065-489-092-40214 \$ 10,767.97
blk 11 Lot 15 Co. 06 W 065-506-092-40215 \$ 5,801.51
blk 11 Lot 16 Co. 06 W 065-521-092-40216 \$ 10,767.97
blk 11 Lot 17 Co. 06 W 065-536-092-40217 \$ 10,767.97
blk 11 Lot 18 Co. 06 W 065-551-092-40218 \$ 10,767.97

Account Numbers and Company Number _____

Lupa M. Kincaid Authorizing Signature _____ Date 7/11/06

 _____ Verified By _____ Date _____

Distribution: **WHITE**-Treasury
PINK-Public Works
YELLOW-Special Assessments
GOLDENROD-Applicant

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 28, 2006

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

Re: COA Project 1004785

City of Albuquerque Planning Department:

The owner of the subject property, Llave Development, requests an indefinite deferral of the case *06DRB-00403*, scheduled for the April 5, 2006, hearing in order to address engineering concerns with the property.

Thank you for your consideration of this matter.

Sincerely,

Philip W. Turner, PS

See paid

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

PAID RECEIPT

#6
APPLICANT NAME

Glenn Development

AGENT

Terrametries of NM

ADDRESS

PROJECT & APP #

100 4785

PROJECT NAME

Lot B, Block 1, Tract 3, N.A.A., #3

\$ _____ 441032/3424000 Conflict Management Fee

\$ 50.00 441006/4983000 DRB Actions

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

\$ _____ 441018/4971000 Public Notification

\$ _____ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY***

- () Major/Minor Subdivision () Site Development Plan () Bldg Permit
- () Letter of Map Revision () Conditional Letter of Map Revision
- () Traffic Impact Study

\$ 50.00 TOTAL AMOUNT DUE

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

City Of Albuquerque
Treasury Division

4/4/2006 11:08AM LOC: ANNX
RECEIPT# 00060168 WSH 007 TRANS# 0030
Account 441006 Fund 0110
Activity 4983000 TRSKAL
Trans Amt \$50.00
J24 Misc

\$50.00

CA \$50.00
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 Purposes
- for Building Permit
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

STORM DRAINAGE

- Storm Drainage Cost Allocation Plan

Supplemental form

S Z ZONING & PLANNING

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

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

APPLICANT INFORMATION:

NAME: LLAVE DEVELOPMENT INC. PHONE: 856-4076
 ADDRESS: P.O. Box 93642 FAX: 858-1702
 CITY: Albuquerque STATE NM ZIP 87199 E-MAIL: _____
 Proprietary interest in site: OWNER List all owners: LLAVE DEVELOPMENT INC.
 AGENT (if any): TERRAMETRICS OF NM PHONE: 881-2903
 ADDRESS: 4175-A Montgomery Blvd NE FAX: 881-2591
 CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: pturner1001@quest.net

DESCRIPTION OF REQUEST: Lot Split - Lot 18, Block 1, Tract 3, Unit 3 North Albuquerque Acres

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. 18 Block: 1 Unit: 3, Tract 3
 Subdiv. / Addn. North Albuquerque Acres
 Current Zoning: R-D 3 DU/A Proposed zoning: SAME
 Zone Atlas page(s): C-20 No. of existing lots: 1 No. of proposed lots: 2
 Total area of site (acres): .9963 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. 102006423949520515 MRGCD Map No. 14/A
 LOCATION OF PROPERTY BY STREETS: On or Near: EAGLE ROCK AVENUE, NE
 Between: VENTURA ST. NE. and BARSTOW ST. NE

CASE HISTORY:

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

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

SIGNATURE Philip W. Turner DATE 3/28/06
 (Print) PHILIP W. TURNER _____ Applicant _____ Agent

FOR OFFICIAL USE ONLY

Form revised 4/04

	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> INTERNAL ROUTING	<u>06DRB - 00403</u>	<u>P&F</u>	<u>5(3)</u>	<u>\$ 285.00</u>
<input checked="" type="checkbox"/> All checklists are complete	_____	<u>CMF</u>	_____	<u>\$ 20.00</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	Total
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	Hearing date <u>4-5-06</u>	_____	_____	<u>\$ 305.00</u>

KLS 3/28/06

Project # 1004785

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.
 - N/A* 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
 - N/A* 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 Turner
Applicant name (print)

Philip W Turner 3/28/06
Applicant signature / date

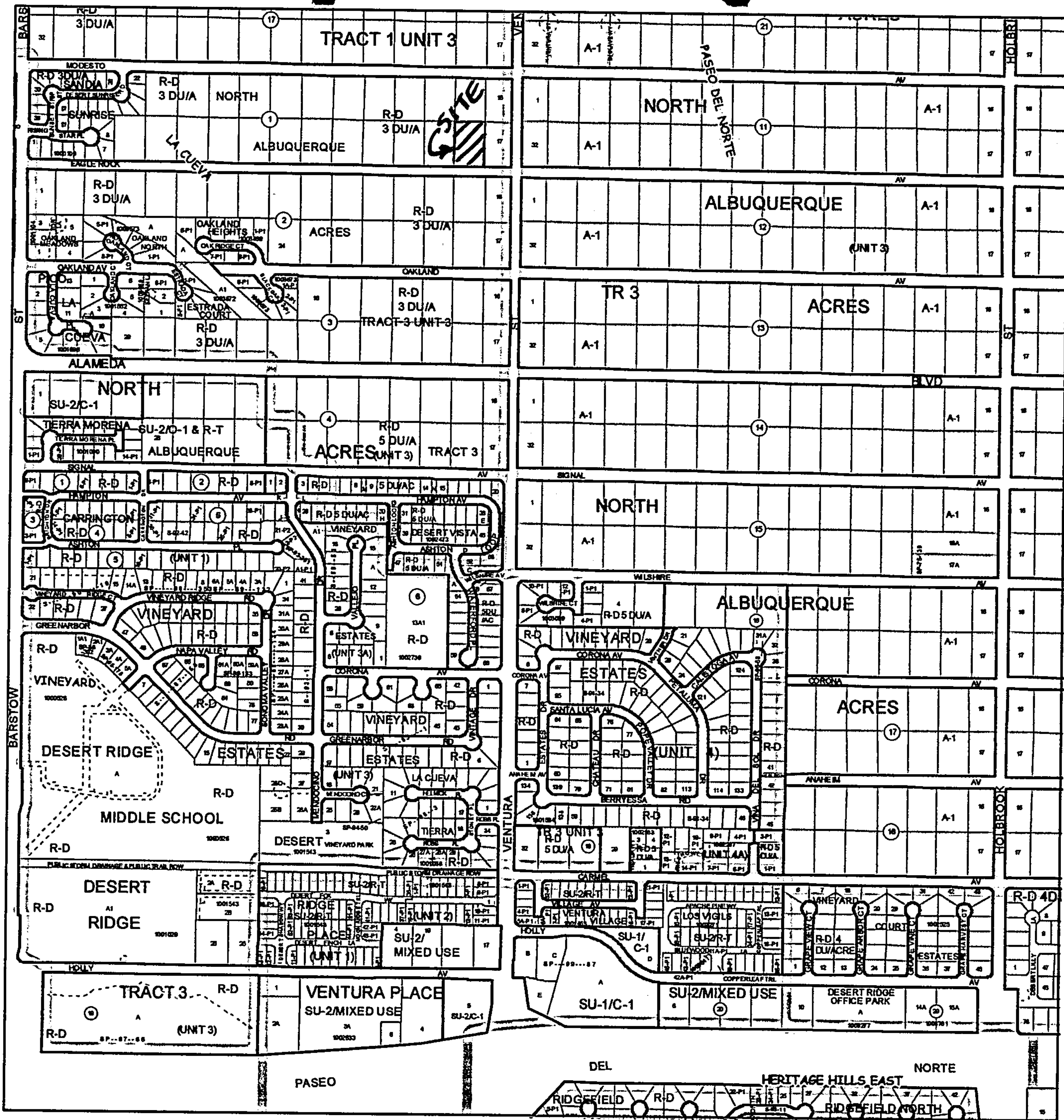


Form revised 8/04, 1/05 & 10/05

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
06DRB - - 00403

Ke S S 3/28/06
Planner signature / date

Project # 1004785



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

AGIS
Albuquerque Geographic Information System

Map amended through: 3/14/2006

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
C-20-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

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 28, 2006

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

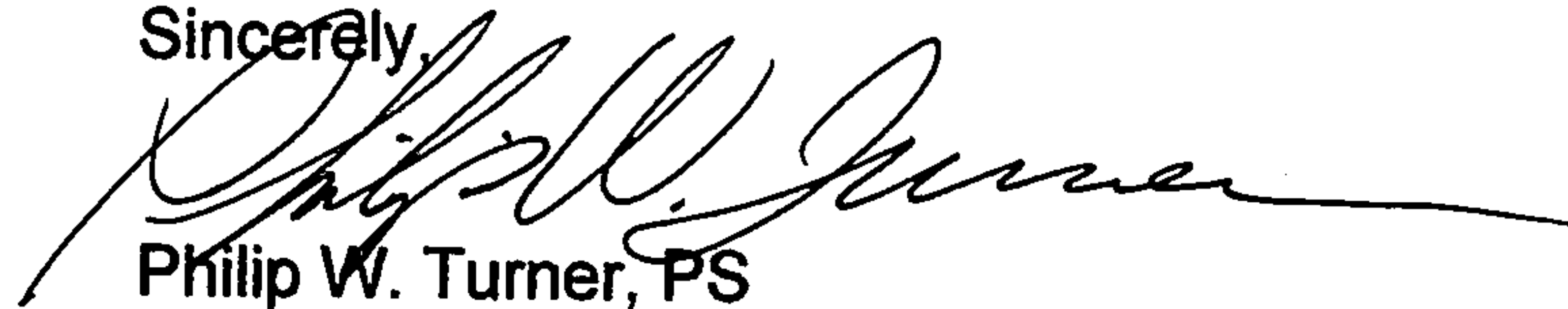
Re: Replat of Lot 18, Block 1, Tract 3, Unit 3 of North Albuquerque Acres

City of Albuquerque Planning Department:

The owner of the referenced property, Llave Development, desires a replat of the property in order to split the existing lot into two lots to be designated Lot 18-A and Lot 18-B. The property is zoned R-D 3DU/A and is situate on the north side of Eagle Rock Avenue, NE between Barstow Street, NE and Ventura Street, NE. The property is unimproved.

Thank you for your consideration of this matter.

Sincerely,



Philip W. Turner, PS

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

PAID RECEIPT

APPLICANT NAME LLAVE HOMES DEVELOPMENT
AGENT TERRAMETRICS OF NM
ADDRESS _____
PROJECT & APP # 1604785 / 06DRB-00403
PROJECT NAME Lot 18 N. ABO. HOMES

\$ 20.⁰⁰ 441032/3424000 Conflict Management Fee
\$ 285.⁰⁰ 441006/4983000 DRB Actions
\$ _____ 441006/4971000 EPC/AA/LUCC Actions & All Appeals
\$ _____ 441018/4971000 Public Notification
\$ _____ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY***
() Major/Minor Subdivision () Site Development Plan () Bldg Permit
() Letter of Map Revision () Conditional Letter of Map Revision
() Traffic Impact Study
\$ 305.⁰⁰ TOTAL AMOUNT DUE

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

City Of Albuquerque
Treasury Division

City Of Albuquerque
Treasury Division

3/28/2006 8:50AM LOC: ANNX
RECEIPT# 00059701 WSH 007 TRANSH 0004
Account 441032 Fund 0110
Activity 4983000 TRSKAL
Trans Amt \$305.00
J24 Misc

3/28/2006 8:49AM LOC: ANNX
RECEIPT# 00059700 WSH 007 TRANSH 0004
Account 441032 Fund 0110
Activity 3424000 TRSKAL
Trans Amt \$305.00
J24 Misc

VI \$285.00 \$305.00
CHANGE \$0.00

\$20.00
Thank You

Thank You