



DRB CASE ACTION LOG

REVISED 9/28/05

~~REVISION~~ FINAL

2005.0765
Completed
9/28/06

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-00720 (FP)

Project # 1004803

Project Name LOS BLANCOS ADDITION

Agent: Greater Albuq. Habitat for Humanity

Phone No.: 366-4170

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 9/27/06 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): _____
- _____
- _____
- _____

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

1004803

#20

[Handwritten signature]



DRB CASE ACTION LOG (REDACTED) FINAL)

REVISED 9/28/05

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- _____
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Project Number

1004803

#20

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[Large handwritten signature]

#20

4803

DXF Electronic Approval Form

DRB Project Case #: 1004803

Subdivision Name: LOS BLANCOS LOTS 3A,3B,3C,3D,4A,4B & 4C

Surveyor: ANTHONY L HARRIS


Contact Person: ANTHONY L HARRIS

Contact Information: 889-8056

DXF Received: 9/26/2006

Hard Copy Received: 9/26/2006

Coordinate System: NMSP Grid (NAD 27)


Approved

09-27-2006
Date

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

AGIS Use Only
Copied fc 4803 to agiscov on 9/27/2006 Contact person notified on 9/27/2006



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

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1004803

AGENDA ITEM NO: 20

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)

all signed

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee

DATE: SEPTEMBER 27, 2006



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

September 27, 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: 10:27 A.M.

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project # 1000131**
06DRB-01277 Major-Two Year SIA
06DRB-01278 Minor-Ext of SIA for Temp
Defer SDWK

MARK GOODWIN & ASSOCIATES agent(s) for BROADWAY DEVELOPMENT CO request(s) the above action(s) for, **BROADWAY INDUSTRIAL CENTER, UNIT 1**, zoned SU-2 HM, located on SAN JOSE AVE SE, between BROADWAY BLVD SE and I-25 containing approximately 61 acre(s). [REF: DRB-97-271] (M-14) **A ONE-YEAR EXTENSION OF THE SIA WAS APPROVED. A TWO-YEAR EXTENSION TO THE FOUR-YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**

2. **Project # 1000650**
06DRB-01267 Major-Two Year SIA

TIERRA WEST LLC agent(s) for WAL-MART STORES EAST LP request(s) the above action(s) for all or a portion of Tract(s) 1-A-1, **LANDS OF LAMONICA & WENK**, zoned SU-1 for C-1 Permissive Uses, located on COORS BLVD SW, between RIO BRAVO BLVD SW and LAMONICA RD SW containing approximately 20 acre(s). [REF: 03EPC-01109, 03EPC-01110, 03DRB-01782, 03DRB-01783, 04DRB-00277, 05DRB-00903] (P-10) **A TWO-YEAR EXTENSION OF THE SIA WAS APPROVED.**

3. **Project # 1002645**
06DRB-01268 Major-Two Year SIA

TIERRA WEST LLC agent(s) for CLEARBROOK INVESTMENTS request(s) the above action(s) for, **SEVILLE, UNIT 8**, zoned R-LT, located on IRVING BLVD NW, between KAYENTA PL NW and UNIVERSE BLVD NW containing approximately 27 acre(s). [REF: 03DRB-01440, 03DRB-01441, 03DRB-01965, 03DRB-00741, 04DRB-00400, 05DRB-01335] (A-10) **A 6-MONTH EXTENSION OF THE SIA WAS APPROVED.**

4. **Project # 1003634**
06DRB-01272 Major-Two Year SIA

GARCIA/KRAEMER & ASSOCIATES agent(s) for GREATER ALBUQUERQUE HABITAT FOR HUMANITY request(s) the above action(s) for all or a portion of Lot(s) 4A, 5A, 6A & 6B, Block(s) 12, **EASTERN ADDITION**, zoned SU-2/MR, located on HIGH ST SE between CROMWELL SE and PACIFIC SE and containing approximately 1 acre(s). [REF: 04DRB-01297, 04DRB-00409] (K-14) **A ONE-YEAR EXTENSION OF THE SIA WAS APPROVED.**

5. **Project # 1004639**
06DRB-01275 Major-Final Plat Approval

GARCIA/KRAEMER & ASSOCIATES agent(s) for 50/50 LLC request(s) the above action(s) for all or a portion of Lot(s) 313-A-2-B, ACRES ADDITION (to be known as **VENTANA DEL BOSQUE**) zoned RA-2/PCD, located on MOUNTAIN RD NW, between GABALDON RD NW and BOSQUE VERDE LANE NW containing approximately 5 acre(s). [REF:06DRB-00254,06DRB-00255, 06DRB-00256, 06DRB-00257] (J-12) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DEELGATED TO PLANNING FOR RESTRICTIVE COVENANTS, THE 15-DAY APPEAL PERIOD AND TO RECORD THE PLAT.**

6. **Project # 1004924**
06DRB-01273 Major-Vacation of Public Easements
06DRB-01274 Minor-Sketch Plat or Plan

JEFF MORTENSEN & ASSOCIATES agent(s) for HOECH REAL ESTATE CORPORATION request(s) the above action(s) for all or a portion of Tract(s) B, **FEDERAL PLAZA**, zoned SU-1 for O-1 uses, located on HOMESTEAD RD NE, between MONTGOMERY BLVD NE and SAN MATEO BLVD NE containing approximately 4 acre(s). [REF: 06EPC-00756, 06DRB-01181] (G-18) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

7. **Project # 1004464**
05DRB-01540 Major-Vacation of Pub Right-of-Way

GARCIA KRAEMER & ASSOCIATES agent(s) for 4120 SILVER LLC & 4200 SILVER LLC, request(s) the above action(s) for Lot(s) 5 & 6, Block(s) 10 and Lot(s) 1, Block(s) 11, **MESA GRANDE ADDITION**, zoned O-R, located on SIERRA DR SE, between SILVER AVE SE and MESA GRANDE PL SE. [*Deferred from 10/26/05 & 1/18/06 & 3/29/06*] (K-17) **DEFERRED AT THE AGENT'S REQUEST TO 3/28/07.**

8. **Project # 1005031**
06DRB-01077 Major-Vacation of Public Easements

SURV-TEK agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 9-A, THE TRAILS, UNIT 2 (to be known as **SANTA FE 3 @ THE TRAILS, UNIT 2**) zoned R-D, located on WOODMONT AVE NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 20 acre(s). [REF: 06DRB-01017, 06DRB-01018] *[Deferred from 8/23/06 & 9/13/06 & 9/27/06]* (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 10/4/06.**

06DRB-01017 Major-Preliminary Plat Approval
06DRB-01018 Minor-Temp Defer SDWK

SURV TEK & WILSON & COMPANY agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 9-A, THE TRAILS UNIT 2 (to be known as **SANTA FE 3 @ THE TRAILS, UNIT 2**) zoned R-D residential and related uses zone, developing area, located on WOODMONT AVE NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 20 acre(s). (Listed as Project 1004644 in error) *[Deferred from 8/9/06 & 8/23/06 & 9/13/06 & 9/27/06]* (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 10/4/06.**

06DRB-01282 Minor-Subd Design (DPM) Variance

WILSON AND COMPANY agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 9A, THE TRAILS UNIT 2 (to be known as **SANTA FE 3 @ THE TRAILS, UNIT 2**) zoned R-D residential and related uses zone, developing area, located on WOODMONT AVE NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 20 acre(s). [REF: 06DRB-01017, 06DRB-01018, DRB-01077] *Deferred from 9/13/06 & 9/27/06]* (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 10/4/06.**

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

SURV-TEK INC & WILSON & COMPANY agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 8, THE TRAILS, UNIT 2 (to be known as **TAOS @ THE TRAILS, UNIT 2**) zoned R-D, located on WOODMONT AVE NW, between UNIVERSE BLVD NW and RAINBOW BLVD NW containing approximately 9 acre(s). *[Deferred from 9/6/06 & 9/13/06 & 9/27/06]* (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 10/11/06.**

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

THOMPSON ENGINEERING CONSULTANTS INC agent(s) for WAREHOUSE MOLDING & DOOR CORP request(s) the above action(s) for all or a portion of Tract(s) 34, MRGCD Map 39, Lot(s) 11, Rancho Rico and Lot(s) 1-4, Powell Gardens Addition (to be known as **SUNSET VILLA ADDITION**) zoned SU-1 for PRD, located on SUNSET GARDENS RD SW between ATRISCO RD SW and ARENAL DITCH, containing approximately 15 acres. [Deferred from 7/12/06 & 8/9/06 & 8/23/06 & 9/6/06 & 9/20/06] (K-12) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 9/27/06 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 9/18/06 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS: AN EASEMENT TO TRACT 11 SHALL BE PROVIDED. DEDICATION OF RIGHT-OF-WAY ALONG SUNSET GARDENS IS REQUIRED. THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES OF THE SITE PLAN. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

11. **Project # 1004428**
06DRB-01121 Major-Vacation of Public Easements
06DRB-01119 Major-Preliminary Plat Approval
06DRB-01122 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES agent(s) for ALBUQUERQUE RIO BRAVO PARTNERS LLC request(s) the above action(s) for all or a portion of Tract(s) RR-3A, RR-3B, RR-3C, RR-3D and RR-3E, TOWN OF ATRISCO GRANT (to be known as **CEJA VISTA**) zoned SU-1, C-1, R-LT, located on DENNIS CHAVEZ BLVD SW, between MEADE AVE SE and 118TH ST SW containing approximately 99 acre(s). [REF: 05DRB-01460, 05DRB-01461] [Deferred from 8/30/06 & 9/27/06] (P-9) **DEFERRED AT THE AGENT'S REQUEST TO 10/4/06.**

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.

- 12. Project # 1005000**
06DRB-01350 Minor-SiteDev Plan
BldPermit/EPC
- DEKKER PERICH SABATINI agent(s) for YMCA OF CENTRAL NEW MEXICO request(s) the above action(s) for Tract(s) G-A, G-B, LANDS OF PEACE FOUNDATION & Tract(s) C, NETHERWOOD PARK ADDITON (to be known as **H B HORN YMCA, TRACT A**) zoned SU-1 for recreational uses & 0-1 uses, located on INDIAN SCHOOL RD NE, between WASHINGTON NE and SAN MATEO NE containing approximately 5 acre(s). [REF: 06EPC-00967] [**Catalina Lehner, EPC Case Planner**] [*Deferred from 9/27/06*] (H-17) **DEFERRED AT THE AGENT'S REQUEST TO 10/11/06.**
- 13. Project # 1004167**
06DRB-01367 Minor-SiteDev Plan
Subd/EPC
- CONSENSUS PLANNING agent(s) for LA ORILLA GROUP request(s) the above action(s) for all or a portion of Lot(s) 1-10, **BOSQUE PLAZA**, zoned C-1 (SC) located on COORS BLVD NW, between LA ORILLA RD NW and MONTANO PLAZA NW containing approximately 12 acre(s). [REF: 06EPC-01357, 06EPC-01358] [**Catalina Lehner, EPC Case Planner**] [*Deferred from 9/27/06*] (E-12) **DEFERRED AT THE AGENT'S REQUEST TO 10/4/06.**
- 06DRB-01357 Minor-Prelim&Final Plat
Approval
06DRB-01358 Minor-Vacation of Private
Easements
- SURV-TEK INC agent(s) for LA ORILLA GROUP, JIM & CHRISTEN SHULL request(s) the above action(s) for all or a portion of Lot(s) 7, 8 & 10-B, **BOSQUE PLAZA**, zoned C-1 (SC) neighborhood commercial zone, located on COORS BLVD NW, between LA ORILLA RD NW and MONTANO PLAZA NW containing approximately 3 acre(s). [REF: 05DRB-00821, 05DRB-01042, 06DRB-01367] [*Deferred from 9/27/06*] (E-12) **DEFERRED AT THE AGENT'S REQUEST TO 10/4/06.**

14. **Project # 1002580**
06DRB-01370 Minor-Amnd SiteDev Plan
BldPermit

DAVID GREEN agent(s) for DUSTYN LADEWIG request(s) the above action(s) for all or a portion of Lot(s) 29 & 30, Block(s) 5 (to be known as **TRACT A, NORTH ALBUQUERQUE ACRES**) zoned IP, located on SAN DIEGO ST NE NE, between SAN MATEO ST NE and PAN AMERICAN FRWY NE containing approximately 2 acre(s). [REF: 03DRB-00566] [Deferred from 9/27/06] (B-18) **DEFERRED AT THE AGENT'S REQUEST TO 10/4/06.**

15. **Project # 1004644**
06DRB-01189 Minor-SiteDev Plan
Subd/EPC

CONSENSUS PLANNING INC agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of, THE TRAILS, UNIT 2, SANTA FE 3, (to be known as **THE TRAILS, UNIT 9A**) zoned R-D, located on WOODMONT AVE NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 20 acre(s). [Deferred from 8/23/06 & 9/13/06 & 9/27/06] (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 10/4/06.**

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

16. **Project # 1004606**
06DRB-01354 Major-Final Plat Approval

SURV-TEK INC agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 11, THE TRAILS, UNIT 2 (to be known as **VALLE VISTA AT THE TRAILS, UNIT 2**) zoned R-D, located on WOODMONT NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 12 acre(s). [Deferred from 9/27/06] (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 10/4/06.**

17. **Project # 1005152**
06DRB-01363 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST agent(s) for PAUL BEATTY request(s) the above action(s) for all or a portion of the east half of Lot(s) A & B, Block(s) 5, **BUENA VENTURA SUBDIVISION**, zoned C-2, located on CENTRAL AVE NE, between CONCHAS ST NW and PARSIFAL ST NE containing approximately 2 acre(s). (K-20) **PRELIMINARY AND FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD.**

18. **Project # 1001945**
05DRB-01415 Minor-Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for MADELINE DUNN request(s) the above action(s) for all or a portion of Tract(s) 297 and 298 (to be known as **LAND OF DUNN**) zoned R-LT residential zone, located on CARSON RD NW, between RIO GRANDE BLVD NW and ZEARING AVE NW containing approximately 1 acre(s). [REF: 02DRB00731, 05DRB00733] *[Deferred from 9/21/05] [Final Plat was indeferred 9/28/05 for SIA]* (J-13) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR ESTATE CURB PLACEMENT.**

19. **Project # 1005155**
06DRB-01366 Minor-Prelim&Final Plat
Approval

WAYJOHN SURVEYING INC agent(s) for LORNA BLOOMBERG request(s) the above action(s) for all or a portion of Block(s) 9, Tract(s) A, B, **ALBRIGHT MOORE ADDITION**, zoned S-R, located on LOS TOMASES DR NW, between KINLEY AVE NW and BELLAMAH AVE NW containing approximately 1 acre(s). (J-14) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNG FOR AGIS DXF FILE AND TO RECORD THE PLAT.**

20. ~~Project # 1004803~~
06DRB-00720 Minor- 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] *[The final plat was indef deferred for the SIA on 5/31/06]* (K-10) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

21. **Project # 1001028**
05DRB-01886 Minor-Final Plat Approval

PRECISION SURVEYS agent(s) for RON CERROS request(s) the above action(s) for all or a portion of Tract(s) 1, **LANDS OF ALEJANDRO GARCIA**, zoned R-1, located on ALEJANDRO ST NW, between BLUE WATER NW and RINCON NW containing approximately 5 acre(s). *[Was Indef Deferred on 12/21/05, Indef Deferred on 5/17/06 & 6/21/06 for the SIA] [Indef Deferred on 9/27/06]* (J-11) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

22. **Project # 1003010**
06DRB-01290 Minor-Prelim&Final Plat Approval

PRECISION SURVEYS INC agent(s) for THE ALBUQUERQUE LITTLE THEATRE INC request(s) the above action(s) for all or a portion of Tract(s) B (to be known as **TRACTS B-1 & B-2, LANDS OF ALBUQUERQUE LITTLE THEATRE**, zoned SU-1 & SU-2 for Albuquerque Little Theatre, located on SAN PASQUALE AVE SW, between CENTRAL AVE SW and CHACOMA PL SW containing approximately 3 acre(s). [REF: 04DRB-01687] *[Deferred from 9/13/06 & indef deferred on 9/27/06]* (J-13) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

23. **Project # 1004901**
06DRB-00689 Minor-Prelim&Final Plat
Approval

WAYJOHN SURVEYING agent(s) for RIVERA INVESTMENTS request(s) the above action(s) for all or a portion of Tract(s) A-1, Block(s) 29, HUNING CASTLE ADDITION (to be known as HUNING CASTLE TOWNHOMES) zoned R-3, located on ALCALDE PLACE SW, between LEAD AVE SW and COAL AVE SW containing approximately 1 acre(s). *[Was Indefinitely deferred 5/24/06 for grading and drainage plan and infrastructure list] [Deferred from 9/20/06 & 9/27/06] (K-13)*
DEFERRED AT THE AGENT'S REQUEST TO 10/4/06.

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

THERE ARE NO SKETCH PLATS THIS WEEK . . .

24. Approval of the Development Review Board Minutes for September 20, 2006. **THE DRB MINUTES FOR SEPTEMBER 20, 2006 WERE APPROVED BY THE BOARD.**

ADJOURNED: 10:27 A.M.



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

June 28, 2006

1. **Project # 1004803**
06DRB-00771 Major-Vacation of Public Easements
06DRB-00772 Minor-Temp Defer SDWK

JEFF MORTENSEN & ASSOCIATES INC agent(s) for GREATER ALBUQUERQUE HABITAT FOR HUMANITY request(s) the above action(s) for all or a portion of Lot(s) 3 & 4 and the northerly 25-feet of Lot(s) 5, Tract(s) 53 of Los Blancos Addition and a portion of Tract(s) 5, **TOWN OF ATRISCO GRANT**, zoned R-T residential zone, located on 75TH ST SW, between CENTRAL AVE SW and VOLCANO SW containing approximately 1 acre(s). [REF: 06DRB-00720, 06DRB-00445] (K-10)

At the June 28, 2006, Development Review Board meeting, the vacation was approved as shown on Exhibit B in the Planning file, subject to these findings and conditions:

FINDINGS:

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

CONDITIONS:

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

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



OFFICIAL NOTICE OF DECISION

PAGE 2

If you wish to appeal this decision, you must do so by July 13, 2006, in the manner described below.

Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal. If the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. Such appeal shall be heard within 60 days of its filing.

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

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


Sheran Matson, AICP, DRB Chair

Cc: Jeff Mortensen & Associates Inc., 6010-B Midway Park Blvd NE, 87109
Greater Albuquerque Habitat for Humanity, 204 San Mateo SE, Suite E, 87108
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1004/803 AGENDA#: 1 DATE: 6/28/06

Jeff Montenegro & Associates
60

- 1. Name: _____ Address: _____ Zip: _____
- 2. Name: _____ Address: _____ Zip: _____
- 3. Name: _____ Address: _____ Zip: _____
- 4. Name: _____ Address: _____ Zip: _____
- 5. Name: _____ Address: _____ Zip: _____
- 6. Name: _____ Address: _____ Zip: _____
- 7. Name: _____ Address: _____ Zip: _____
- 8. Name: _____ Address: _____ Zip: _____
- 9. Name: _____ Address: _____ Zip: _____
- 10. Name: _____ Address: _____ Zip: _____
- 11. Name: _____ Address: _____ Zip: _____
- 12. Name: _____ Address: _____ Zip: _____
- 13. Name: _____ Address: _____ Zip: _____
- 14. Name: _____ Address: _____ Zip: _____



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1004803

AGENDA ITEM NO: 1

SUBJECT:

Vacation
Sidewalk Deferral

ACTION REQUESTED:

REV/CMT:0 APP:(x) SIGN-OFF:0 EXTN:0 AMEND:0

P.O. Box 1293

ENGINEERING COMMENTS:

Albuquerque

The Hydrology Section has no objection to the vacation request.

New Mexico 87103

RESOLUTION:

www.cabq.gov

APPROVED ; 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: June 28, 2006



CITY OF ALBUQUERQUE
 PLANNING DEPARTMENT
 DEVELOPMENT REVIEW BOARD

June 28, 2006

Project # 1004803

06DRB-00771 Major-Vacation of Public Easements

06DRB-00772 Minor-Temp Defer SDWK

JEFF MORTENSEN & ASSOCIATES INC agent(s) for GREATER ALBUQUERQUE HABITAT FOR HUMANITY request(s) the above action(s) for all or a portion of Lot(s) 3 & 4 and the northerly 25-feet of Lot(s) 5, Tract(s) 53 of Los Blancos Addition and a portion of Tract(s) 5, TOWN OF ATRISCO GRANT, zoned R-T residential zone, located on 75TH ST SW, between CENTRAL AVE SW and VOLCANO SW containing approximately 1 acre(s). [REF: 06DRB-00720, 06DRB-00445] (K-10)

- AMAFCA No adverse comments.
- COG No adverse comments.
- Transit No objection to the requests.
- Zoning Enforcement No adverse comments.
- Neighborhood Coordination Letter sent to Skyview West NA (R) .

APS **Los Blancos Addition** is a single family residential subdivision (consisting of 7 units) by the Greater Albuquerque Habitat for Humanity. Five out of the seven homes are already built. The subdivision will impact Edward Gonzales Elementary School, Jimmy Carter Middle School, and West Mesa High School. **All three schools are exceeding capacity.**

School	2006-07 Projections	2006-07 Capacity	Space Available
Edward Gonzales	1,162	850	-312
Jimmy Carter	1,180	1,178	-2
West Mesa	2,706	2,100	-606

A new elementary school is planned to open in 2008 and will be co-located with Edward Gonzales. The new elementary school will relieve overcrowding at Edward Gonzales Elementary School.

APS

A new southwest high school is planned to open with a 9th grade academy in 2008 with the remainder of the school to open in 2009. The new high school will relieve overcrowding at West Mesa High School.

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

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

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

Police Department	No crime prevention or CPTED comments at this time.
Fire Department	All required fire hydrants shall be installed and made serviceable prior to and during construction of subdivision.
PNM Electric & Gas	No adverse comments.
Comcast	No comments received.
QWEST	No comments received.
Environmental Health	No comments received.
M.R.G.C.D.	No comments received.
Open Space Division	No adverse comments.

City Engineer The Hydrology section has no objection to the vacation request.

Transportation Development No objection to either request.

Parks & Recreation No objection.

Utilities Development

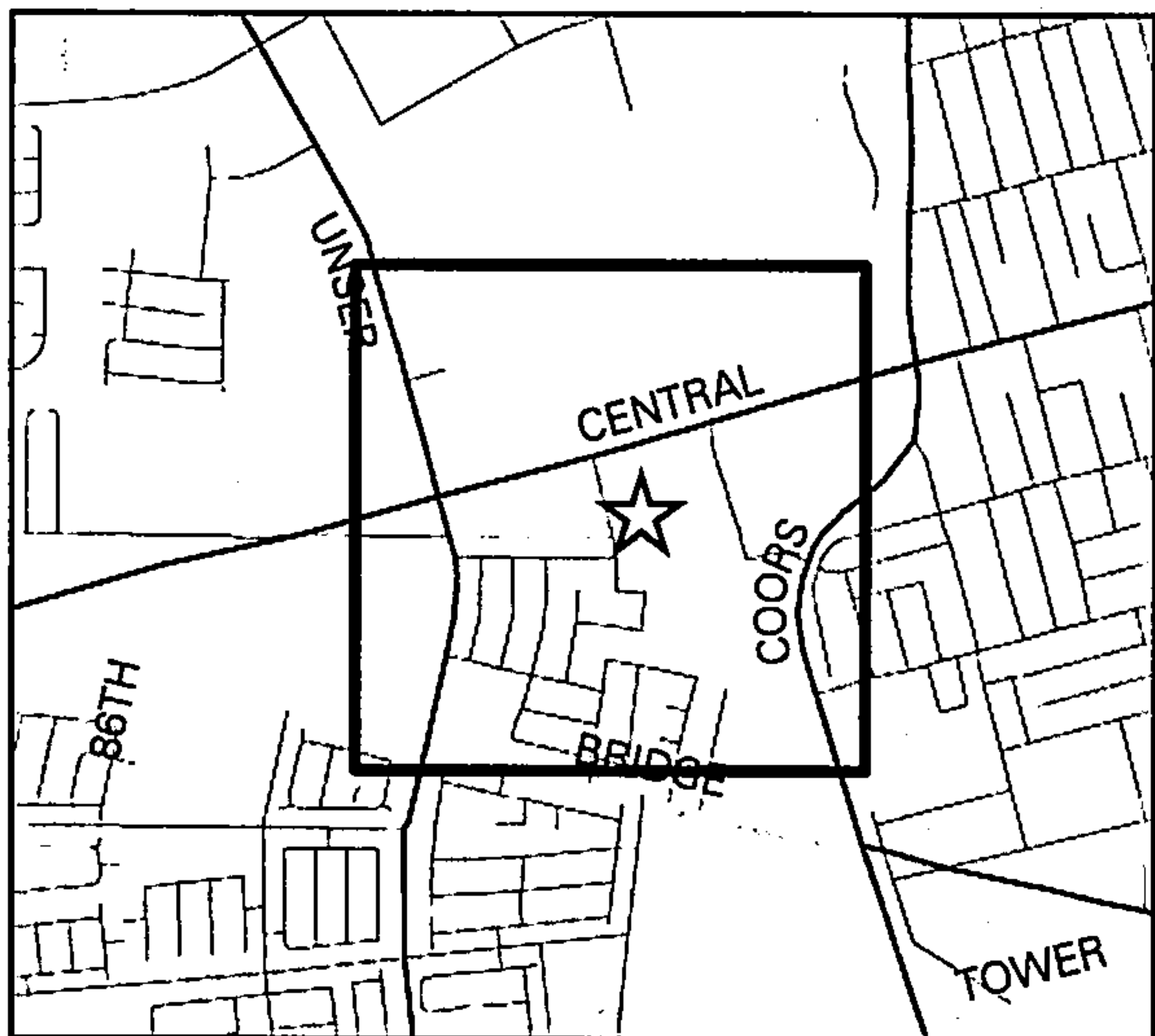
No objection to Vacation request. No objection to Sidewalk Deferral.

Planning Department No objection to the requests.

Impact Fee Administrator No comment on proposed vacation.

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

cc:Greater Albuquerque Habitat for Humanity, 204 San Mateo SE, Suite 3, 87108
Jeff Mortensen & Associates Inc., 6010-B Midway Park Blvd NE, 87109



ZONING MAP

Note: Grey shading indicates County.



1 inch equals 500 feet

Project Number:
1004803

Hearing Date:
6/28/06

Zone Map Page:
K-10

Additional Case Numbers:
06DRB-00771
06DRB-00772



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

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW, on Wednesday, June 28, 2006, beginning at 9:00 a.m. for the purpose of considering the following:

Project # ~~1004803~~

06DRB-00771 Major-Vacation of Public Easements
06DRB-00772 Minor-Temp Defer SDWK

JEFF MORTENSEN & ASSOCIATES INC agent(s) for GREATER ALBUQUERQUE HABITAT FOR HUMANITY request(s) the above action(s) for all or a portion of Lot(s) 3 & 4 and the northerly 25-feet of Lot(s) 5, Tract(s) 53 of Los Blancos Addition and a portion of Tract(s) 5, TOWN OF ATRISCO GRANT, zoned R-T residential zone, located on 75TH ST SW, between CENTRAL AVE SW and VOLCANO SW containing approximately 1 acre(s). [REF: 06DRB-00720, 06DRB-00445] (K-10)

Project # 1003684

06DRB-00776 Major-Preliminary Plat Approval
06DRB-00779 Major-Vacation of Pub Right-of-Way
06DRB-00780 Major-Vacation of Public Easements
06DRB-00781 Minor-Sidewalk Variance
06DRB-00783 Minor-Temp Defer SDWK
06DRB-00782 Minor-Sidewalk Waiver

MARK GOODWIN & ASSOCIATES, PA agent(s) for CAPITAL ALLIANCE INVESTMENTS, LLC request(s) the above action(s) for Lot(s) 11, Block(s) 9, Lot(s) 10-17, Block(s) 10, Lot(s) 11-15, Block(s) 11, Lot(s) 17 & 18, Block(s) 12, Lot(s) 23-29, Block(s) 13, AND Lot(s) 1, Block(s) 14, AND Tract(s) H, I, J AND K, PARADISE HEIGHTS, UNIT 5, (to be known as ANASAZI RIDGE, UNIT 2) zoned R-1 AND SU-1/C-1, located on WESTSIDE NW between UNIVERSE NW and KAYENTA NW containing approximately 11 acre(s). [REF: 06DRB-00325, 06DRB-00326, 06DRB-00327] (A-10)

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

Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, JUNE 12, 2006.



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

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW, on Wednesday, June 28, 2006, beginning at 9:00 a.m. for the purpose of considering the following:

Project # 1004803

06DRB-00771 Major-Vacation of Public Easements
06DRB-00772 Minor-Temp Defer SDWK

JEFF MORTENSEN & ASSOCIATES INC agent(s) for GREATER ALBUQUERQUE HABITAT FOR HUMANITY request(s) the above action(s) for all or a portion of Lot(s) 3 & 4 and the northerly 25-feet of Lot(s) 5, Tract(s) 53 of Los Blancos Addition and a portion of Tract(s) 5, TOWN OF ATRISCO GRANT, zoned R-T residential zone, located on 75TH ST SW, between CENTRAL AVE SW and VOLCANO SW containing approximately 1 acre(s). [REF: 06DRB-00720, 06DRB-00445] (K-10)

Project # 1003684

06DRB-00776 Major-Preliminary Plat Approval
06DRB-00779 Major-Vacation of Pub Right-of-Way
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06DRB-00781 Minor-Sidewalk Variance
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MARK GOODWIN & ASSOCIATES, PA agent(s) for CAPITAL ALLIANCE INVESTMENTS, LLC request(s) the above action(s) for Lot(s) 11, Block(s) 9, Lot(s) 10-17, Block(s) 10, Lot(s) 11-15, Block(s) 11, Lot(s) 17 & 18, Block(s) 12, Lot(s) 23-29, Block(s) 13, AND Lot(s) 1, Block(s) 14, AND Tract(s) H, I, J AND K, PARADISE HEIGHTS, UNIT 5, (to be known as ANASAZI RIDGE, UNIT 2) zoned R-1 AND SU-1/C-1, located on WESTSIDE NW between UNIVERSE NW and

INDIVIDUALS WITH DISABILITIES needing special assistance to participate in this hearing should contact Claire Senova, Planning Department, at 924-3946. TTY users may call the New Mexico Relay Network by calling toll-free 1-800-659-8331.

Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, JUNE 12, 2006.

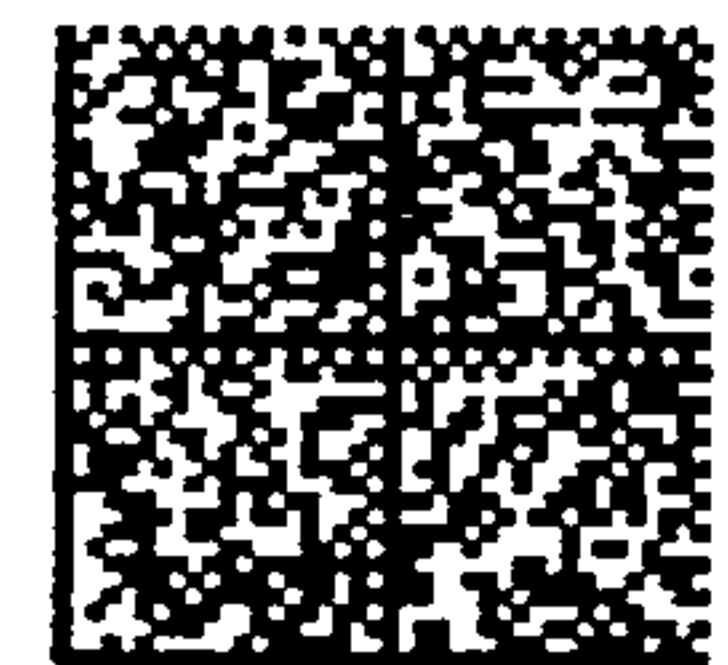
CITY OF ALBUQUERQUE



Planning Department



**ATTEMPTED,
NOT KNOWN**



02 1A \$ 00.39⁰
0004329277 JUN 08 2006
MAILED FROM ZIP CODE 87102

~~101005728214840509
GREATER ALBUQUERQUE HABITAT F
4437 GLENWOOD HILLS DR NE
ALBUQUERQUE NM 87111~~

*not at this
address*



248

P O Box 1293 Albuquerque, New Mexico 87103

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

Meeting Date: JUNE 28, 2006
Zone Atlas Page: k-10-Z
Notification Radius: 100 Ft.

Project# 1004803
App#06DRB-00771
App#06DRB-00772

Cross Reference and Location: 75TH STREET SW BETWEEN CENTRAL AVE SW
AND LUCCA SW

Applicant: GREATER ALBUQUERQUE HABITAT FOR HUMANITY
Address: 204 SAN MATEO SE SUITE 3
ALBUQUERQUE, NM 87108

Agent: JEFF MORTENSEN & ASSOCIATES, INC.
6010-B MIDWAY PARK BLVD NE
ALBUQUERQUE, NM 87109

Special Instructions:

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

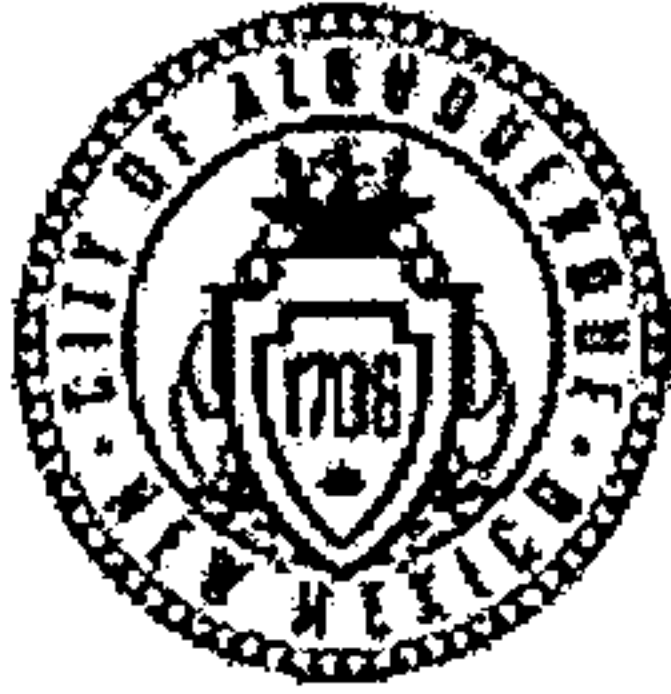
Date Mailed: JUNE 9, 2006
Signature: YVONNE SAAVEDRA

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

PROJECT # 1004803
APPLICATION # _____

PAGE 1 **OF** 2

ZONE ATLAS PAGE #	ZONE ATLAS #	GRID LOCATIONS	PARCEL SEQUENCES	NAME AND ADDRESS
K-10	1010057	282-148	405-09	✓
		281-171	07	✓
		276-166	08	✓
		265-164	04	✓
		263-174	05	✓
		276-180	06	✓
		273-133	01	✓
		288-136	10	✓
		306-146	12	✓
		328-150	14	✓
		348-154	16	✓
		238-169	305-21	✓
		247-171	22	✓
		246-160	20	✓
		249-150	19	✓
		254-137	18	✓



mainframe@coa1mp3.ca

bq.gov

06/06/2006 10:53 AM

To

cc

bcc

Subject

1 R E C O R D S W I T H L A B E L S PAGE
1
01010057 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE
0101005728214840509 LEGAL: LTS 3 4 PLUS NLY 25 FT OF LT 5 AND THE WLY
PORTION LAND USE:
PROPERTY ADDR: 00000 75TH
OWNER NAME: GREATER ALBUQUERQUE HABITAT FO
OWNER ADDR: 04437 GLENWOOD HILLS DR NE
ALBUQUERQUE NM 87111
0101005728117140507 LEGAL: E1/2 TR 53 U 6 ATR GRT POR
LAND USE:
PROPERTY ADDR: 00000 CENTRAL
OWNER NAME: HERRERA LOLA C
OWNER ADDR: 00104 75TH ST SW
ALBUQUERQUE NM 87105
0101005727616640508 LEGAL: POR TR 5 3 UNIT 6 ATR GRT
LAND USE:
PROPERTY ADDR: 00000 75TH
OWNER NAME: HERRERA LOLA C
OWNER ADDR: 00104 75TH ST SW
ALBUQUERQUE NM 87105
0101005726516440504 LEGAL: 002 LOS BLANCOS
LAND USE:
PROPERTY ADDR: 00000 75TH
OWNER NAME: HERRERA WILLIAM P
OWNER ADDR: 00104 75TH ST SW
ALBUQUERQUE NM 87105
0101005726317440505 LEGAL: 001 LOS BLANCOS
LAND USE:
PROPERTY ADDR: 00000 CENTRAL
OWNER NAME: MOYA DOMINICA M
OWNER ADDR: 09317 CENTRAL AV NW
ALBUQUERQUE NM 87121
0101005727618040506 LEGAL: PORT OF TR 53 UNIT 6 CONT .53 AC ATRISCO GR
LAND USE:
PROPERTY ADDR: 00000 CENTRAL
OWNER NAME: PEERLESS TYRE CO
OWNER ADDR: 05000 KINGSTON ST
DENVER CO 80239
0101005727313340501 LEGAL: 005 EXC N 25FT LOS BLANCOS ADDN
LAND USE:
PROPERTY ADDR: 00000 75TH
OWNER NAME: CHAVEZ ROBERTA
OWNER ADDR: 00121 75TH ST SW
ALBUQUERQUE NM 87105
0101005728813640510 LEGAL: SOUT HERL Y POR OF TR 53 ATR GRT UNIT 6
LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: CHAVEZ ROBERTA
OWNER ADDR: 00121 75TH ST SW
ALBUQUERQUE NM 87105

PAGE 3

0101005725311630214 LEGAL: 13 1 AME NDED REPLAT SKYVIEW WEST
LAND USE:

PROPERTY ADDR: 00000 FREDERICK
OWNER NAME: MORA ALBERT
OWNER ADDR: 07505 FREDERICK

LN SW

ALBUQUERQUE NM 87105

0101005726011630215 LEGAL: 14 1 AME NDED REPLAT SKYVIEW WEST
LAND USE:

PROPERTY ADDR: 00000 FREDERICK
OWNER NAME: GAVI EDUARDO N & ELSIE SALCIDO
OWNER ADDR: 07501 FREDERICK

LN SW

ALBUQUERQUE NM 87121

0101005727811940101 LEGAL: 1 11 AME NDED REPLAT SKYVIEW WEST
LAND USE:

PROPERTY ADDR: 00000 75TH
OWNER NAME: CERVANTES FRANK R & PHYLLIS E
OWNER ADDR: 00927 ZEARING

NW

ALBUQUERQUE NM 87104

0101005752961140106ca *** THIS UPC CODE HAS NO MASTER RECORD ON FILE

QUIT

101005752961140106CA LEGAL: NO OWNERSHIP IN SONATA OR AGIS



City of Albuquerque

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

Date: June 1, 2006

TO CONTACT NAME: Jim Mortensen
COMPANY/AGENCY: Jim Mortensen Assoc LLC
ADDRESS/ZIP: 12010 Midway PK Blvd NE
PHONE/FAX #: 345-4250 / 345-4254

Thank you for your inquiry of 6-1-06 (date) requesting the names of Recognized

Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at lots 3+4 plus portion of lots, Los Blancos Addition & portion of Tract 53 Town of Arisco Grant located on zone map page(s) K-10 15th St SW between Central + Lucca St, su

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

Skyview West
Neighborhood Association
Contacts: Tony Chavez
305 Claire Ln SW 87121
831-5824 (h)
Beatrice Purcella
201 Claire Ln SW 87121
831-5556 (h)

Neighborhood Association

Contacts: _____

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

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

Sincerely,

Dolaina O'Carmona
OFFICE OF NEIGHBORHOOD COORDINATION

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



ENGINEERS & SURVEYORS

JEFF MORTENSEN & ASSOCIATES, INC.
6010-B MIDWAY PARK BLVD. NE
ALBUQUERQUE NEW MEXICO 87109

P: 505.345.4250
F: 505.345.4254
ESTABLISHED 1977

VACATION REQUEST EXPLANATION

An existing 5' public utility easement, as depicted on the attached Exhibit A, crosses through the site running north to south. This particular easement does not contain any existing facilities and furthermore conflicts with the proposed development of the site as a single family residential subdivision by the Greater Albuquerque Habitat for Humanity. It is because of this that the vacation of this existing easement is respectfully requested.

SIDEWALK DEFERRAL REQUEST EXPLANATION

A Temporary Deferral of Sidewalk Construction is requested to allow for the construction of the four feet wide sidewalks fronting the proposed Sam Bowen Court SW cul-de-sac in conjunction with the construction of each single family residence. Exhibit B illustrates the sidewalks for which this temporary deferral is requested. This request does not include the proposed sidewalks fronting 75th Street SW. A copy of the approved Infrastructure List is attached for reference.

PRINCIPALS	JEFFREY G. MORTENSEN, P.E.	JUAN M. CALA	CHARLES G. CALA, JR., P.S.
GRADY E. BARRENS	J. GRAEME MEANS, P.E.	RICHARD C. WHITE	JOSEPH M. SOLOMON, JR., P.S.

Project # 1004803

GREATER ALBUQ. HABITAT FOR HUMANITY
204 SAN MATEO SE SUITE 3
ALBUQUERQUE, NM 87108

Project # 1004803

BEATRICE PURCELLA
Skyview West N.A.
201 CLAIRE LN SW
ALBUQUERQUE, NM 87121

101005727616640508

HERRERA LOLA C
104 75TH ST SW
ALBUQUERQUE NM 87105

101005727313340501

CHAVEZ ROBERTA
121 75TH ST SW
ALBUQUERQUE NM 87105

101005734815440516

WILSON KATHLEEN D TRUST
5732 OSUNA RD NE
ALBUQUERQUE NM 87109

101005724616030520

MARQUEZ DANNY L
2925 BLANFORD RD SW
ALBUQUERQUE NM 87121

101005725712930515

CHAVEZ RICHARD L & MARIE C
125 75TH ST SW
ALBUQUERQUE NM 87105

101005727811940101

CERVANTES FRANK R & PHYLLIS E
927 ZEARING NW
ALBUQUERQUE NM 87104

Project # 1004803

JEFF MORTENSEN & ASSOCIATES, INC.
6010-B MIDWAY PARK BLVD NE
ALBUQUERQUE, NM 87109

101005728214840509

GREATER ALBUQUERQUE HABITAT F
4437 GLENWOOD HILLS DR NE
ALBUQUERQUE NM 87111

101005726317440505

MOYA DOMINICA M
9317 CENTRAL AV NW
ALBUQUERQUE NM 87121

101005730614640512

NORWEST INVESTMENT MGMT TRUST
5732 OSUNA RD NE
ALBUQUERQUE NM 87109

101005723816930521

VENAGLIA ROY J & CATHERINE M
1708 CALIFORNIA NE
ALBUQUERQUE NM 87110

101005724915030519

CHAVEZ SUSAN
121 75TH ST SW
ALBUQUERQUE NM 87105

101005725311630214

MORA ALBERT
7505 FREDERICK LN SW
ALBUQUERQUE NM 87105

Project # 1004803

TONY CHAVEZ
Skyview West N.A.
305 CLAIRE LN SW
ALBUQUERQUE, NM 87121

101005728117140507

HERRERA LOLA C
104 75TH ST SW
ALBUQUERQUE NM 87105

101005727618040506

PEERLESS TYRE CO
5000 KINGSTON ST
DENVER CO 80239

101005732815040514

HUBBELL/WILSON TRUST
5732 OSUNA RD NE
ALBUQUERQUE NM 87109

101005724717130522

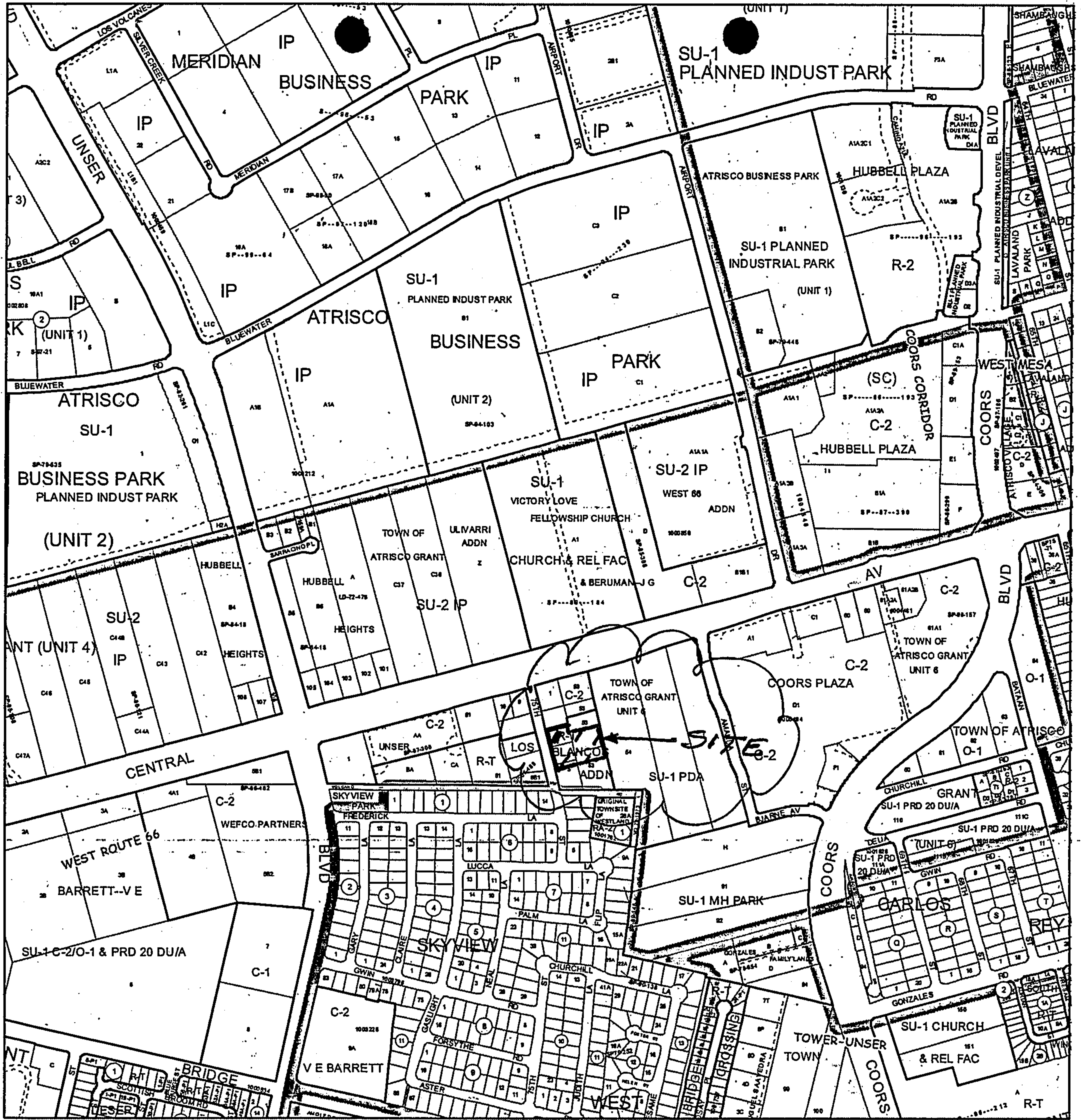
PATEL NARENDRAKUMAR & KANTA
7500 CENTRAL AV SW
ALBUQUERQUE NM 87121

101005725413730518

CHAVEZ ROBERTA OR ANNABELLE C
121 75TH ST SW
ALBUQUERQUE NM 87121

101005726011630215

GAVI EDUARDO N & ELSIE SALCID
7501 FREDERICK LN SW
ALBUQUERQUE NM 87121



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

Map amended through: 5/1/2006

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
K-10-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 1500 Feet

FORM V: SUBDIVISION VARIANCES & VACATIONS

BULK LAND VARIANCE

(PUBLIC HEARING CASE)

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

VACATION OF PUBLIC RIGHT-OF-WAY

VACATION OF PUBLIC EASEMENT

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

SUBDIVISION DESIGN VARIANCE (VARIANCE FROM MINIMUM STANDARDS OF THE DPM)

SIDEWALK DESIGN VARIANCE

SIDEWALK WAIVER

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

TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

- Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") 6 copies
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the deferral or extension
 - Any original and/or related file numbers are listed on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

VACATION OF PRIVATE EASEMENT

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

VACATION OF RECORDED PLAT

- ___ 6 copies of the recorded plat to be vacated.
 - ___ 6 copies of documents justifying the vacation.
 - ___ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - ___ Letter describing, explaining, and justifying the vacation
 - ___ Any original and/or related file numbers are listed on the cover application
 - ___ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- 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.

Jeffrey C. Mortensen, P.E.
Applicant name (print)
[Signature] 06-01-2006
Applicant signature / date



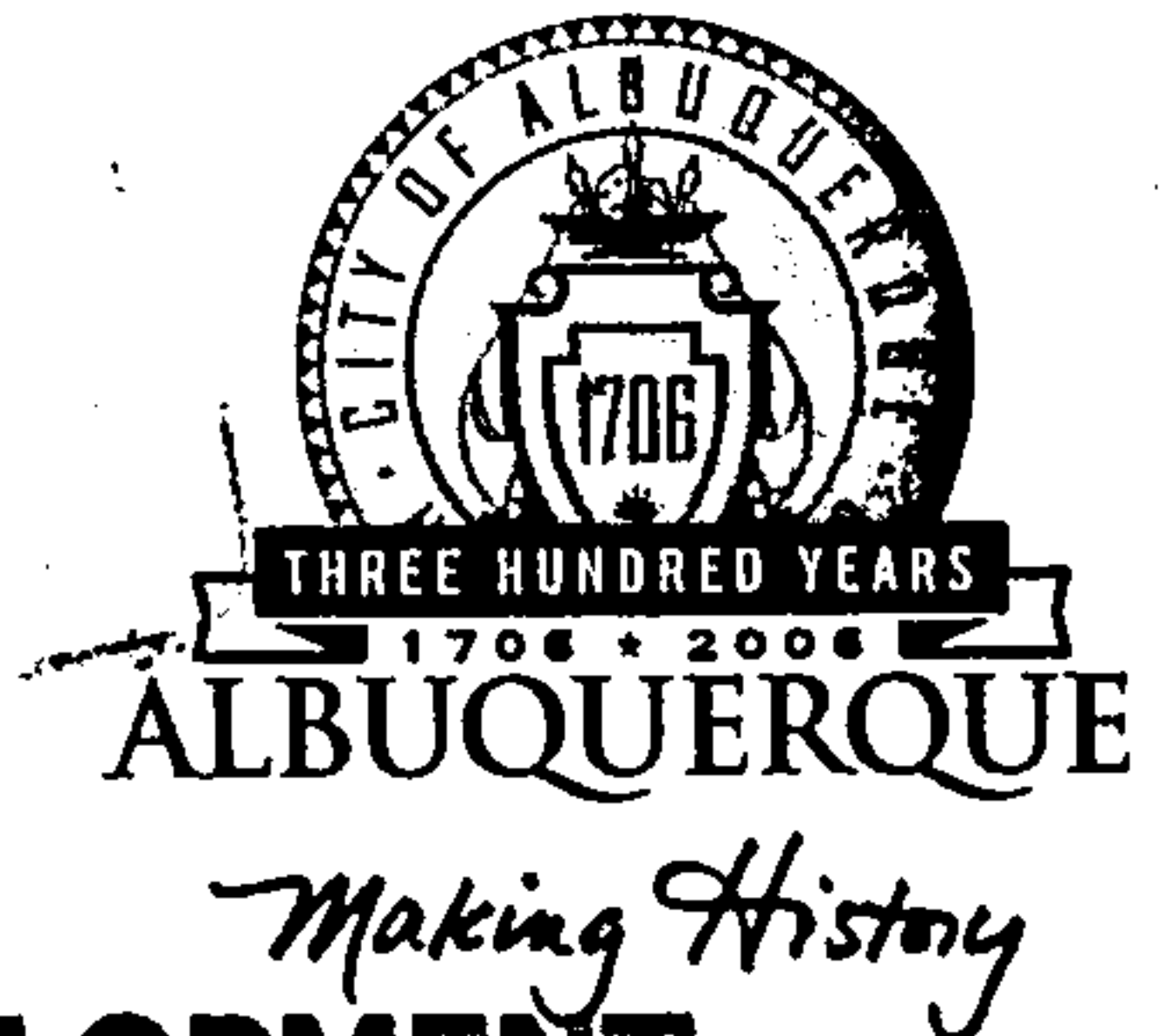
Form revised 4/03, 10/03 and APRIL 2006

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

Application case numbers
06DRB-00772

Sandy Handley 06/02/06
Planner signature / date
Project # 9004803

FYI



NOTIFICATION OF HEARING for the DEVELOPMENT REVIEW BOARD

June 12, 2006

TO: Tony Chavez and Beatrice Purcella, Skyview West Neighborhood Association

This letter will serve as your notification from the City of Albuquerque, under provisions of 0-92 pertaining to a request for: Requests the following for approximately one (1) acre(s) - Major Vacation of Public Easements and Minor Temporary Deferral of Sidewalks for a proposed development on the site as a single family residential subdivision by the Greater Albuquerque Habitat for Humanity.

Proposed by: Jeff Mortensen and Associates, Inc. at 345-4250

Agent for: Capital Alliance Investments, LLC

P.O. Box 1293

For property located: On or near 75th Street SW between Central Avenue SW and Volcano Road SW.

Albuquerque

The case number(s) assigned is: 06DRB- 00771 and 00772, Project # 1004803

City Planning accepted application for this request on June 2, 2006.

New Mexico 87103

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

www.cabq.gov

Please be advised that this application is scheduled for a hearing before the Development Review Board (DRB) at 9 a.m. on Wednesday, June 28, 2006 in the Planning Hearing Room, Lower Level, Plaza Del Sol Building, 600 Second St. NW.

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

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

Sincerely,

Stephani J. Winklepleck

Stephani I. Winklepleck

Neighborhood Program Coordinator

OFFICE OF NEIGHBORHOOD COORDINATION

PLANNING DEPARTMENT

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

Pray 1004803
9/27/06

No. of Lots: 7
Nearest Major Streets: 75th Street SW

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 14th day of September, 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 The Greater Albuquerque Habitat for Humanity ("Subdivider"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:] New Mexico Corporation, whose address is 204 San Mateo Boulevard SE, Suite E, Albuquerque, New Mexico 87108 and whose telephone number is 505-265-0057, in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

1. Recital. The Subdivider is developing certain lands within the City of Albuquerque, Bernalillo County, New Mexico, known as [existing legal description Lots Three (3), Four (4) and the Northerly Twenty-Five Feet (Nly 25') of Lot Five (5) in the Los Blancos Addition recorded on April 10, 1946 in the records of Bernalillo County at Book Misc. C1, pages 36 through ---, and a portion of Tract Fifty-Three (53) of the Plat showing a portion of Tracts Allotted from the Town of Atrisco Grant, Bernalillo County, New Mexico recorded on December 5, 1944 in the records of Bernalillo County at Book Misc. D, pages 118 through --- (the "Subdivision"). The Subdivider certifies that the Subdivision is owned by [state the name of the present real property owner exactly as shown on the real estate document conveying title in the Subdivision to the present owner:] The Greater Albuquerque Habitat for Humanity ("Owner").

The Subdivider has submitted and the City has approved a preliminary plat or Site Development Plan identified as Lots 3-A, 3-B, 3-C, 3-D, 4-A, 4-B and 4-C, Los Blancos Addition describing Subdivider's Property.

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

2. Improvements and Construction Deadline. The Subdivider agrees to install and complete the public and/or private improvements described in Exhibit A, the required infrastructure listing ("Improvements"), to the satisfaction of the City, on or before the 8th day of June 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. 788681.

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



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 Western Technologies, Inc., and field testing of the private Improvements shall be performed by Western Technologies, Inc., 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.

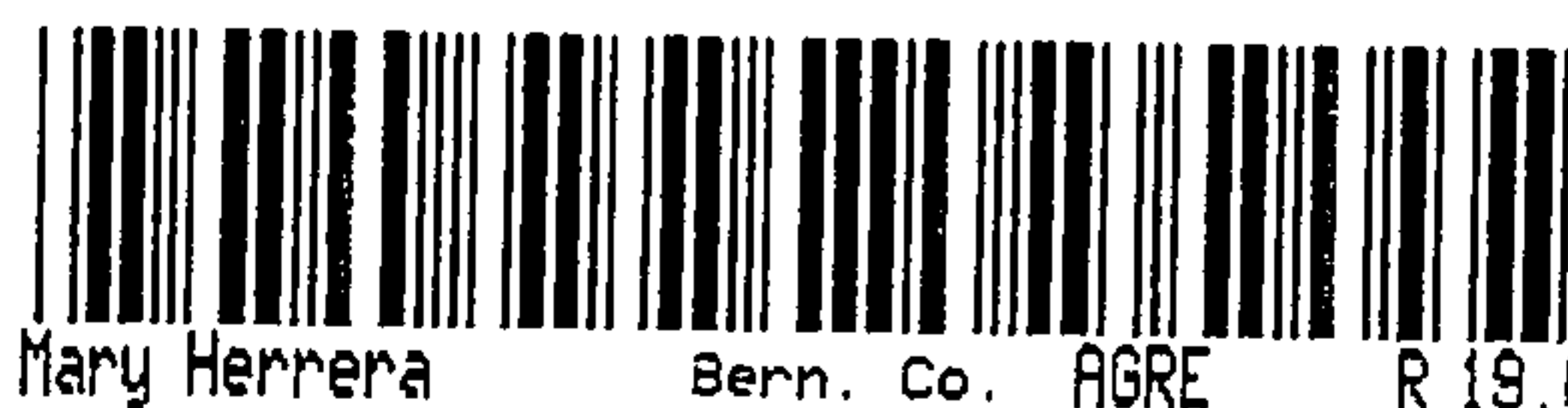
5. Financial Guaranty. If final plat approval is not requested prior to construction of the Subdivision, a financial guaranty is not required. If final plat approval is requested, the Subdivider must provide the City with a financial guaranty in an amount of not less than 125% of the estimated cost of 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: Reserve Letter #2316
Amount: \$ 106,625.63 Name of Financial Institution or Surety
providing Guaranty: First Community Bank
Date City first able to call Guaranty: June 8, 2008
[Construction Completion Deadline]: June 8, 2008
If Guaranty other than a Bond, last day City able to call Guaranty is:
August 8, 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.



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

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

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

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

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

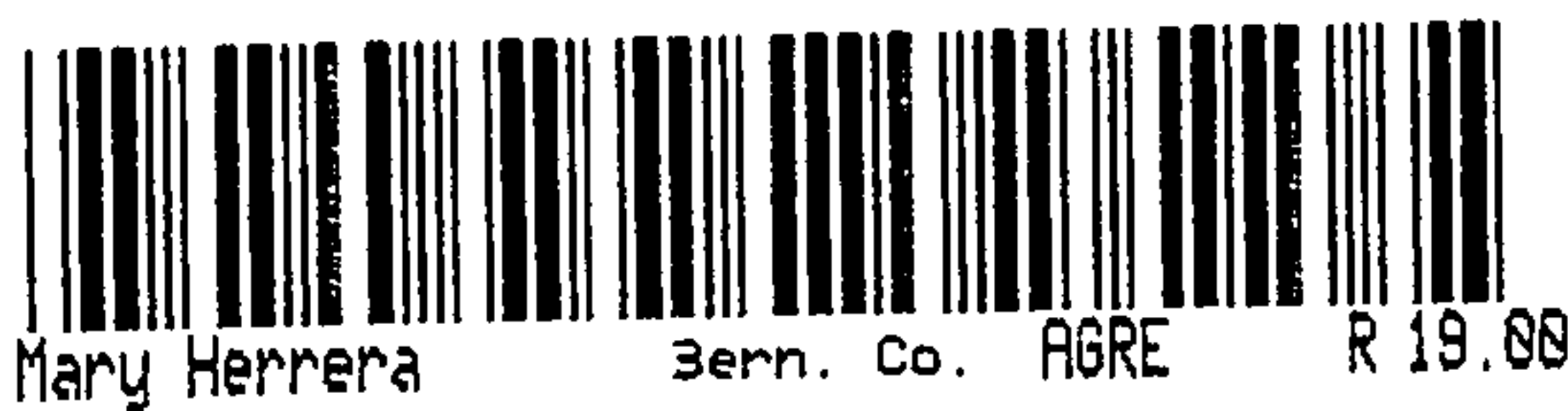
(Note: The Subdivider must pay the City all City fees which have been incurred during construction before the City will accept the public Improvements.

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

A. Construction Surveying. Construction surveying for the construction of the public Improvements shall be performed by Jeff Mortensen & Associates, Inc. and construction surveying of the private Improvements shall be performed by Jeff Mortensen & Associates, Inc. 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 Jeff Mortensen & Associates, Inc., and inspection of the private Improvements shall be performed by Jeff Mortensen & Associates, Inc., both New Mexico Registered Professional Engineers. If the inspection is performed by an entity other than the City, the City may monitor the inspection and the Subdivider



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

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

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

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

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

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

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

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

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



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

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

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

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

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

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

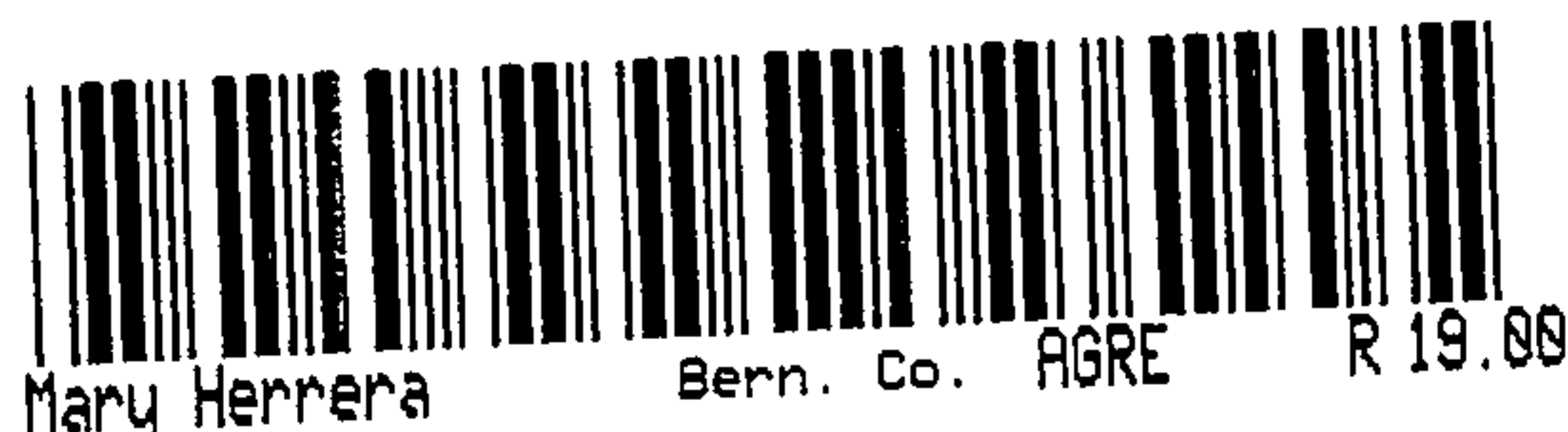
17. Changes to Agreement. Changes to this Agreement are not binding unless made in writing, signed by both parties.

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

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

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

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



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

SUBDIVIDER:

CITY OF ALBUQUERQUE

By [Signature]: Catherine Woodward
Name: Catherine Woodward
Title: Executive Director
Dated: 8/8/06

[Signature]
City Engineer

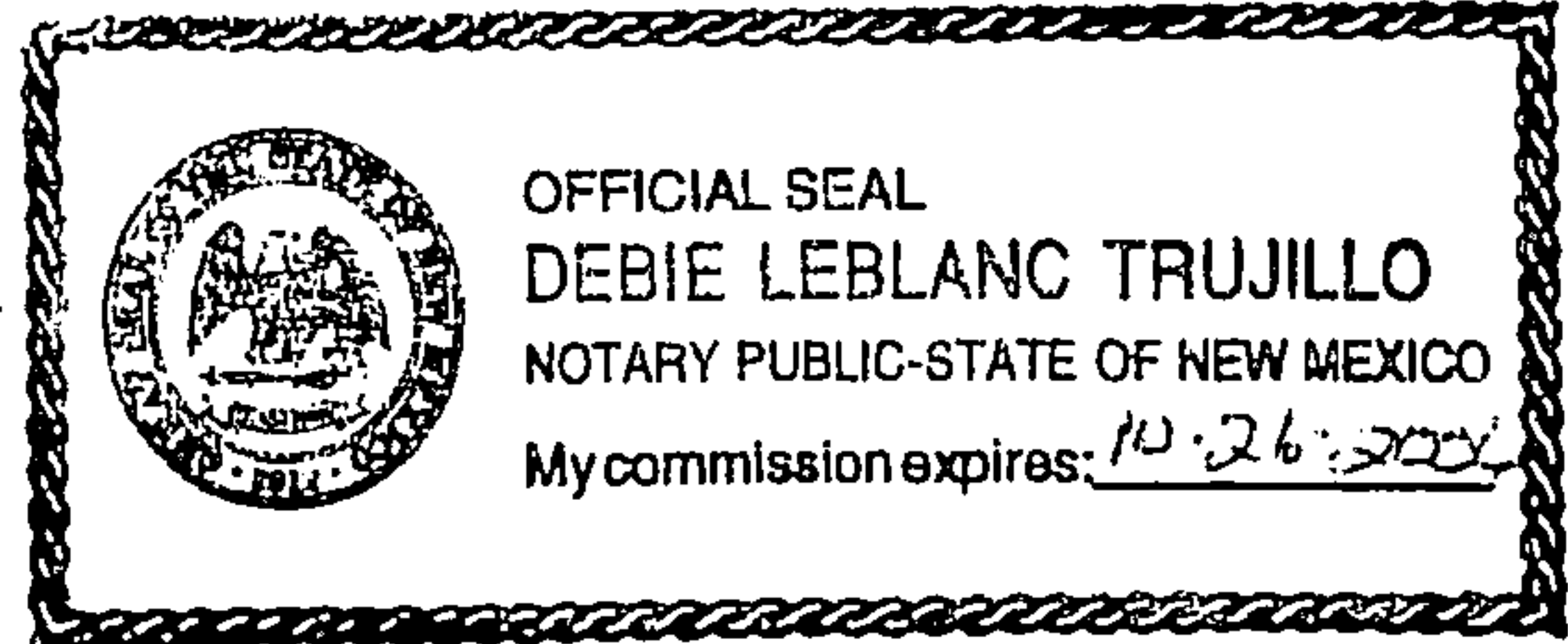
Dated: 9-14-06

9-22-06

[Signature]
9/14/06

SUBDIVIDER'S NOTARY

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



This instrument was acknowledged before me on 8th day of August, 2006 by [name(s) of person(s):] Catherine Woodward, [title or capacity, for instance, "President" or "Owner":] Executive Director of [Subdivider:] The Greater Albuquerque Habitat for Humanity.

[Signature]
Notary Public

My Commission Expires:
October 26, 2006

Notary Public

My Commission Expires:

CITY'S NOTARY

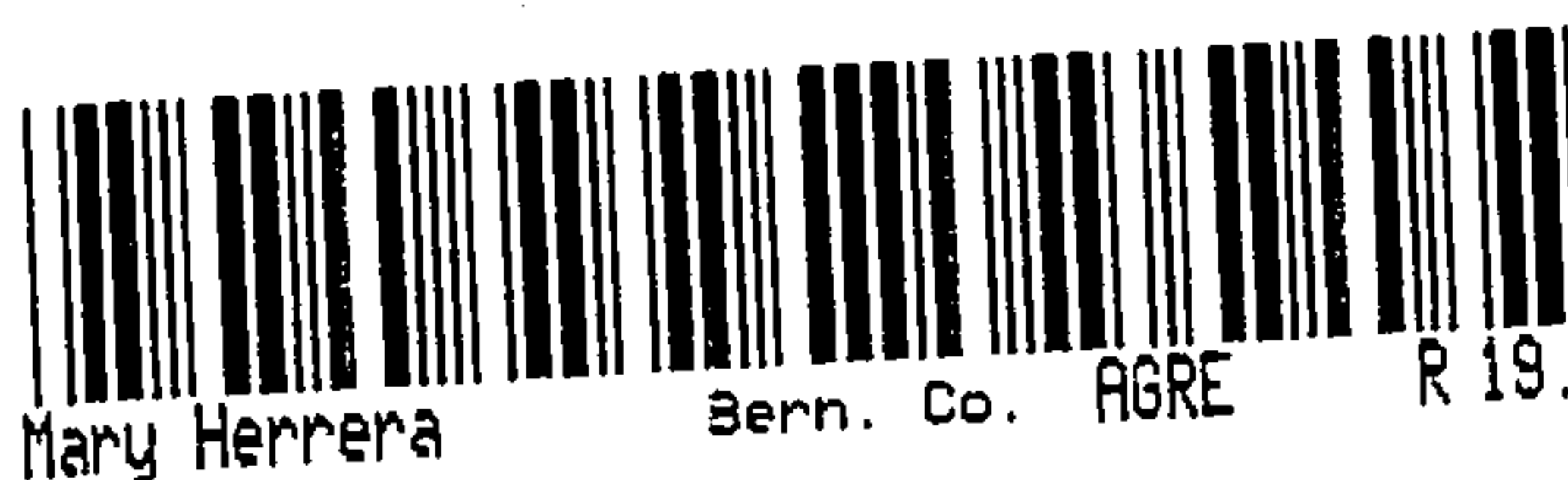
STATE OF NEW MEXICO)
) ss.
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on 14th day of September, 2006 by Richard Sourte, City Engineer of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

[Signature]
Notary Public

My Commission Expires:
11-25-2007

EXHIBIT A AND POWER OF ATTORNEY ATTACHED



Current DRC
Project Number _____

INFRASTRUCTURE LIST

(Rev. 9 20 05)

EXHIBIT "A"

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

Date Site Plan Approved: 5/31/06
Date Preliminary Plat Approved: 5/31/07
Date Preliminary Plat Expires: 5/31/07
DRB Project No.: 1004803
DRB Application No: 06-DRB-00445-00770

ORIGINAL

Lots A-G, Los Blancos Addition
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Tract A, Los Blancos Addition
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Inspector	P.E.	City Cnst Engineer
		27'	Residential Paving	Sam Bowen Court	75th Street	Cul-De-Sac	/	/	/
		N/A	Mountable Estate Type Roll Curb - Both sides	Sam Bowen Court	75th Street	Cul-De-Sac	/	/	/
		12'	Residential Paving - East Side	75th Street	SW corner Lot <u>4A</u>	NW corner Lot <u>3A</u>	/	/	/
		N/A	Mountable Estate Type Roll Curb - East Side	75th Street	SW Corner Lot <u>4A</u>	NW Corner Lot <u>3A</u>	/	/	/
		6'	Sidewalk @ Property Line East Side	75th Street	SW Corner of Lot <u>4A</u>	NW Corner of Lot <u>3A</u>	/	/	/
		TBD	Residential Paving Transitions	75th Street	TBD @ DRC	TBD @ DRC	/	/	/
		6"	Water Line including Fire Hydrant Valves, Fillings, etc...	Sam Bowen Court	75th Street	Cul-De-Sac	/	/	/
		8"	Sanitary Sewer including Man Holes and Services	Sam Bowen Court	75th Street	Cul-De-Sac	/	/	/

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

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

Approval of Creditable Items:
 Impact Fee Administrator Signature _____ Date _____

Approval of Creditable Items:
 City User Dept. Signature _____ Date _____

NOTES

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

Street Signs per DRC

1

2

3

Engineer's Drainage Certification for SIA Release

Residential paving transitions include those portions of 75th Street North and South of the site plus providing a minimum 24' width along the site frontage

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

AGENT / OWNER

Jeffrey G. Mortensen, P.E.
 NAME (print)

Jeff Mortensen & Associates, Inc.
 FIRM

SIGNATURE - date

Jeff Mortensen
 05-31-2006

Jeff Mortensen 5/31/06
 DRB CHAIR - date

Jeff Mortensen 5-31-06
 TRANSPORTATION DEVELOPMENT - date

William J. Balch 5/31/06
 UTILITY DEVELOPMENT - date

Bradley L. Bigham 5/31/06
 CITY ENGINEER - date

Christina Sander 5/31/06
 PARKS & RECREATION - date

AMAFCA - date

- date

- date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER



2005.076.5

FINANCIAL GUARANTY AMOUNT

06/28/2006

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

Project Description:

Project ID #: 788681, Los Blancos Addition Pav./Util. Imps., Phase/Unit #:

Requested By: Jeff Mortensen, P.E.; Jeff Mortensen and Associates, Inc.

Approved estimate amount:		\$66,890.00
Contingency Amount:	10.00%	\$6,689.00
Subtotal:		\$73,579.00
NMGRT	6.75%	\$4,966.58
Subtotal:		\$78,545.58
Engineering Fee	6.60%	\$5,184.01
Testing Fee	2.00%	\$1,570.91
Subtotal:		\$85,300.50
FINANCIAL GUARANTY RATE		1.25
Retainage Amount:		\$0.00
TOTAL FINANCIAL GUARANTY REQUIRED		<u>\$106,625.63</u>

APPROVAL:

DATE:

Jeff Mortensen

June 28, 2006

Notes: Street signs per DRC; Street lights required; Engineer's Drainage cert. for SIA release; paving transitions 75th, north/south of site plus 24 ft along frontage.

NATURE-SAVER™ FAX MEMO 0151G		Date: 6/28/2006	# of pages: 2
To: Jeff Mortensen	From: Marcia Conner		
Co/Dept: JJ	Co:		
Phone 1:	Phone 4:		
Fax #: 305-4254	Fax #:		



August 8, 2006

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

LOAN RESERVE LETTER No. 2316

RE: Loan Reserve for Greater Albuquerque Habitat for Humanity
City of Albuquerque, Project ID# 788681
Project Name: Los Blancos Addition Pav./Util. Imps.
Loan Reserve Amount: One Hundred Six Thousand Six Hundred Twenty
Five Dollars and 63/100, (\$106,625.63)

Dear Dr. Perlman:

This is to advise the City of Albuquerque ("City") that, at the request of Greater Albuquerque Habitat for Humanity ("Borrower"), First Community Bank, ("Financial Institution") in Albuquerque, New Mexico, commits the sum of One Hundred Six Thousand Six Hundred Twenty Five Dollars and 63/100, (\$106,625.63) ("Loan Reserve") for the exclusive purpose of providing the financial guarantee which the City requires Greater Albuquerque Habitat for Humanity, ("Subdivider") to provide for the installation of the improvements which must be constructed at Los Blancos Addition Pav./Util. Imps., Project No.788681 (Project"). The Amount of the Loan Reserve is 125% of the City's estimated cost of the Project, as required by the City's Subdivision Ordinance. The improvements are identified in the agreement between the City of Albuquerque and Subdivider, which was recorded on in the records of the Clerk of Bernalillo County, New Mexico, in Book Misc. at pages to , ("Agreement").

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

authorize the Financial Institution to release a specified amount from the Loan Reserve.

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


2. Liability of Financial Institution. Although the City may approve the Financial Institution's release of a part of the Loan Reserve, the approval will not constitute the City's final acceptance of part or all of the Project. However, no matter what agreement exists between the Subdivider and the City, the total liability of the Financial Institution to the City with respect to the Loan Reserve established pursuant to this Loan Reserve Letter shall at all times be limited to the lesser of the amount stated in this Loan Reserve Letter or the latest Reduced Loan Reserve Balance authorized in writing by the City, and the Financial Institution's liability to the City under this Loan Reserve Letter shall cease upon termination of the Loan Reserve as provided in Section 4 herein.

3. Draw on Reserve. If by June 8, 2008 improvements described in the Agreement have not been fully installed, inspected, approved and accepted by the City, then, upon presentation between June 8, 2008, and August 8, 2008, inclusive, the City may demand payment from the Financial Institution up to the lesser of the amount stated in this Loan Reserve Letter or the latest Reduced Loan Reserve Balance authorized in writing by the City. The City may demand payment by delivering to the Financial Institution a certified "Demand for Payment" executed by the CAO which shall state that the Subdivider has failed to comply with the terms of the Agreement and also shall state the estimated cost of completing the improvements specified in the Agreement ("Estimated Cost of Completion"). Upon receipt of the Demand for Payment, the Financial Institution promptly shall draw from the Loan Reserves cashier's check to the City of Albuquerque the amount of 125% of the estimated cost of completion, not to exceed the lesser of the total Loan Reserve amount stated in this Loan Reserve Letter or the latest Reduced Loan Reserve Balance authorized in writing by the City. The Financial Institution shall deliver the cashier's check promptly to the City.

4. Termination of Reserve. This Loan Reserve is for the benefit of the City and shall be irrevocable until the occurrence of one of the following:


- A. Sixty (60) days after the City accepts the completed improvements specified in the Agreement; or
- B. City delivery of the Demand for Payment and the Financial Institution's payment to the City of cashier's check as required in Section 3 herein; or
- C. Expiration of the date August 8, 2008; or
- D. Written termination of this Loan Reserve Letter, signed by the Chief Administrative Officer of the City.

Very truly yours,



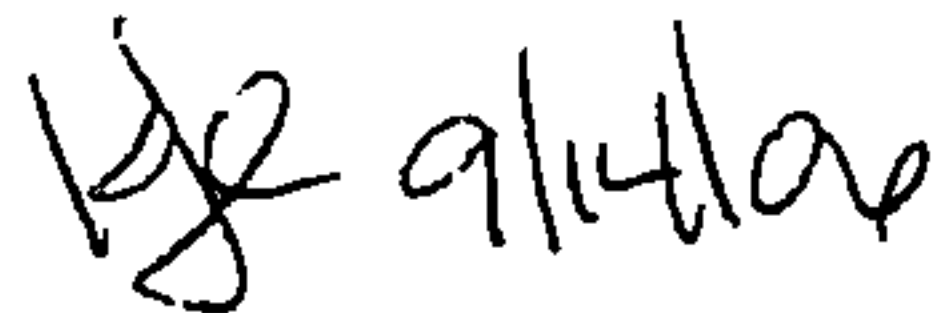
Douglas Brantom,
Vice President

ACCEPTED:

City of Albuquerque
By: 

Chief Administrative Officer
Or authorized designee

Title: City Engineer
Dated: 9-14-06





SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

Supplemental form

S

V

P

L

Supplemental form

ZONING

- Annexation & Zone Establishment
- Sector Plan (Phase I, II, III)
- Amendment to Sector, Area, Facility or Comprehensive Plan
- Zone Change
- Text Amendment

APPEAL / PROTEST of...

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

Z

A

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

APPLICANT INFORMATION:

NAME: Greater Albuquerque Habitat for Humanity
 ADDRESS: 204 San Mateo SE, Suite E
 CITY: Albuquerque STATE NM ZIP 87108
 Proprietary interest in site: Owner
 AGENT (if any): Jeff Mortensen & Associates, Inc.
 ADDRESS: 6010-B Midway Park Blvd. NE
 CITY: Albuquerque STATE NM ZIP 87109

PHONE: 505-265-0057
 FAX: 505-255-0937
 E-MAIL: cwoodward@habitatnmbq.org
 PHONE: 505-345-4250
 FAX: 505-345-4254
 E-MAIL: jschara@jmainc.org

DESCRIPTION OF REQUEST: 1.) Vacate 5' utility easement as shown on Exhibit A, 2.) Defer sidewalk construction per Exhibit B

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. See Exhibit C Block: _____ Unit: _____
 Subdiv. / Addn. _____
 Current Zoning: RT Proposed zoning: RT (No Change)
 Zone Atlas page(s): K10 No. of existing lots: 3 No. of proposed lots: 7
 Total area of site (acres): 1.3217 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 (DRB jurisdiction.) Within 1000FT of a landfill? No
 UPC No. _____ MRGCD Map No. _____

LOCATION OF PROPERTY BY STREETS: On or Near: 75th Street SW
 Between: Central Avenue SW and Lucca SW

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 PROJECT NO. 1004803, 06-DRB00720, 06-DRB00445

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: April 12, 2006

SIGNATURE

(Print) Jeffrey G. Mortensen

DATE June 1, 2006

Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 9/01, 3/03

INTERNAL ROUTING

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

Application case numbers	Action	S.F.	Fees
<u>06 DRB - 00771</u>	<u>VPE</u>	<u>✓</u>	<u>\$ 135.00</u>
_____	<u>ADV</u>	_____	<u>\$ 75.00</u>
_____	<u>CMF</u>	_____	<u>\$ 20.00</u>
<u>06 DRB - 00772</u>	<u>TDS</u>	_____	<u>\$ 0.00</u>
_____	_____	_____	<u>\$ _____</u>
Hearing date <u>06/28/06</u>			Total <u>\$ 230.00</u>

Sandy Handley 06/02/06
 Planner signature / date

Project # 1004803

BULK LAND VARIANCE (PUBLIC HEARING CASE)

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

VACATION OF PUBLIC RIGHT-OF-WAY
 VACATION OF PUBLIC EASEMENT

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

SUBDIVISION DESIGN VARIANCE (VARIANCE FROM MINIMUM STANDARDS OF THE DPM)
 SIDEWALK DESIGN VARIANCE
 SIDEWALK WAIVER

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

TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION
 EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

- Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") 6 copies
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the deferral or extension
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VACATION OF PRIVATE EASEMENT

- The complete document which created the private easement (not to exceed 8.5" by 14") 6 copies
 - Scale drawing showing the easement to be vacated, its relation to existing streets, etc. (folded to fit into an 8.5" by 14" pocket) 6 copies
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the vacation
 - Letter of authorization from the grantors and the beneficiaries
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VACATION OF RECORDED PLAT

- 6 copies of the recorded plat to be vacated.
 - 6 copies of documents justifying the vacation.
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
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I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

Jeffrey R. Mortensen, P.E.
 Applicant name (print)

 Applicant signature / date 06-01-2006



Form revised 4/03, 10/03 and APRIL 2006

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

Application case numbers
 06DRB - 00771

Sandy Handley 06/02/06
 Planner signature / date
 Project # 1004803

BULK LAND VARIANCE (PUBLIC HEARING CASE)

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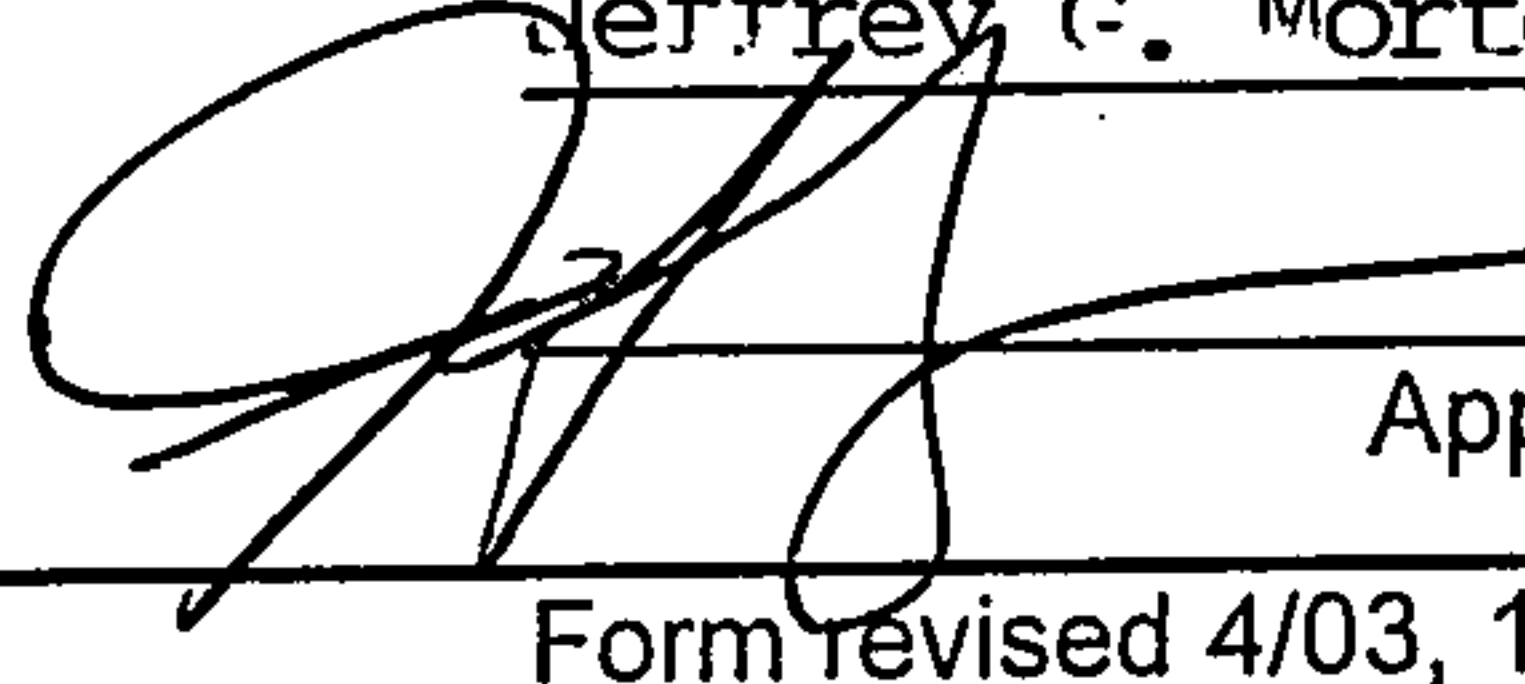
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I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

Jeffrey C. Mortensen, P.E.

 Applicant name (print)


 Applicant signature / date
 06-01-2006



Form revised 4/03, 10/03 and APRIL 2006

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

Application case numbers
 06DRB-00772

Sandy Handley 06/02/06

 Planner signature / date
 Project # 1004803



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

AGIS
Albuquerque Geographic Information System

Map amended through: 5/1/2006

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
K-10-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

LEGAL DESCRIPTION – EXHIBIT C

The site consists of Lots 3 and 4, plus the northerly 25 feet of Lot 5, Los Blancos Addition, together with a portion of Tract 53 as allotted from the Town of Atrisco Grant.



ENGINEERS & SURVEYORS

JEFF MORTENSEN & ASSOCIATES, INC.
6010-B MIDWAY PARK BLVD. NE
ALBUQUERQUE NEW MEXICO 87109

P: 505.345.4250
F: 505.345.4254
ESTABLISHED 1977

VACATION REQUEST EXPLANATION

An existing 5' public utility easement, as depicted on the attached Exhibit A, crosses through the site running north to south. This particular easement does not contain any existing facilities and furthermore conflicts with the proposed development of the site as a single family residential subdivision by the Greater Albuquerque Habitat for Humanity. It is because of this that the vacation of this existing easement is respectfully requested.

SIDEWALK DEFERRAL REQUEST EXPLANATION

A Temporary Deferral of Sidewalk Construction is requested to allow for the construction of the four feet wide sidewalks fronting the proposed Sam Bowen Court SW cul-de-sac in conjunction with the construction of each single family residence. Exhibit B illustrates the sidewalks for which this temporary deferral is requested. This request does not include the proposed sidewalks fronting 75th Street SW. A copy of the approved Infrastructure List is attached for reference.

PRINCIPALS	JEFFREY G. MORTENSEN, P.E.	JUAN M. CALA	CHARLES G. CALA, JR., P.S.
GRADY E. BARRENS	J. GRAEME MEANS, P.E.	RICHARD C. WHITE	JOSEPH M. SOLOMON, JR., P.S.



City of Albuquerque

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

Date: June 1, 2006

TO CONTACT NAME: Jim Mortensen
 COMPANY/AGENCY: Jim Mortensen - Assoc Inc
 ADDRESS/ZIP: 2010 Bldg Midway Pl Bld NE
 PHONE/FAX #: 345-4250 / 345-4254

Thank you for your inquiry of 6-1-06 (date) requesting the names of Recognized

Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at lots 3+4 plus portion of lots, Los Blancos Addition & portion of tracts 3, town of Arisco Grant located on zone map page(s) K-10 - 15th St SW between Central + Lucca St. SW

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

Skyview West
 Neighborhood Association
 Contacts: Tony Chavez
305 Claire Ln SW 87121
831-5824 (w)
Beatrice Purcella
201 Claire Ln SW 87121
831-5556 (w)

Neighborhood Association
 Contacts: _____

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

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

Sincerely,
Dolores O. Carmona
 OFFICE OF NEIGHBORHOOD COORDINATION

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

NOTICE TO APPLICANTS

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

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

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

(Below this line for ONC use only)

Date of Inquiry: 6-1-06 Time Entered: 9:30am ONC Rep. Initials: De



ENGINEERS & SURVEYORS

JEFF MORTENSEN & ASSOCIATES, INC.
6010-B MIDWAY PARK BLVD. NE
ALBUQUERQUE NEW MEXICO 87109

P: 505.345.4250
F: 505.345.4254
ESTABLISHED 1977

1111

2005.076.5
June 1, 2006

Mr. Tony Chavez
Skyview West Neighborhood Assoc.
305 Clair Lane SW
Albuquerque, NM 87121

Via Certified Mail – Return Receipt Requested

And

Ms. Beatrice Purcella
Skyview West Neighborhood Assoc.
201 Claire Lane SW
Albuquerque, NM 87121

Via Certified Mail – Return Receipt Requested

Project Title: Los Blancos Addition

Type of Request: Vacation Request for Public Utility Easement

Current Legal Description: Lots 3 & 4 plus portion of Lot 5, Los Blancos Addition & portion of Tract 53 Town of Atrisco Grant located on 75th Street SW between Central & Lucca Street SW

Location: On 75th Street SW between Central SW and Lucca Street SW

Developer: Greater Albuquerque Habitat for Humanity

Agent/Engineer: Jeff Mortensen & Associates, Inc.

Contact: Jeffrey G. Mortensen, P.E., President

Dear Mr. Chavez and Ms. Purcella:

Transmitted herewith is a copy of the Vacation for Public Right-of-Way request. This project is scheduled to be heard at the Development Review Board hearing on June 28, 2006. The meeting will be held at 600 Second Street NW, Plaza Del Sol's hearing room, basement level of the building.

On behalf of our client, Greater Albuquerque Habitat for Humanity, we are requesting a vacation of the Public Utility Easement on the identified property. The Final Plat (minor subdivision) will be submitted at a later date upon approval of the Vacation Request.

PRINCIPALS	JEFFREY G. MORTENSEN, P.E.	JUAN M. CALA	CHARLES G. CALA, JR., P.S.
GRADY E. BARRENS	J. GRAEME MEANS, P.E.	RICHARD C. WHITE	JOSEPH M. SOLOMON, JR., P.S.

Skyview West Neighborhood Association

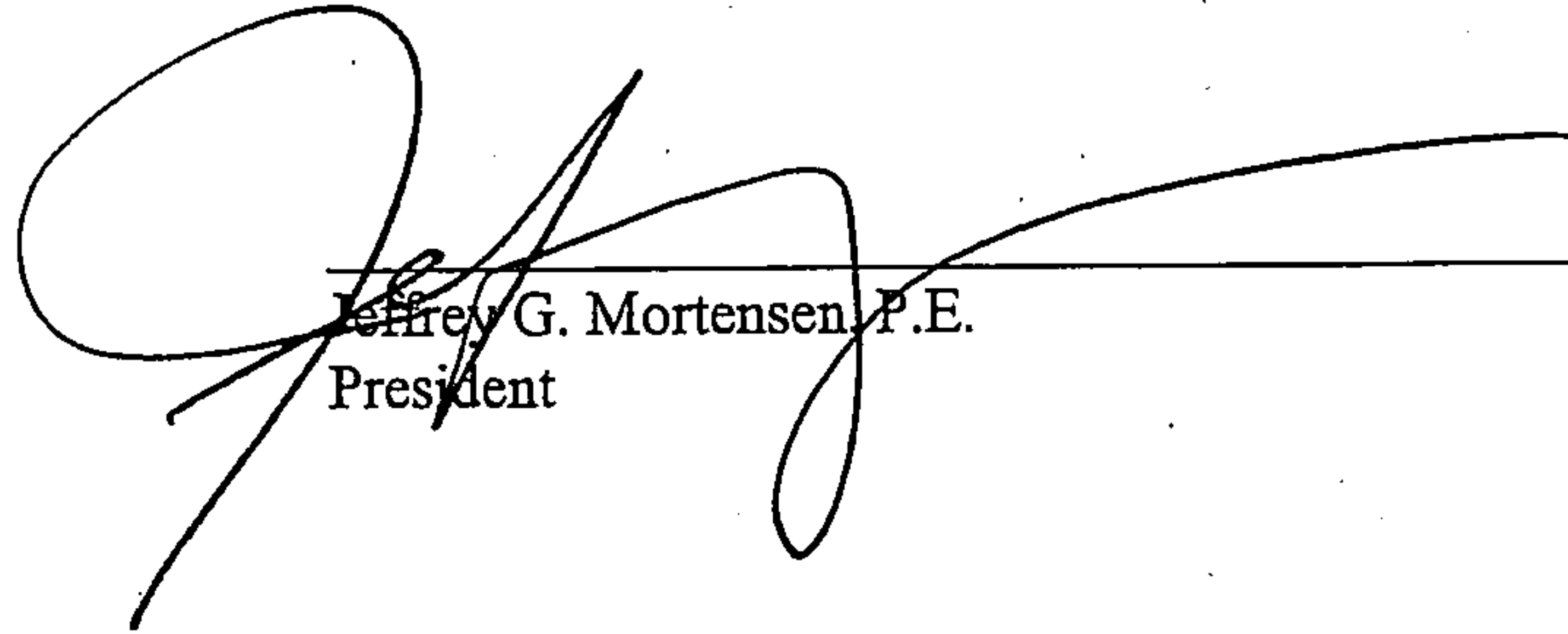
June 1, 2006

Page 2

If you have any questions regarding this information, please do not hesitate to contact me at 345-4250.

Sincerely,

JEFF MORTENSEN & ASSOCIATES, INC.



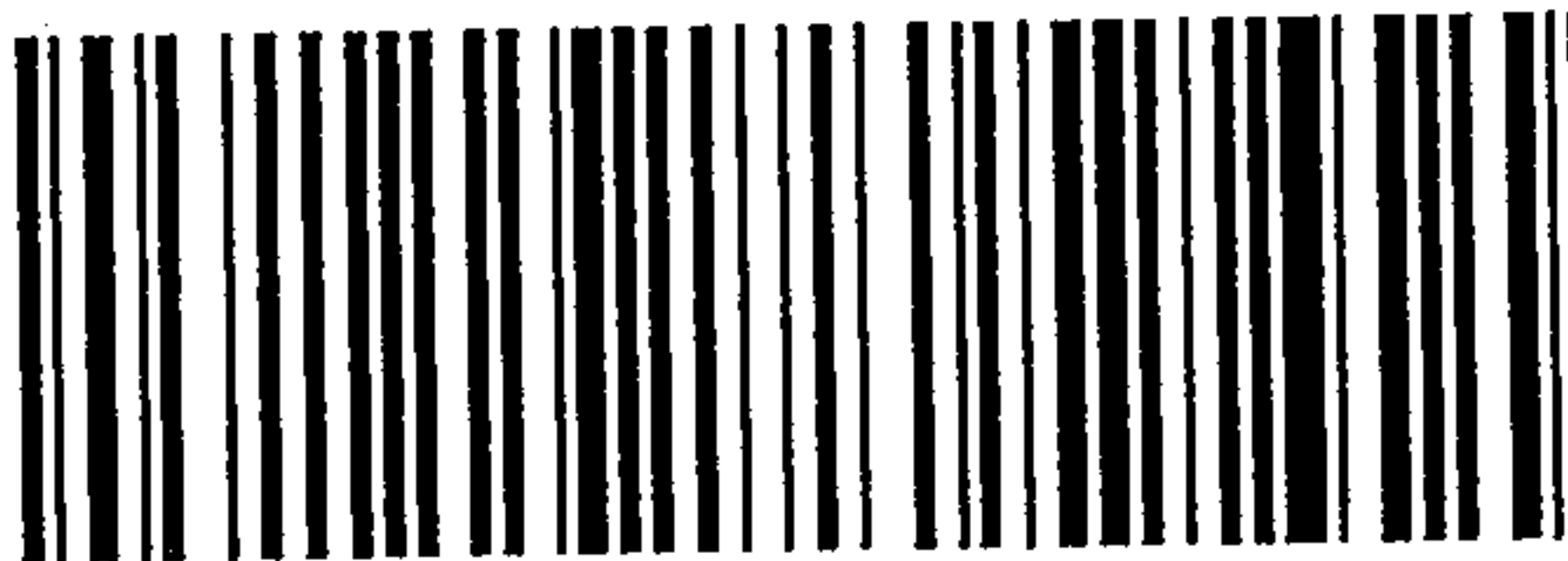
Jeffrey G. Mortensen, P.E.
President

JGM:tdq

Enclosures

Cc: Catherine Woodward, Executive Director, Greater Albuquerque Habitat for Humanity
David Sprague, Construction Manager, Greater Albuquerque Habitat for Humanity
Tony Harris, Harris Surveying

CERTIFIED MAIL™



7002 3150 0005 7420 2789



2005-076-5

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

Ms. Beatrice Purcella
Skyview West Neighborhood Assoc.
201 Claire Lane SW
Albuquerque, NM 87121

2. Article Number
(Transfer from service label)

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
X Addressee

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

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

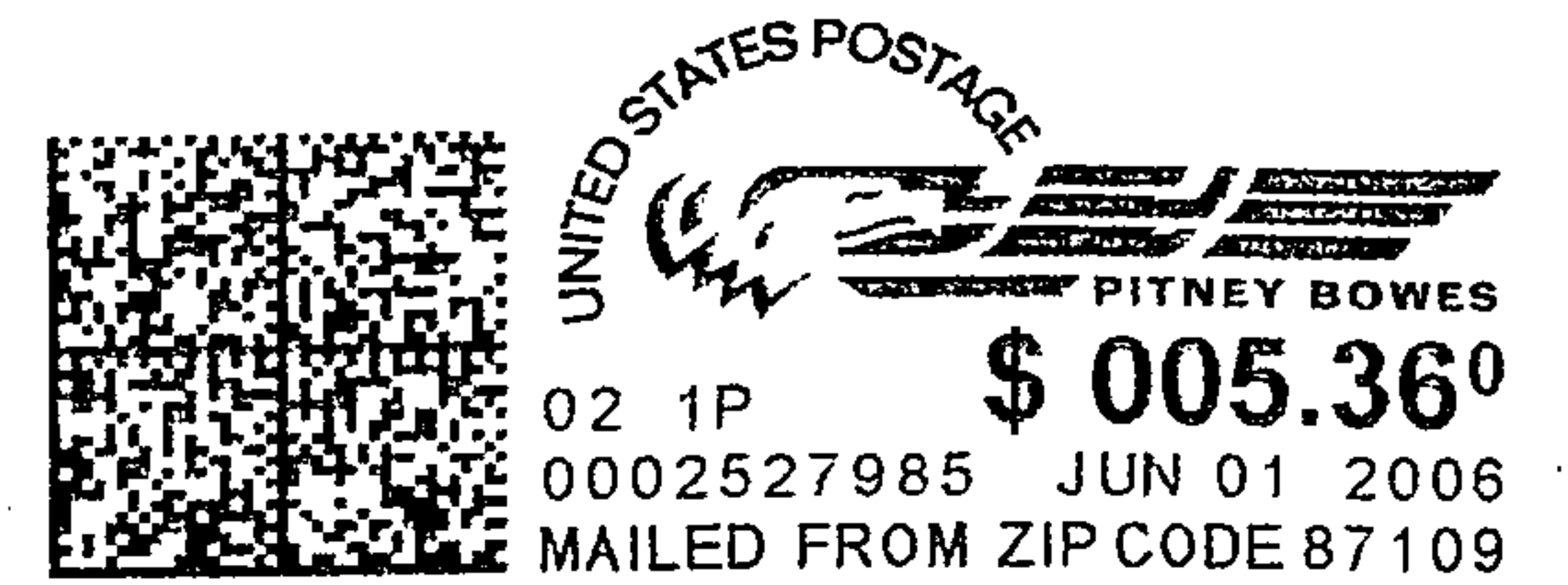
3. Service Type
 Certified Mail Express Mail
 Registered Return Receipt for Merchandise
 Insured Mail C.O.D.

4. Restricted Delivery? (Extra Fee) Yes

7002 3150 0005 7420 2789



7002 3150 0005 7420 2772



2005-07-05

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

Mr. Tony Chavez
 Skyview West Neighborhood Assoc.
 305 Claire Lane SW
 Albuquerque, NM 87121

2. Article Number

(Transfer from service label)

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Addressee
 X

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

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

3. Service Type

- Certified Mail Express Mail
- Registered Return Receipt for Merchandise
- Insured Mail C.O.D.

4. Restricted Delivery? (Extra Fee) Yes

7002 3150 0005 7420 2772

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

PAID RECEIPT

APPLICANT NAME GREATER ALBUQUERQUE HABITAT FOR HUMANITY
AGENT JEFF MORTENSEN & ASSOC.
ADDRESS 6010-B MIDWAY PARK BLVD NE
PROJECT & APP # 1004803/06DRB 00771,00772
PROJECT NAME LOS BLANCOS ADDITION

\$ 20.00 441032/3424000 Conflict Management Fee

\$ 135.00 441006/4983000 DRB Actions

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

\$ 75.00 441018/4971000 Public Notification

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

\$ 230.00 TOTAL AMOUNT DUE

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

JEFF MORTENSEN & ASSOCIATES
6010-B MIDWAY PARK BLVD NE
ALBUQUERQUE, NM 87109-5830
16652
DATE JUN 01, 2006
95-681/1070
PAY TO THE ORDER OF CITY OF ALBUQUERQUE
TWO HUNDRED THIRTY AND 30/100 DOLLARS
AMOUNT \$ 230.00
BANK OF AMERICA
MARIANO OFFICE
1-800-488-2265
FOR _____
1001665201070068131 23036530

CK CHANGE \$230.00 \$0.00

Thank You

*****DUPLICATE*****

City Of Albuquerque
Treasury Division

6/2/2006 8:45AM LOC: ANNX
RECEIPT# 00061449 WS# 006 TRANS# 0004
Account 441032 Fund 0110
Activity 3424000 TRSVRS
Trans Amt \$230.00
J24 Misc

\$20.00

Thank You

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

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

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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

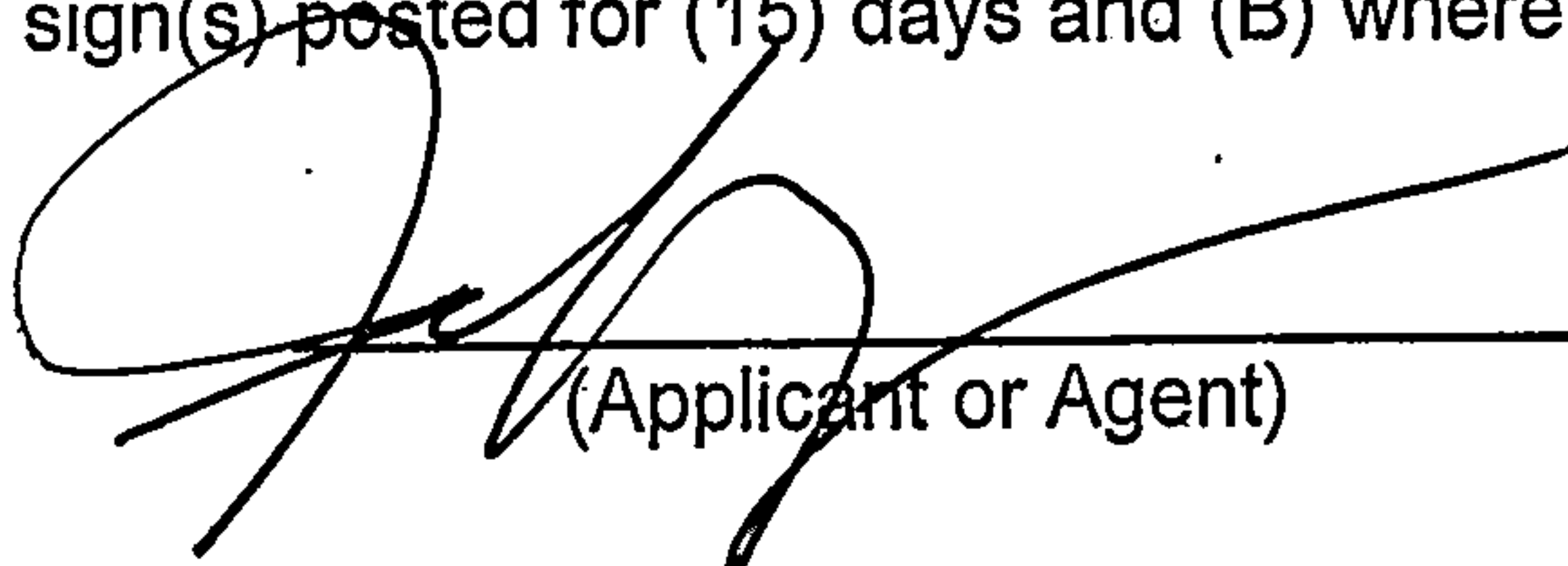
4. TIME

Signs must be posted from JUNE 13, 2006 To JUNE 28, 2006

5. REMOVAL

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

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


(Applicant or Agent)

06-02-2006
(Date)

I issued 1 signs for this application, 06/02/06 Sandy Handley
(Date) (Staff Member)

DRB PROJECT NUMBER: 1004803

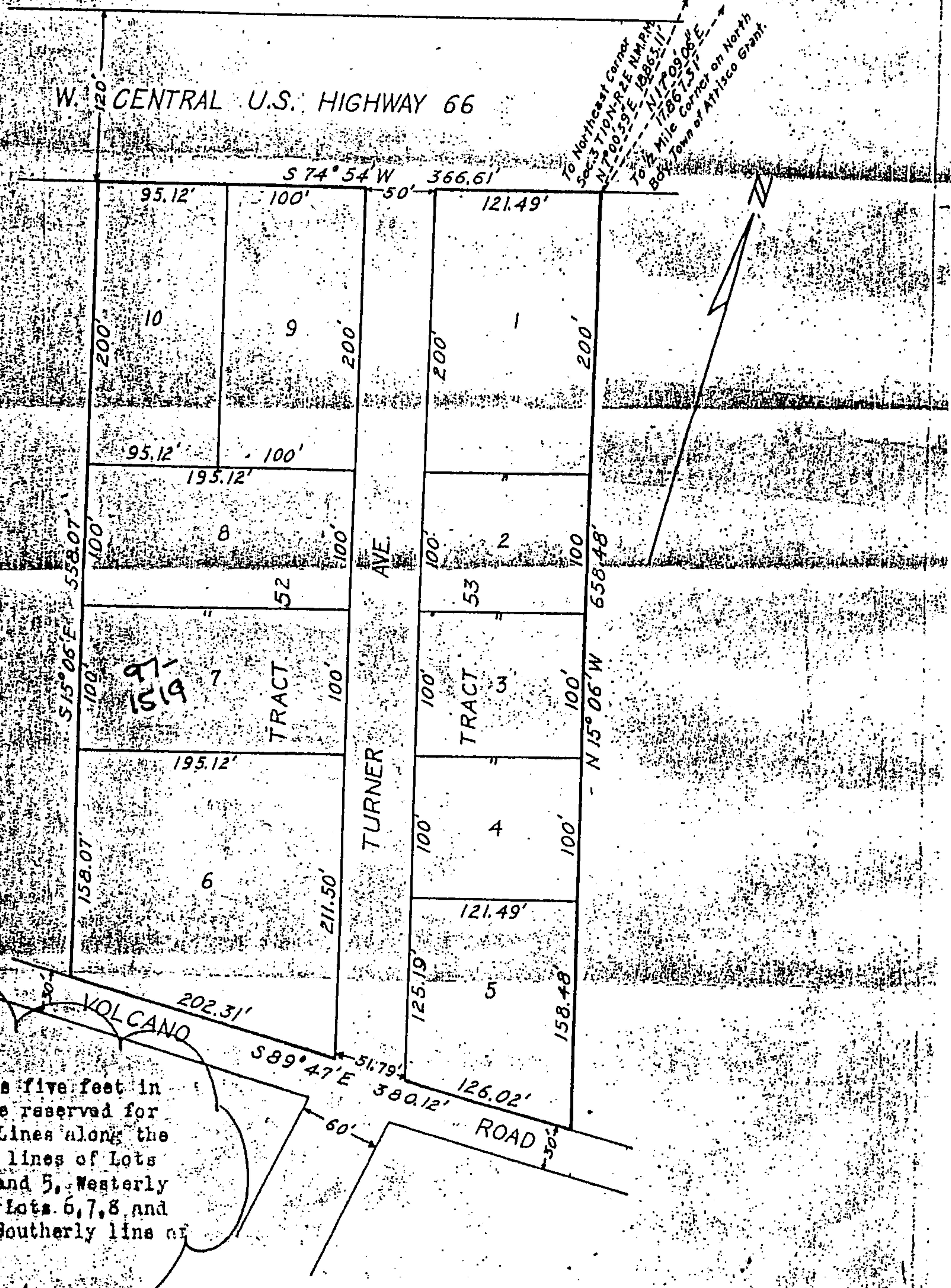
LUS BLANCOS ADDITION ALBUQUERQUE, NEW MEXICO

SCALE: 1 IN. = 100 FT.

ROSS-BEYER ENGINEERING OFFICE, APRIL 1946 E.R. E.W.J.



FILED
APR 11 1946
4-10-46
P
36

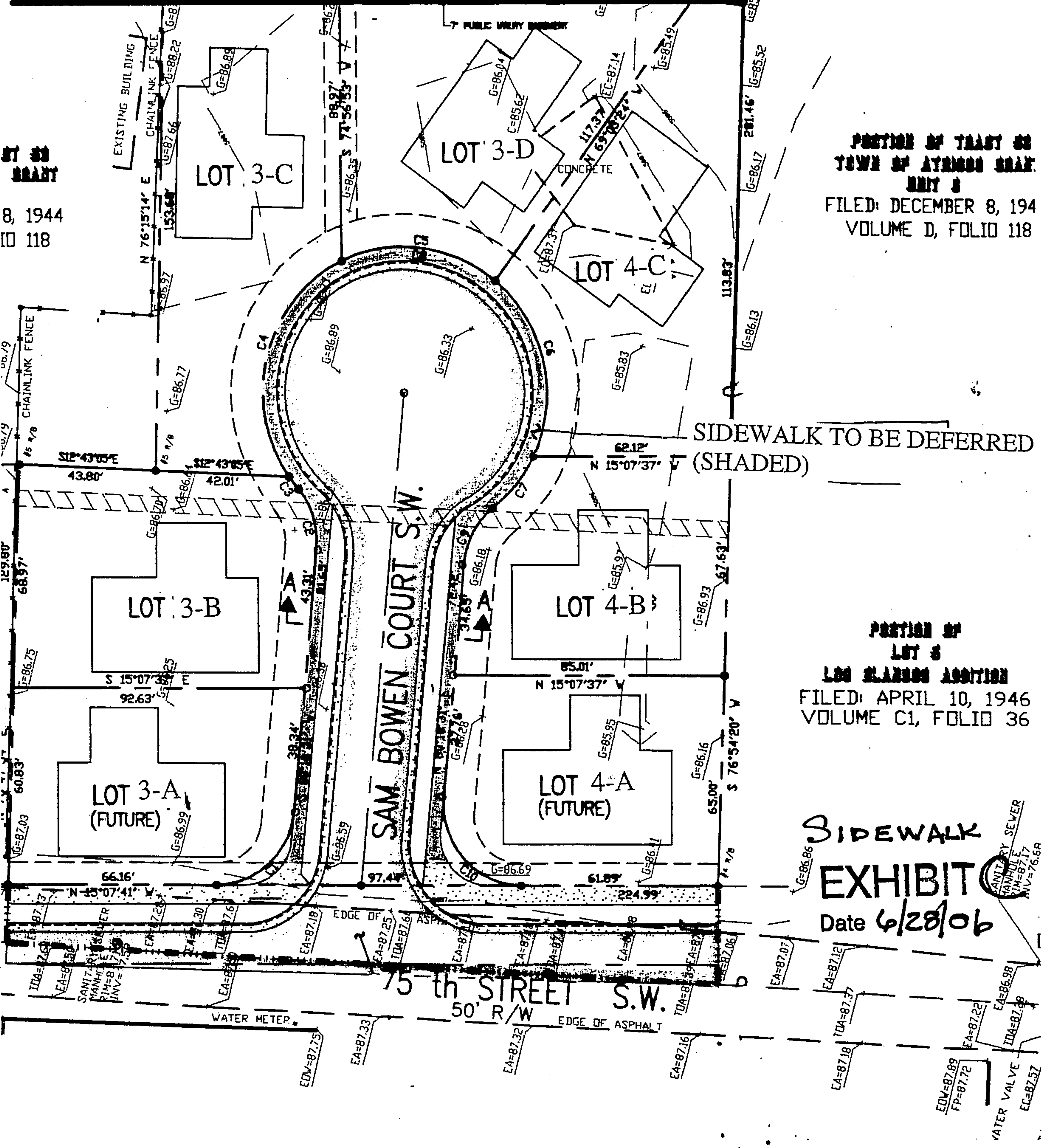


NOTE: Easements five feet in width are reserved for Utility Lines along the easterly lines of Lots 1, 2, 3, 4 and 5, westerly lines of Lots 6, 7, 8 and 10, and southerly line of Lot 9.

The above and foregoing subdivision of that certain tract of land situate in School District No. 28, Bernalillo County, New Mexico, within the Town of Atrisco Grant, being the Easterly One-Half of Tract 52 and the Westerly 2.50 Acres of Tract 53 in UNIT NO. SIX, as said Tracts are shown and designated on Sheet No. 2 of PLAT SHOWING A PORTION OF TRACTS ALLOTTED FROM TOWN OF ATRISCO GRANT filed in the office of the County Clerk of Bernalillo County, New Mexico, on the Fifth day of December, 1944, and being more particularly described as follows: beginning at the Northeast corner, a point on the Southerly line of West Central Avenue (U.S. Highway 66) 1249.92 feet S. 74° 54' W, along said line from its intersection with the westerly line of Airport Road; from which beginning-point the Northeast corner of Section 3, Township 10 North, Range 2 East, N.M.P.M., bears N. 7° 09' 30" E., 16,863.11 feet distant, and the 1/2 Mile Corner on the North Boundary of the Town of Atrisco Grant bears N. 17° 09' 06" E., 17,867.31 feet distant; running from said beginning-point S. 74° 54' W, along the southerly line of West Central Avenue (U.S. Highway 66) 366.61 feet to the Northwest corner; thence S. 15° 06' W., 558.07 feet to the Southwest corner; thence S. 89° 47' E., along the northerly line of Volcano Road, 380.12 feet to the Southeast corner; thence N. 15° 06' W., 658.48 feet to the place of beginning; surveyed, platted and subdivided as the same appears herein, completed 1946.

TRACT 53
TOWN OF ATRISSON GRANT
UNIT 3
FILED: DECEMBER 5, 1944
VOLUME D, FOLIO 118

SIDEWALK SUBJECT TO DEFERRAL - EXHIBIT B



TRACT 53
GRANT
8, 1944
118

PORTION OF TRACT 53
TOWN OF ATRISSON GRANT
UNIT 3
FILED: DECEMBER 8, 1944
VOLUME D, FOLIO 118

PORTION OF
LOT 5
LOS BLANCO ADDITION
FILED: APRIL 10, 1946
VOLUME C1, FOLIO 36

SIDEWALK
EXHIBIT
Date 6/28/06

SANITARY SEWER
MANHOLE
I.M.=87.17
I.M.V.=76.68

WATER VALVE
I.M.A.=87.49
I.M.V.=87.57



5555

**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

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

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

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.**

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.**

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 PLAN (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
May 31, 2006
DRB Comments**

ITEM # 10

PROJECT # 1001004844

APPLICATION # 06-00718

RE: tract 31, Alvarado Gardens, No. 1

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

The zoning on the plat is incorrect, it should be R-T.

Are there walls designed for this project?

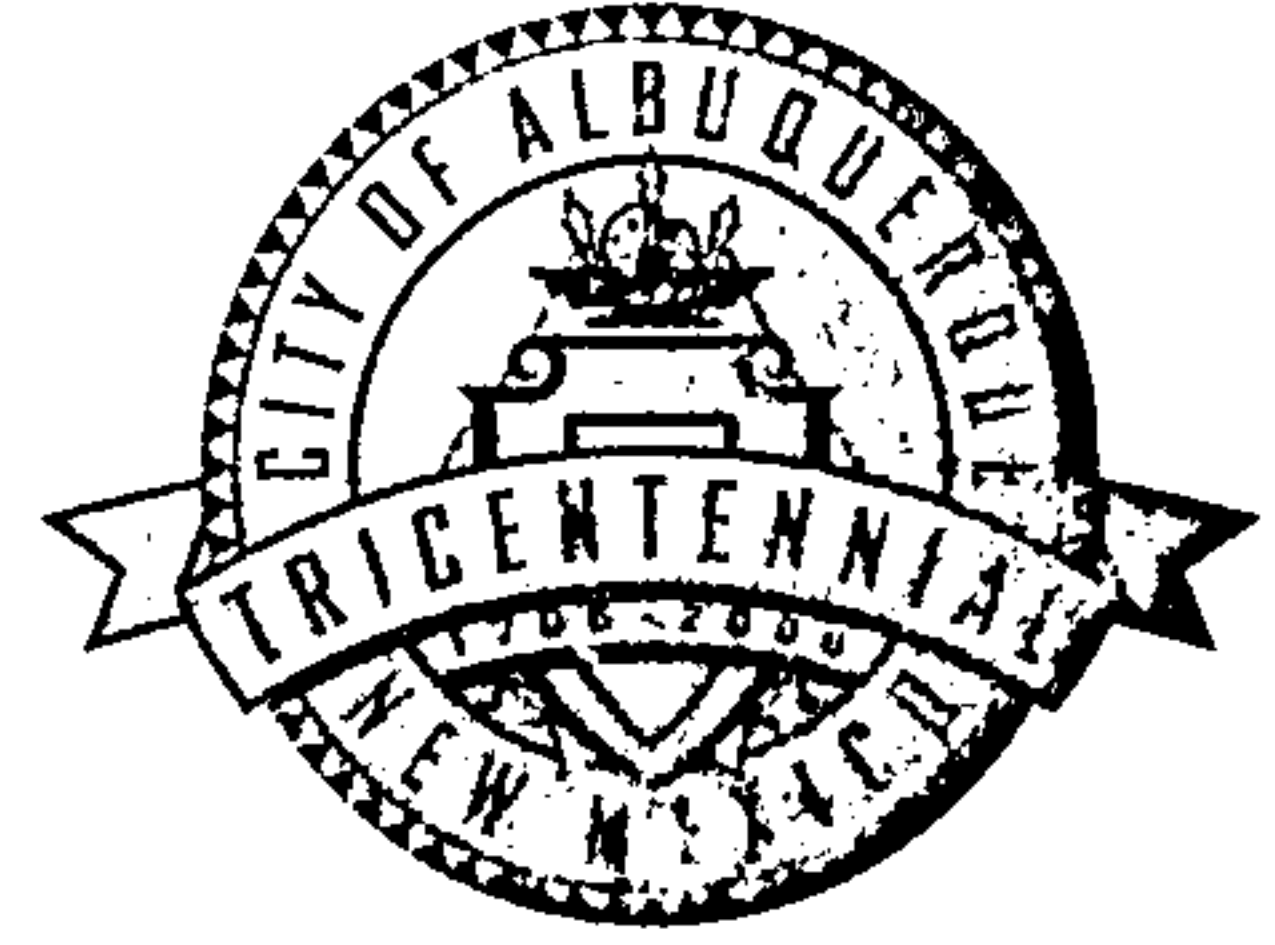
Planning will take delegation for the AGIS dxf approval, and to record the plat.



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



CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1004803

AGENDA ITEM NO: 10

SUBJECT:

Final Plat
Preliminary Plat

ACTION REQUESTED:

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

P.O. Box 1293

ENGINEERING COMMENTS:

An approved drainage report dated 5-22-06 is on file for Preliminary Plat approval.

Albuquerque

New Mexico 87103

RESOLUTION:

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

www.cabq.gov

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: May 31, 2006



ENGINEERS & SURVEYORS

JEFF MORTENSEN & ASSOCIATES, INC.
6010-B MIDWAY PARK BLVD. NE
ALBUQUERQUE NEW MEXICO 87109

P: 505.345.4250
F: 505.345.4254
ESTABLISHED 1977

2005.076.5
September 15, 2006

Claire Senova
Planning Department
Development & Building Services Division
City of Albuquerque
600 2nd Street, NW
Albuquerque, NM 87103

Re: Los Blancos Addition
DRB Project No. 1004803

Dear Ms. Matson:

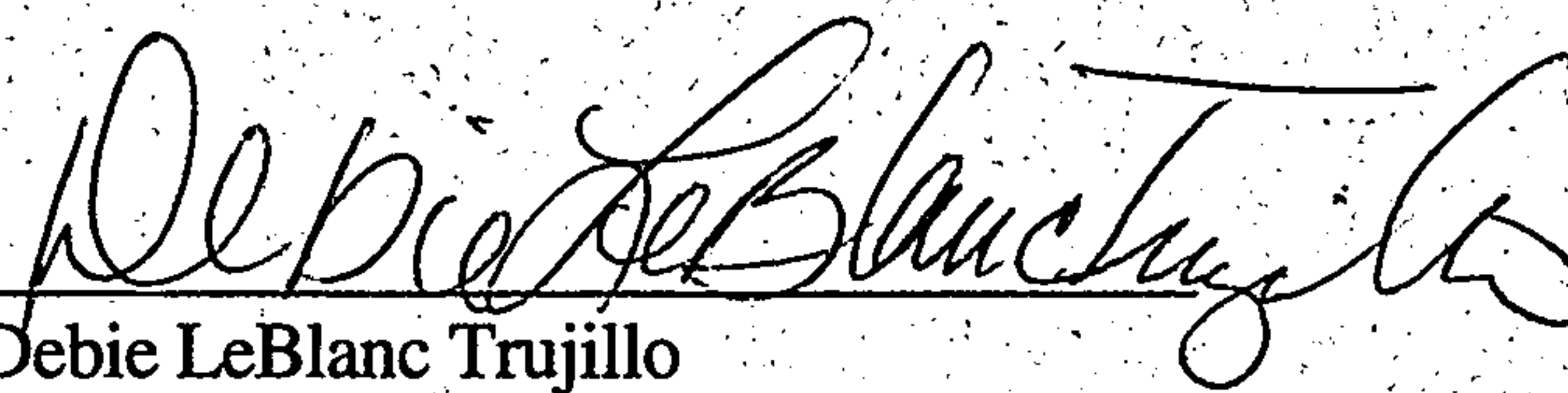
Transmitted are the following items associated with the subject request:

- Two copies of the executed SIA Figure 12 (Procedure B)
- Two copies of the executed SIA Figure 19 (Sidewalk Deferral Agreement)

Please schedule this matter for the next appropriate DRB Hearing. If I can be of further assistance to you, please do not hesitate to call.

Sincerely,

JEFF MORTENSEN & ASSOCIATES, INC.


Debie LeBlanc Trujillo

DLT
Enclosures

xc: Catherine Woodward, Executive Director GAHH w/enc.

PRINCIPALS	JEFFREY G. MORTENSEN, P.E.	JUAN M. CALA	CHARLES G. CALA, JR., P.S.
GRADY E. BARRENS	J. GRAEME MEANS, P.E.	RICHARD C. WHITE	JOSEPH M. SOLOMON, JR., P.S.

PMY/00 4803

No. of Lots: 7
Nearest Major Streets: 75th Street SW

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 14th day of September, 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 The Greater Albuquerque Habitat for Humanity ("Subdivider"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:] New Mexico Corporation, whose address is 204 San Mateo Boulevard SE, Suite E, Albuquerque, New Mexico 87108 and whose telephone number is 505-265-0057, in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

1. Recital. The Subdivider is developing certain lands within the City of Albuquerque, Bernalillo County, New Mexico, known as [existing legal description Lots Three (3), Four (4) and the Northerly Twenty-Five Feet (Nly 25') of Lot Five (5) in the Los Blancos Addition recorded on April 10, 1946 in the records of Bernalillo County at Book Misc. C1, pages 36 through ---, and a portion of Tract Fifty-Three (53) of the Plat showing a portion of Tracts Allotted from the Town of Atrisco Grant, Bernalillo County, New Mexico recorded on December 5, 1944 in the records of Bernalillo County at Book Misc. D, pages 118 through --- (the "Subdivision"). The Subdivider certifies that the Subdivision is owned by [state the name of the present real property owner exactly as shown on the real estate document conveying title in the Subdivision to the present owner:] The Greater Albuquerque Habitat for Humanity ("Owner").

The Subdivider has submitted and the City has approved a preliminary plat or Site Development Plan identified as Lots 3-A, 3-B, 3-C, 3-D, 4-A, 4-B and 4-C, Los Blancos Addition describing Subdivider's Property.

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

2. Improvements and Construction Deadline. The Subdivider agrees to install and complete the public and/or private improvements described in Exhibit A, the required infrastructure listing ("Improvements"), to the satisfaction of the City, on or before the 8th day of June 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. 788681.

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



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 Western Technologies, Inc., and field testing of the private Improvements shall be performed by Western Technologies, Inc., 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: Reserve Letter #2314
Amount: \$ 106,625.63 Name of Financial Institution or Surety
providing Guaranty: First Community Bank
Date City first able to call Guaranty: June 8, 2008
[Construction Completion Deadline]: June 8, 2008
If Guaranty other than a Bond, last day City able to call Guaranty is:
August 8, 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.

Mary Herrera Bern. Co. AGRE R 19.00 2006140963 6528526 Page: 2 of 6 09/15/2006 10:44A Bk-A124 Pg-584

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

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

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

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

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

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

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

A. Construction Surveying. Construction surveying for the construction of the public Improvements shall be performed by Jeff Mortensen & Associates, Inc. and construction surveying of the private Improvements shall be performed by Jeff Mortensen & Associates, Inc. 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 Jeff Mortensen & Associates, Inc., and inspection of the private Improvements shall be performed by Jeff Mortensen & Associates, Inc., both New Mexico Registered Professional Engineers. If the inspection is performed by an entity other than the City, the City may monitor the inspection and the Subdivider



11-11-11

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.

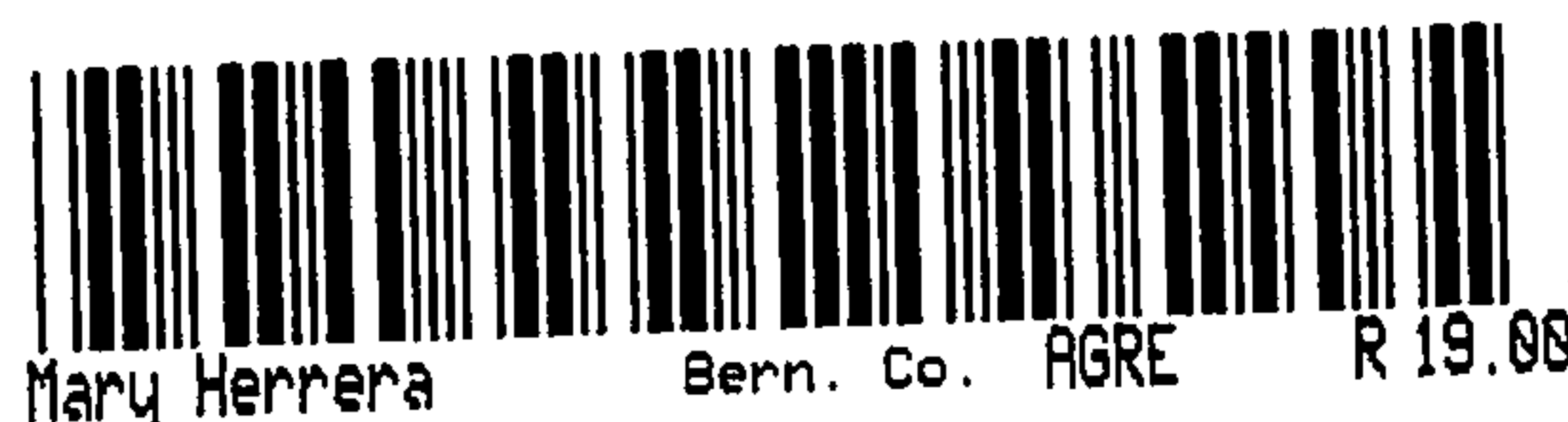
17. Changes to Agreement. Changes to this Agreement are not binding unless made in writing, signed by both parties.

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.



INFRASTRUCTURE LIST

(Rev. 9-20-05)

EXHIBIT "A"

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

Date Site Plan Approved: _____
Date Preliminary Plat Approved: 5/31/06
Date Preliminary Plat Expires: 5/31/07
DRB Project No.: 1004803
DRB Application No.: 06-DRB-00445-00720

ORIGINAL

Lots A-G, Los Blancos Addition
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Tract A, Los Blancos Addition
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Cnst Engineer
<input type="text"/>	<input type="text"/>	27'	Residential Paving	Sam Bowen Court	75th Street	Cul-De-Sac	/	/	/
<input type="text"/>	<input type="text"/>	N/A	Mountable Estate Type Roll Curb - Both sides	Sam Bowen Court	75th Street	Cul-De-Sac	/	/	/
<input type="text"/>	<input type="text"/>	12'	Residential Paving - East Side	75th Street	SW corner Lot G	NW corner Lot A	/	/	/
<input type="text"/>	<input type="text"/>	N/A	Mountable Estate Type Roll Curb - East Side	75th Street	SW Corner Lot G	NW Corner Lot A	/	/	/
<input type="text"/>	<input type="text"/>	6'	Sidewalk @ Property Line East Side	75th Street	SW Corner of Lot G	NW Corner of Lot A	/	/	/
<input type="text"/>	<input type="text"/>	TBD	Residential Paving Transitions	75th Street	TBD @ DRC	TBD @ DRC	/	/	/
<input type="text"/>	<input type="text"/>	6"	Water Line including Fire Hydrant Valves, Fittings, etc...	Sam Bowen Court	75th Street	Cul-De-Sac	/	/	/
<input type="text"/>	<input type="text"/>	8"	Sanitary Sewer including Man Holes and Services	Sam Bowen Court	75th Street	Cul-De-Sac	/	/	/
<input type="text"/>	<input type="text"/>						/	/	/

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

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification			
							Private Inspector	P.E.	City Cnst Engineer	
<input type="text"/>	<input type="text"/>						/	/	/	
<input type="text"/>	<input type="text"/>						/	/	/	
Approval of Creditable Items:							Approval of Creditable Items:			
Impact Fee Administrator Signature							Date	City User Dept. Signature		Date

NOTES

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

Street Signs per DRC

1

2

3

Engineer's Drainage Certification for SIA Release

Residential paving transitions include those portions of 75th Street North and South of the site plus providing a minimum 24' width along the site frontage

AGENT / OWNER

Jeffrey G. Mortensen, P.E.
NAME (print)

Jeff Mortensen & Associates, Inc.
FIRM

SIGNATURE - date

05-31-2006

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

[Signature] 5/31/06
DRB CHAIR - date

[Signature] 5/31/06
PARKS & RECREATION - date

[Signature] 5-31-06
TRANSPORTATION DEVELOPMENT - date

[Signature] 5/31/06
UTILITY DEVELOPMENT - date

[Signature] 5/31/06
CITY ENGINEER - date

AMAFCA - date

- date

- date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER

2005.076.5

FINANCIAL GUARANTY AMOUNT

06/28/2006

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

Project Description:

Project ID #: 788681, Los Blancos Addition Pav./Util. Imps., Phase/Unit #:

Requested By: Jeff Mortensen, P.E.; Jeff Mortensen and Associates, Inc.

Approved estimate amount:		\$66,890.00
Contingency Amount:	10.00%	\$6,689.00
Subtotal:		\$73,579.00
NMGRT	6.75%	\$4,966.58
Subtotal:		\$78,545.58
Engineering Fee	6.60%	\$5,184.01
Testing Fee	2.00%	\$1,570.91
Subtotal:		\$85,300.50
FINANCIAL GUARANTY RATE		1.25
Retainage Amount:		\$.00
TOTAL FINANCIAL GUARANTY REQUIRED		\$106,625.63

APPROVAL:

DATE:

Jeff Mortensen

June 28, 2006

Notes: Street signs per DRC; Street lights required; Engineer's Drainage cert. for SIA release; paving transitions 75th, north/south of site plus 24 ft along frontage.

NATURE SAVER™ FAX MEMO 01616		Date: 6/28/2006	Page: 2
To: Jeff Mortensen	From: Marcia Concus		
Co Dept: <i>WJ</i>	Co:		
Phone 1:	Phone 2:		
Fax #: 305-4254	Fax #:		



August 8, 2006

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

LOAN RESERVE LETTER No. 2316

RE: Loan Reserve for Greater Albuquerque Habitat for Humanity
City of Albuquerque, Project ID# 788681
Project Name: Los Blancos Addition Pav./Util. Imps.
Loan Reserve Amount: One Hundred Six Thousand Six Hundred Twenty
Five Dollars and 63/100, (\$106,625.63)

Dear Dr. Perlman:

This is to advise the City of Albuquerque ("City") that, at the request of Greater Albuquerque Habitat for Humanity ("Borrower"), First Community Bank, ("Financial Institution") in Albuquerque, New Mexico, commits the sum of One Hundred Six Thousand Six Hundred Twenty Five Dollars and 63/100, (\$106,625.63) ("Loan Reserve") for the exclusive purpose of providing the financial guarantee which the City requires Greater Albuquerque Habitat for Humanity, ("Subdivider") to provide for the installation of the improvements which must be constructed at Los Blancos Addition Pav./Util. Imps., Project No.788681 (Project"). The Amount of the Loan Reserve is 125% of the City's estimated cost of the Project, as required by the City's Subdivision Ordinance. The improvements are identified in the agreement between the City of Albuquerque and Subdivider, which was recorded on in the records of the Clerk of Bernalillo County, New Mexico, in Book Misc. at pages to , ("Agreement").

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

authorize the Financial Institution to release a specified amount from the Loan Reserve.

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

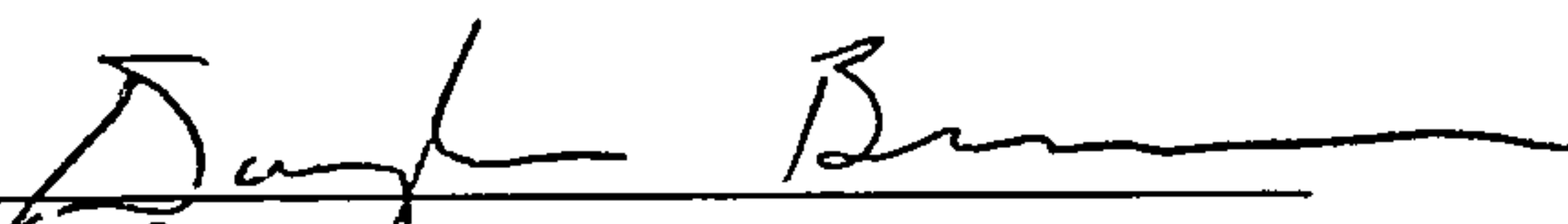
2. Liability of Financial Institution. Although the City may approve the Financial Institution's release of a part of the Loan Reserve, the approval will not constitute the City's final acceptance of part or all of the Project. However, no matter what agreement exists between the Subdivider and the City, the total liability of the Financial Institution to the City with respect to the Loan Reserve established pursuant to this Loan Reserve Letter shall at all times be limited to the lesser of the amount stated in this Loan Reserve Letter or the latest Reduced Loan Reserve Balance authorized in writing by the City, and the Financial Institution's liability to the City under this Loan Reserve Letter shall cease upon termination of the Loan Reserve as provided in Section 4 herein.

3. Draw on Reserve. If by June 8, 2008 improvements described in the Agreement have not been fully installed, inspected, approved and accepted by the City, then, upon presentation between June 8, 2008, and August 8, 2008, inclusive, the City may demand payment from the Financial Institution up to the lesser of the amount stated in this Loan Reserve Letter or the latest Reduced Loan Reserve Balance authorized in writing by the City. The City may demand payment by delivering to the Financial Institution a certified "Demand for Payment" executed by the CAO which shall state that the Subdivider has failed to comply with the terms of the Agreement and also shall state the estimated cost of completing the improvements specified in the Agreement ("Estimated Cost of Completion"). Upon receipt of the Demand for Payment, the Financial Institution promptly shall draw from the Loan Reserves cashier's check to the City of Albuquerque the amount of 125% of the estimated cost of completion, not to exceed the lesser of the total Loan Reserve amount stated in this Loan Reserve Letter or the latest Reduced Loan Reserve Balance authorized in writing by the City. The Financial Institution shall deliver the cashier's check promptly to the City.

4. Termination of Reserve. This Loan Reserve is for the benefit of the City and shall be irrevocable until the occurrence of one of the following:


- A. Sixty (60) days after the City accepts the completed improvements specified in the Agreement; or
- B. City delivery of the Demand for Payment and the Financial Institution's payment to the City of cashier's check as required in Section 3 herein; or
- C. Expiration of the date August 8, 2008; or
- D. Written termination of this Loan Reserve Letter, signed by the Chief Administrative Officer of the City.

Very truly yours,



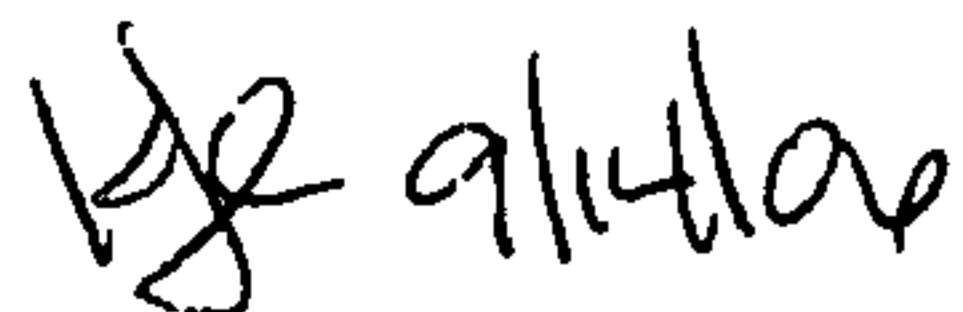
Douglas Franom,
Vice President

ACCEPTED:

City of Albuquerque
By: 

Chief Administrative Officer
Or authorized designee

Title: City Engineer
Dated: 9-14-06





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No. of Lots: 7
Nearest Major Streets
75th Street, SW

FIGURE 19
SIDEWALK DEFERRAL AGREEMENT
PROJECT NO. 788681

THIS AGREEMENT is made this 14th day of September, 2006, by and between the City of Albuquerque, New Mexico ("City"), whose address is P. O. Box 1293 (One Civic Plaza), Albuquerque, New Mexico 87103, and The Greater Albuquerque Habitat for Humanity ("Developer"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:] New Mexico Corporation, whose address is 204 San Mateo Boulevard SE, Suite E, Albuquerque, New Mexico 87108 and whose telephone number is 505-265-0057, in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

WHEREAS, the Developer is developing certain lands within the City of Albuquerque, County of Bernalillo, State of New Mexico, known as (existing legal description) Lots Three (3), Four (4) and the Northerly Twenty-Five Feet (Nly 25') of Lot Five (5) in the Los Blancos Addition recorded on April 10, 1946 in the records of Bernalillo County at Book Misc. C1, pages 36 through ---, and a portion of Tract Fifty-Three (53) of the Plat showing a portion of Tracts Allotted from the Town of Atrisco Grant, Bernalillo County, New Mexico recorded on December 5, 1944 in the records of Bernalillo County at Book Misc. D, pages 118 through --- (the "Subdivision"); and

WHEREAS, the Developer has submitted and the City has approved Developer's development plans and (state "preliminary" or "final":) Preliminary plat, to be identified as (state name of plat:) Lots 3-A, 3-B, 3-C, 3-D, 4-A, 4-B and 4-C of Los Blancos Addition; and

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

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

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

THEREFORE, the City and the Developer agree:

1.A. Sidewalk Construction Deadline. Developer has obtained a sidewalk deferral, as shown in the attached Exhibit "A", which is a copy of the Development Review Board's decision regarding the deferral granted. Developer agrees to utilize the City's sidewalk permit process and complete the sidewalk to the satisfaction of the City by June 8, 2008 ("Sidewalk Construction Deadline").

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

Developer must request and obtain an extension from the Development Review Board and submit the required documentation to the Design Review Section before expiration of the four (4) years.

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

Type of Financial Guaranty: Reserve Letter 2317
Amount: \$ 9,984.46 Name of Financial Institution or
Surety providing Guaranty: First Community Bank
Date City first able to call Guaranty (Sidewalk Construction
Deadline): June 8, 20 08.
If Guaranty other than a Bond, last day City able to call
Guaranty is: August 8, 20 08.
Additional Information: _____

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

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

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

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



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the successors and assigns of the parties hereto.

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

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

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

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

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

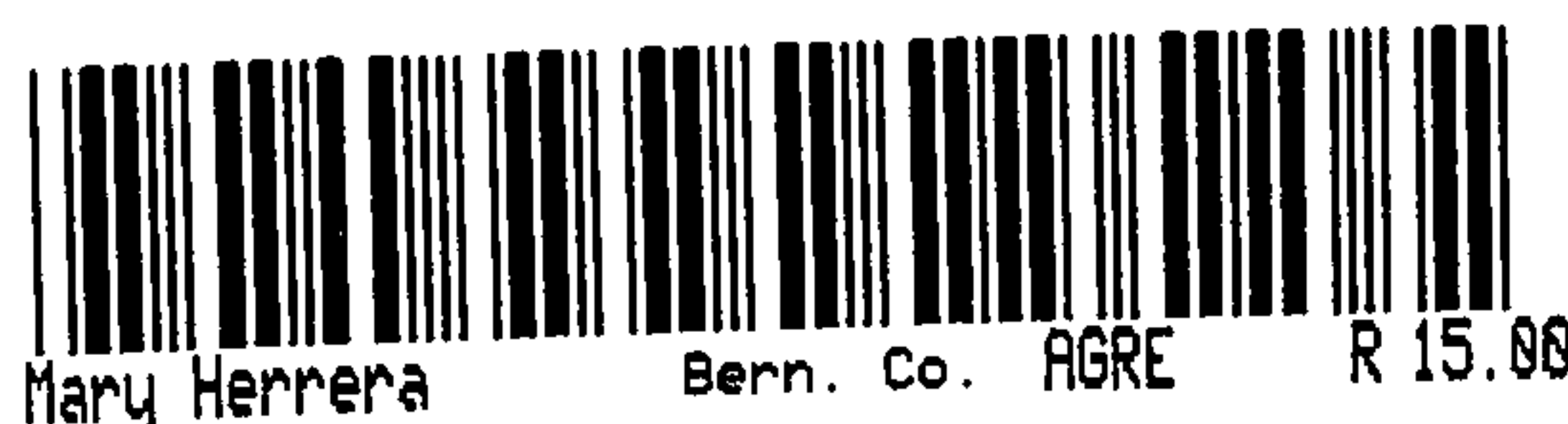
12. Changes to Agreement. Changes to this Agreement are not binding unless made in writing, signed by both parties.

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

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

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

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



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DEVELOPER:

By [Signature]: Catherine Woodward
Name: Catherine Woodward
Title: Executive Director
Dated: 8/9/06

CITY OF ALBUQUERQUE

[Signature]
City Engineer

Dated: 9-14-06

Wfe
9/14/06

8-23-06

DEVELOPER'S NOTARY

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



This instrument was acknowledged before me on 8th day of August, 2006 by [name(s) of person(s):] Catherine Woodward, [title or capacity, for instance, "President" or "Owner":v] Executive Director of [Developer:] The Greater Albuquerque Habitat for Humanity.

[Signature]
Notary Public

My Commission Expires:
October 26, 2006

CITY'S NOTARY

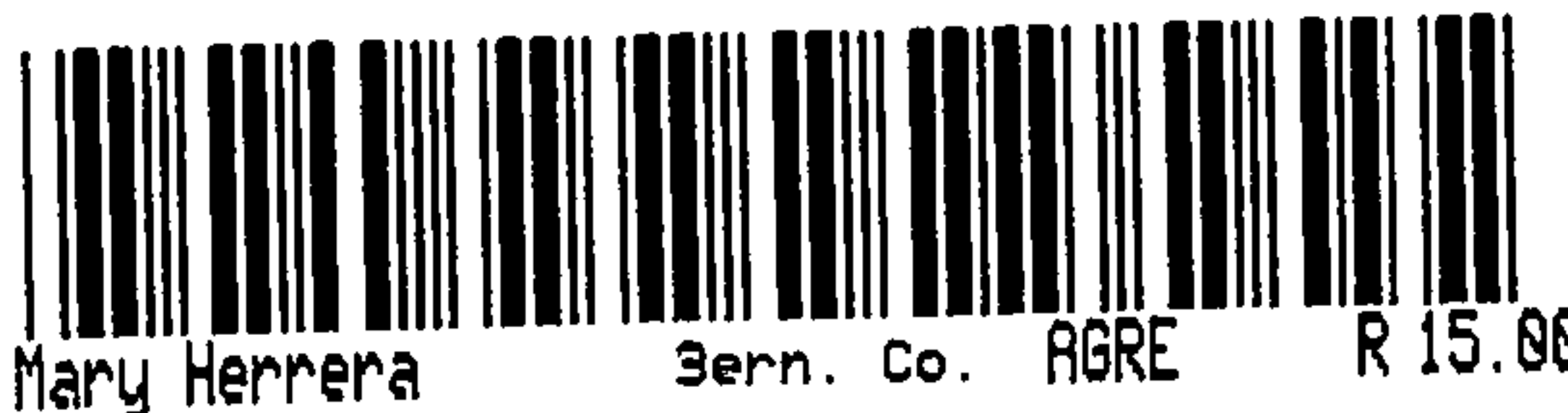
STATE OF NEW MEXICO)
) ss.
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on 14th day of September, 2006 by Richard Bourke, City Engineer, of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

[Signature]
Notary Public

My Commission Expires:
11-25-2007

EXHIBIT "A" ATTACHED



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August 8, 2006

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

LOAN RESERVE LETTER No. 2317

RE: Loan Reserve for Greater Albuquerque Habitat for Humanity
City of Albuquerque, Project ID# 788681
Project Name: Los Blancos Addition Pav./Util. Imps.
Loan Reserve Amount: Nine Thousand Nine Hundred Eighty Four
Dollars
and 46/100 (\$9,984.46)

Dear Dr. Perlman:

This is to advise the City of Albuquerque ("City") that, at the request of Greater Albuquerque Habitat for Humanity ("Borrower"), First Community Bank, ("Financial Institution") in Albuquerque, New Mexico, commits the sum of Nine Thousand Nine Hundred Eighty Four Dollars and 46/100, (\$9,984.46) ("Loan Reserve") for the exclusive purpose of providing the financial guarantee which the City requires, Greater Albuquerque Habitat for Humanity ("Subdivider") to provide for the installation of the improvements which must be constructed at Los Blancos Addition Pav./Util. Imps., Project No.788681 (Project"). The Amount of the Loan Reserve is 125% of the City's estimated cost of the Project, as required by the City's Subdivision Ordinance. The improvements are identified in the agreement between the City of Albuquerque and Subdivider, which was recorded on in the records of the Clerk of Bernalillo County, New Mexico, in Book Misc. at pages to , ("Agreement").

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

authorize the Financial Institution to release a specified amount from the Loan Reserve.

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


2. Liability of Financial Institution. Although the City may approve the Financial Institution's release of a part of the Loan Reserve, the approval will not constitute the City's final acceptance of part or all of the Project. However, no matter what agreement exists between the Subdivider and the City, the total liability of the Financial Institution to the City with respect to the Loan Reserve established pursuant to this Loan Reserve Letter shall at all times be limited to the lesser of the amount stated in this Loan Reserve Letter or the latest Reduced Loan Reserve Balance authorized in writing by the City, and the Financial Institution's liability to the City under this Loan Reserve Letter shall cease upon termination of the Loan Reserve as provided in Section 4 herein.

3. Draw on Reserve. If by June 8, 2008 improvements described in the Agreement have not been fully installed, inspected, approved and accepted by the City, then, upon presentation between June 8, 2008, and August 8, 2008, inclusive, the City may demand payment from the Financial Institution up to the lesser of the amount stated in this Loan Reserve Letter or the latest Reduced Loan Reserve Balance authorized in writing by the City. The City may demand payment by delivering to the Financial Institution a certified "Demand for Payment" executed by the CAO which shall state that the Subdivider has failed to comply with the terms of the Agreement and also shall state the estimated cost of completing the improvements specified in the Agreement ("Estimated Cost of Completion"). Upon receipt of the Demand for Payment, the Financial Institution promptly shall draw from the Loan Reserves cashier's check to the City of Albuquerque the amount of 125% of the estimated cost of completion, not to exceed the lesser of the total Loan Reserve amount stated in this Loan Reserve Letter or the latest Reduced Loan Reserve Balance authorized in writing by the City. The Financial Institution shall deliver the cashier's check promptly to the City.

4. Termination of Reserve. This Loan Reserve is for the benefit of the City and shall be irrevocable until the occurrence of one of the following:

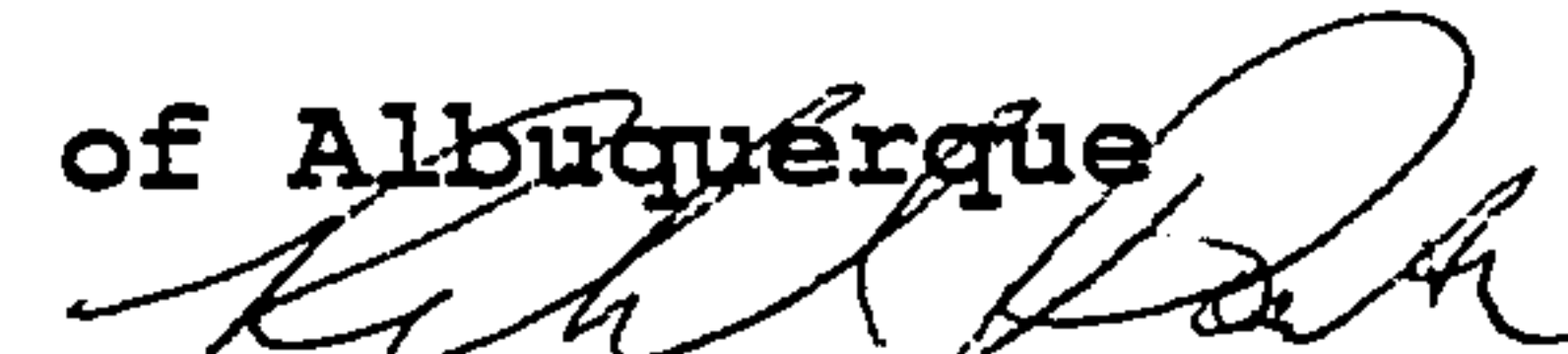
- A. Sixty (60) days after the City accepts the completed improvements specified in the Agreement; or
- B. City delivery of the Demand for Payment and the Financial Institution's payment to the City of cashier's check as required in Section 3 herein; or
- C. Expiration of the date August 8, 2008; or
- D. Written termination of this Loan Reserve Letter, signed by the Chief Administrative Officer of the City.

Very truly yours,



Douglas Branom,
Vice President

ACCEPTED:

City of Albuquerque
By: 

Chief Administrative Officer
Or authorized designee

Title: City Engineer
Dated: 9-14-06

Use 9/14/06

ORIGINAL

Handwritten mark: X 10

INFRASTRUCTURE LIST

(Rev. 9-20-05)

EXHIBIT "A"

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

Lots A-G, Los Blancos Addition

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Tract A, Los Blancos Addition

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Cnst Engineer
		27'	Residential Paving	Sam Bowen Court	75th Street	Cul-De-Sac	/	/	/
		N/A	Mountable Estate Type Roll Curb - Both sides	Sam Bowen Court	75th Street	Cul-De-Sac	/	/	/
		12'	Residential Paving - East Side	75th Street	4A SW corner Lot 6	3A NW corner Lot 4	/	/	/
		N/A	Mountable Estate Type Roll Curb - East Side	75th Street	4A SW Corner Lot 6	3A NW Corner Lot 4	/	/	/
		6'	Sidewalk @ Property Line East Side	75th Street	4A SW Corner of Lot 6	3A NW Corner of Lot 4	/	/	/
		TBD	Residential Paving Transitions	75th Street	TBD @ DRC	TBD @ DRC	/	/	/
		6"	Water Line including Fire Hydrant Valves, Fittings, etc...	Sam Bowen Court	75th Street	Cul-De-Sac	/	/	/
		8"	Sanitary Sewer including Man Holes and Services	Sam Bowen Court	75th Street	Cul-De-Sac	/	/	/
							/	/	/

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

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification			
							Private Inspector	P.E.	City Cnst Engineer	
<input type="text"/>	<input type="text"/>						/	/	/	
<input type="text"/>	<input type="text"/>						/	/	/	
Approval of Creditable Items:							Approval of Creditable Items:			
Impact Fee Administrator Signature							Date	City User Dept. Signature		Date

NOTES

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

Street lights per City requirements.

- 1 Street Signs per DRC
- 2 Engineer's Drainage Certification for SIA Release
- 3 Residential paving transitions include those portions of 75th Street North and South of the site plus providing a minimum 24' width along the site frontage

AGENT / OWNER DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

Jeffrey G. Mortensen, P.E.
NAME (print)

[Signature] 5/31/06
DRB CHAIR - date

[Signature] 5/31/06
PARKS & RECREATION - date

Jeff Mortensen & Associates, Inc.
FIRM

[Signature] 5-31-06
TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

[Signature]
SIGNATURE - date
05-31-2006

[Signature] 5/31/06
UTILITY DEVELOPMENT - date

- date

[Signature] 5/31/06
CITY ENGINEER - date

- date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

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

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

APPLICANT INFORMATION:

NAME: GREATER ALBUQ HABITAT FOR HUMANITY (GAHH) PHONE: 505-265-0057
 ADDRESS: 204 SAN MATEO BLVD SE SUITE E FAX: 505-255-0937
 CITY: ALBUQUERQUE STATE NM ZIP 87108 E-MAIL: WWW.HABITATABQ.ORG
 Proprietary interest in site: _____ List all owners: GAHH / FIRST STATE BANK
 AGENT (if any): DAVID W SPRAGUE PHONE: 505-366-4170
 ADDRESS: 204 SAN MATEO BLVD SE SUITE E FAX: 505-255-0937
 CITY: ALBUQUERQUE STATE NM ZIP 87108 E-MAIL: CONSTRUCTION @ HABITATABQ.ORG

DESCRIPTION OF REQUEST: PURPOSE OF PRELIMINARY PLAT SUBMITTAL IS TO SUBDIVIDE TRACT A INTO 7 LOTS & GRANT EASEMENTS AS SHOWN

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

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

Lot or Tract No. LOTS 3, 4 + a portion of 5 + a portion of Tract 53 Block: _____ Unit: _____
 Subdiv. / Addn. Hos Blancos Addition Tract of Atrisco Grant
 Current Zoning: R-T Proposed zoning: _____
 Zone Atlas page(s): K-10 No. of existing lots: ONE No. of proposed lots: 7
 Total area of site (acres): 1.3187 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. _____ MRGCD Map No. _____

LOCATION OF PROPERTY BY STREETS: On or Near: 75TH NW
 Between: CENTRAL NW and Volcanso / LUCCA NW

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z, V, S, etc.): 1/A 1004803

06DRB - 00445

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

SIGNATURE [Signature] DATE 5/23/06

(Print) DAVID W SPRAGUE Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 4/04

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>06DRB - 00720</u>	<u>TFF</u>	<u>(3)</u>	<u>\$ 655.00</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>5-31-06</u>			Total <u>\$ 655.00</u>

[Signature] 5/23/06

Project # 1004803

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

SKETCH PLAT REVIEW AND COMMENT

YOUR ATTENDANCE IS REQUIRED.

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

MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT

Your attendance is required.

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

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

MAJOR SUBDIVISION FINAL PLAT APPROVAL

Your attendance is required.

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

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

MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL

Your attendance is required.

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

AMENDMENT TO PRELIMINARY PLAT (with minor changes)

Your attendance is required.

AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)

AMENDMENT TO GRADING PLAN (with minor changes)

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

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

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

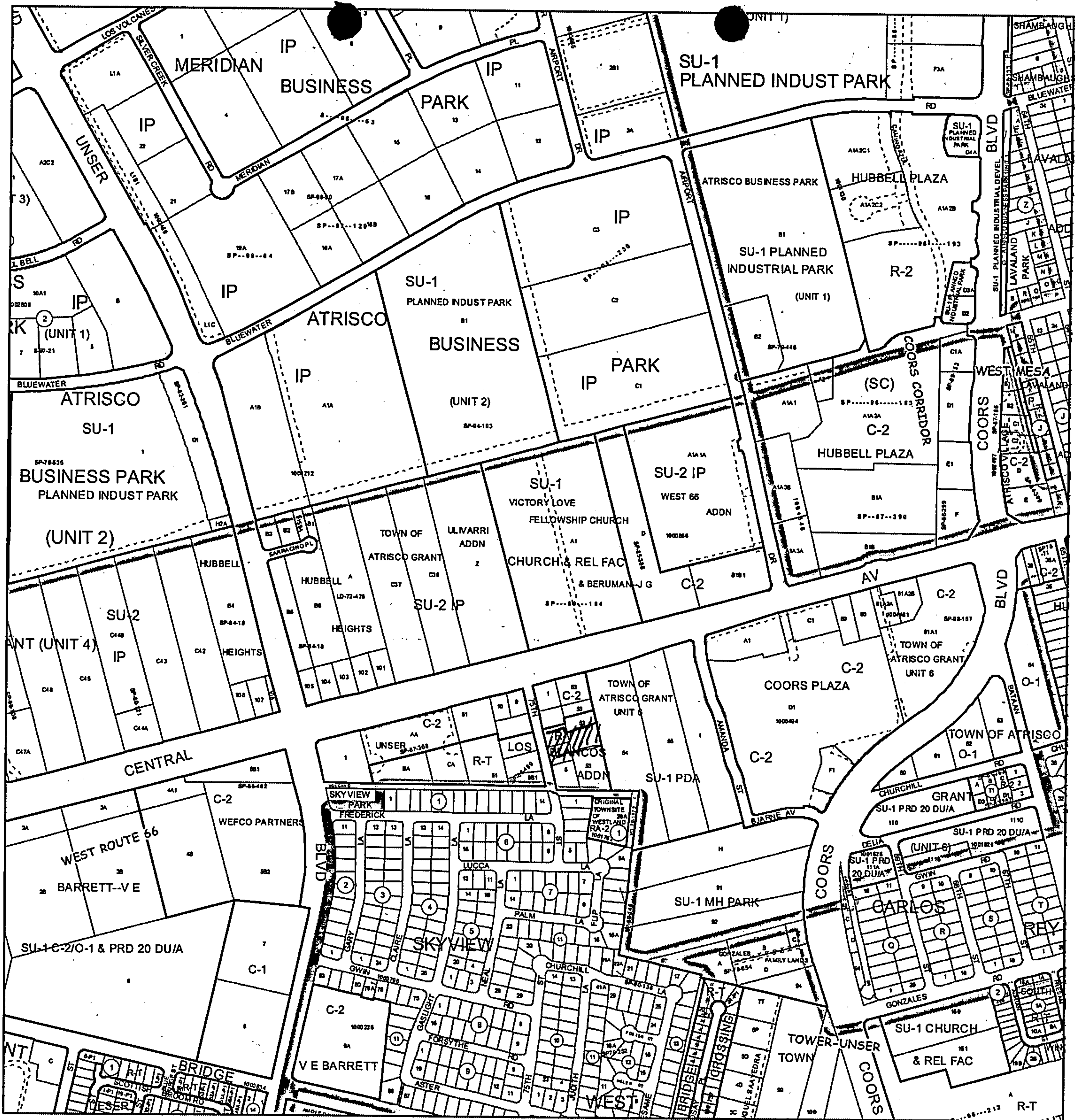
DAVID W SPRAGUE
Applicant name (print)
[Signature]
Applicant signature / date
5/23/06



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

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
06DRB - - 00720

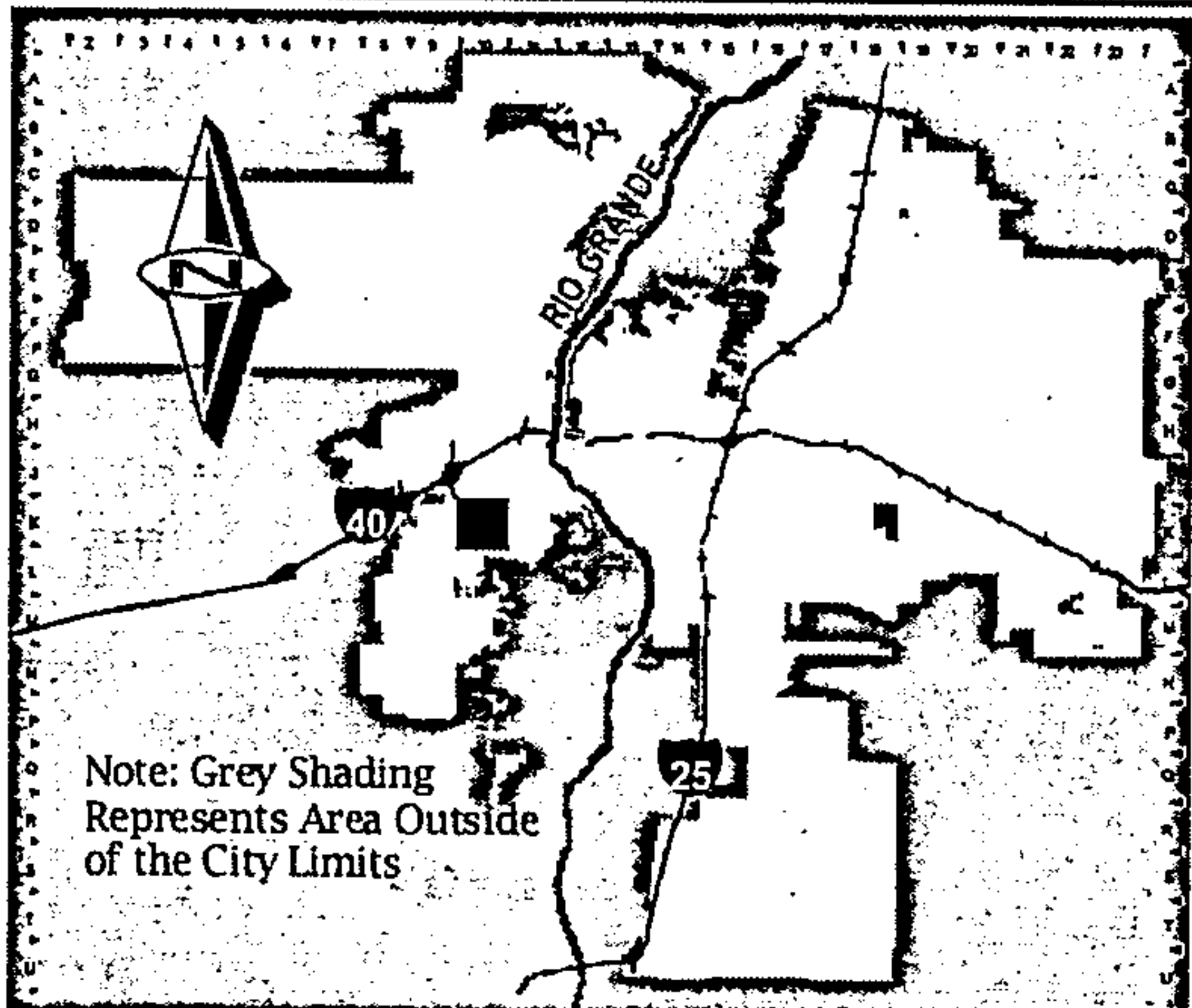
Kim [Signature] 5/23/06
Planner signature / date
Project # 1004803



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



Map amended through: 5/1/2006



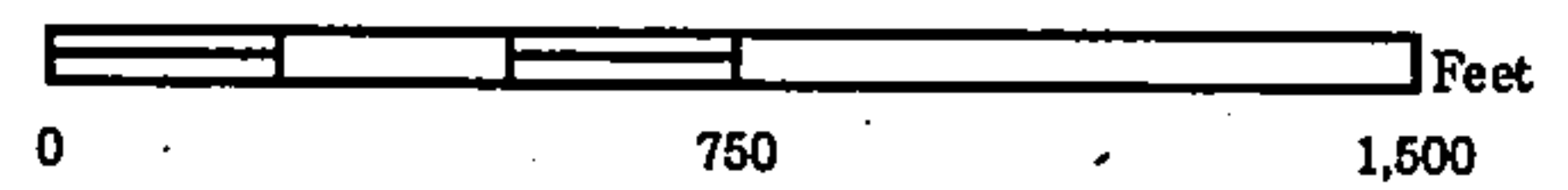
Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:

K-10-Z

Selected Symbols

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





Greater Albuquerque

Habitat for Humanity®

5/23/06

RE: PROJECT # 1004803 / 06-00445
LOTS A - G
LOS BLANCOS ADDITION

THE PURPOSE OF THIS PRELIMINARY PLAT SUBMITTAL IS TO
SUBDIVIDE TRACT A INTO 7 LOTS FOR RESIDENTIAL HOUSING.
ADDITIONAL TO SUBDIVIDING IS TO GRANT EASEMENTS AS
SHOWN. PROPERTY IS LOCATED OFF OF 75TH NW BETWEEN
CENTRAL NW & LULLA NW AS FOUND ON ZONE ATLAS
PAGE K-10. CURRENT ZONING IS R-T, TOTAL AREA
OF SITE IS 1.3187

THANK YOU

DAVID W SPRAGUE
CONSTRUCTION MANAGER

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

PAID RECEIPT

APPLICANT NAME GREATER ALBUQ HABITAT FOR Humanity
 AGENT DAVID W. SPIZAGUE
 ADDRESS _____
 PROJECT & APP # 1004803 / O6DRB - 00720
 PROJECT NAME LOTS A-G

\$ 20.00 441032/3424000 Conflict Management Fee
 \$ 635.00 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
 \$ 655.00 TOTAL AMOUNT DUE

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

5/23/2006 10:40AM LOC: ANNX
 RECEIPT# 00058215 WSH 008 TRANSH 0019
 Account 441006 Fund 0110
 Activity 4983000
 Trans Amt \$655.00
 J24 Misc
 CK \$635.00
 CHANGE \$655.00
 \$0.00
 Counter Receipt # 6/21/04
 Thank You

City Of Albuquerque
 Treasury Division

City Of Albuquerque
 Treasury Division

5/23/2006 10:40AM LOC: ANNX
 RECEIPT# 00058214 WSH 008 TRANSH 0019
 Account 441032 Fund 0110
 Activity 3424000 TRSLJS
 Trans Amt \$655.00
 J24 Misc

\$20.00
 Thank You

I
1004803
6/28/06



PLANNING TRACKING LOG

Date	Project Name & #	Action Request	Action Taken
4/12/06	Los Blancos Addition Proj 1004803	Sketch	Comments Given
5/31/06	Same	Prel Final	Prel Plat Approved
		Final needs SIA	



**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT**

**April 12, 2006
DRB Comments**

ITEM # 27

PROJECT # 1004803

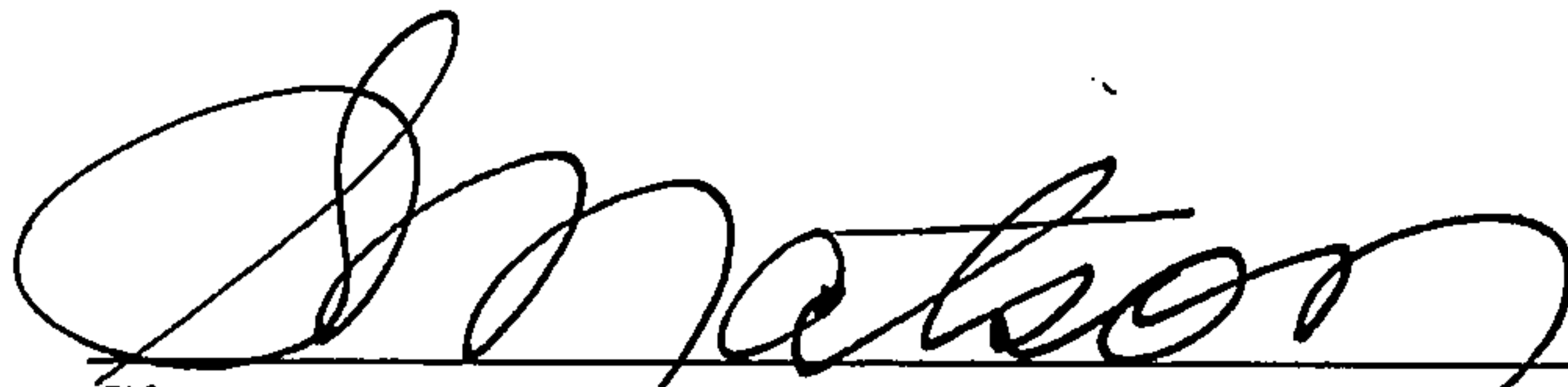
APPLICATION # 06-00445

RE: Lots A-H, Los Blancos Addition/sketch

- ✓ For future reference, the legal description on the application should be the existing legal description, not the one created by the new subdivision.
- ✓ The "Purpose of Plat" indicates "Tract A is being subdivided into 8 lots." However, Tract A is shown on the proposed cul de sac road.
- ✓ Below the line where the current property owner signs the owner's name should be printed with the word "Owner" after it.

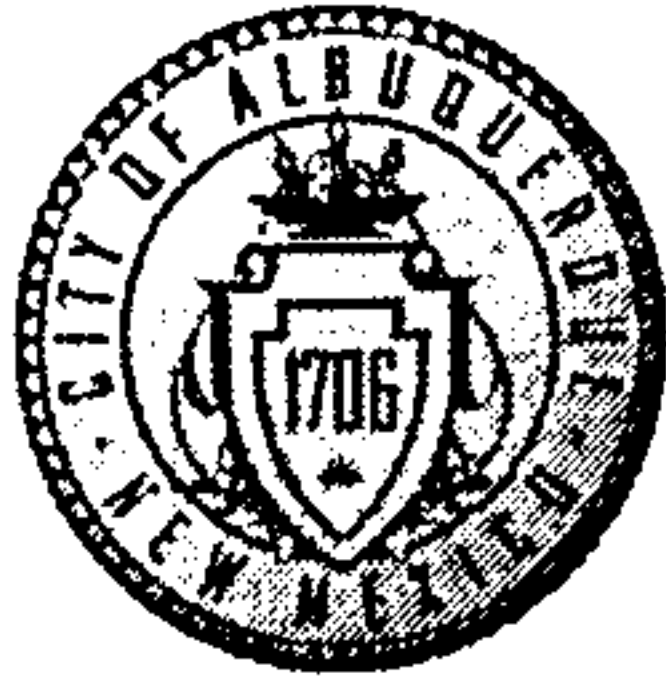
For RT zoning, each single family lot (if that's what is planned) should be at least 3600 square feet with a minimum lot size of 36 feet.

The portion of the perimeter wall facing 75th Street requires a design approval by the DRB Chair. The requirements are found in Section 14-16-3-19 of the Zone Code.



Sheran Matson, AICP DRB Chair

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



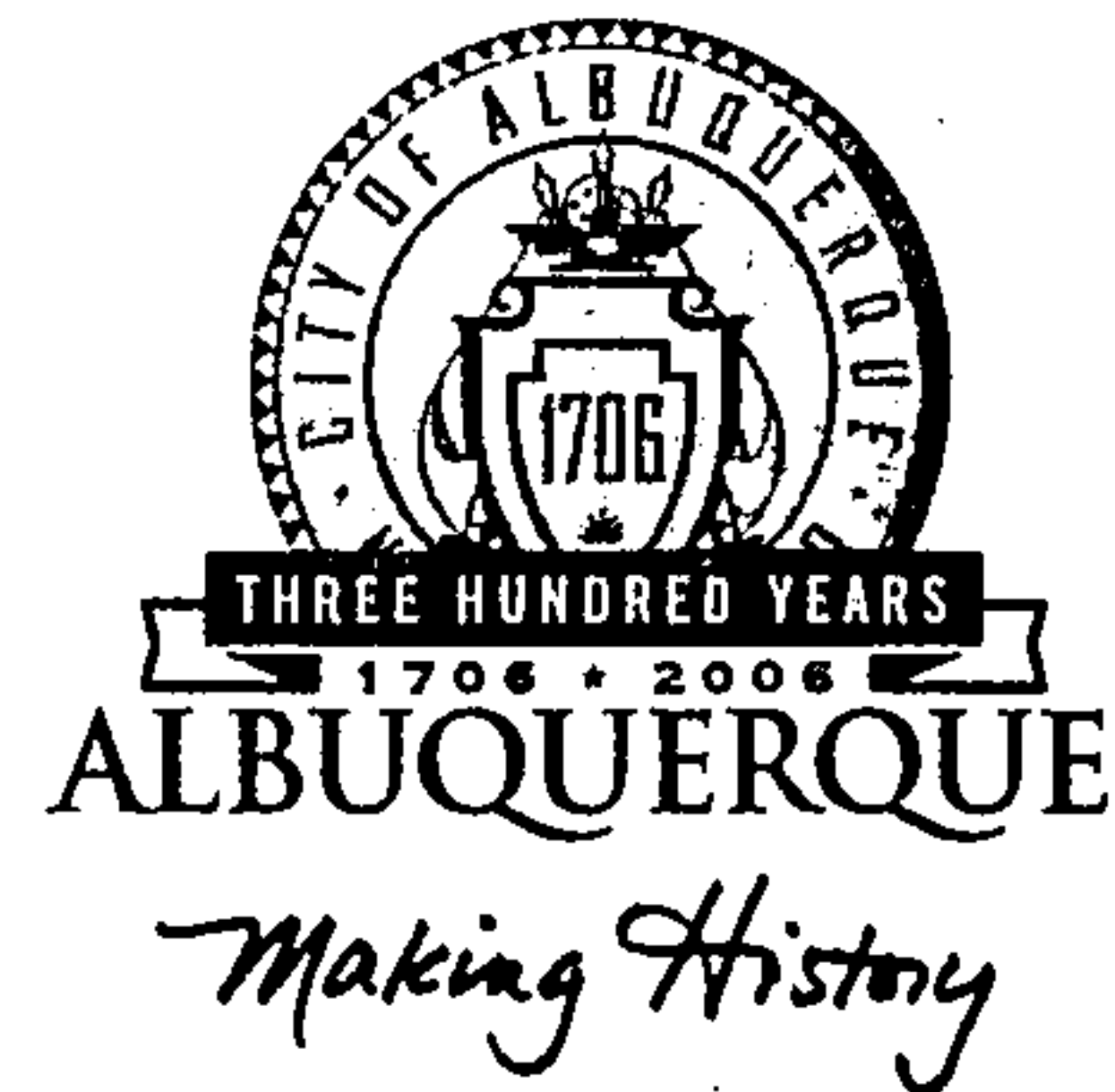
IMPACT FEES – # 1004803

Development Review Board 4/12/06 Agenda Item #27 Sketch Plat: Lots A-H, Los Blanco Addition

Construction of a new single family residence within the proposed subdivision will require payment of Impact Fees. Based on a house size of approximately 2,000 square feet, it is estimated that impact fees will total approximately \$5,576 if a permit is obtained prior to December 29, 2006 and \$8,322 thereafter. These fees may be partially or fully waived contingent upon the development meeting certain affordable housing requirements.

**JACK CLOUD
IMPACT FEE ADMINISTRATOR**

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1004803

AGENDA ITEM NO: 27

SUBJECT:

Sketch Plat/Plan

ACTION REQUESTED:

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

P.O. Box 1293

ENGINEERING COMMENTS:

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

Albuquerque

New Mexico 87103

RESOLUTION:

APPROVED ____; DENIED ____; DEFERRED ____; COMMENTS PROVIDED *discussed* ; WITHDRAWN

www.cabq.gov

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: April 12, 2006

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

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

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

APPLICANT INFORMATION:

NAME: GREATER ALB. HABITAT FOR HUMANITY (GAHH) PHONE: 505-265-0057
 ADDRESS: 204 SAN MATEO BLVD SE SUITE E FAX: 505-255-0937
 CITY: ALBUQUERQUE STATE NM ZIP 87108 E-MAIL: WWW.HABITATABQ.ORG
 Proprietary interest in site: _____ List all owners: GAHH / FIRST STATE BANK
 AGENT (if any): DAVID W SPRAGUE PHONE: (C) 366-4170
 ADDRESS: 204 SAN MATEO BLVD SE SUITE E FAX: 505-255-0937
 CITY: ALBUQUERQUE STATE NM ZIP 87108 E-MAIL: CONSTRUCTION @ HABITATABQ.ORG

DESCRIPTION OF REQUEST: THE PURPOSE OF THIS SKETCH PLAT SUBMITTAL IS TO SUBDIVIDE TRACT A INTO 8 LOTS AND GRANT EASEMENTS AS SHOWN

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

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

Lot or Tract No. LOTS A-H Block: _____ Unit: _____
 Subdiv. / Addn. 8 LOS BLANCOS ADDITION
 Current Zoning: R-T Proposed zoning: _____
 Zone Atlas page(s): 1K-10 No. of existing lots: ONE No. of proposed lots: EIGHT
 Total area of site (acres): 1.3187 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. _____ MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: 75TH & CENTRAL NW
 Between: CENTRAL NW and LUCCA NW

CASE HISTORY:

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

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

SIGNATURE [Signature] DATE 4/4/06
 (Print) DAVID W SPRAGUE _____ Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 4/04

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>060713</u>	<u>SK</u>	<u>5(3)</u>	<u>\$ 0</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	Total
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	Hearing date <u>4/12/06</u>	_____	_____	\$ <u>0</u>

[Signature] 4/4/06

Project # 1004803

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

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

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

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

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

- AMENDMENT TO PRELIMINARY PLAT (with minor changes)** **Your attendance is required.**
- AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)**
- AMENDMENT TO GRADING PLAN (with minor changes)**
- PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.
- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings.
 - Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
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 - Property owner's and City Surveyor's signatures on the Mylar drawing, if the plat is being amended
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- 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.

K DAVID W SPRAGUE Applicant name (print)
 X [Signature] 4/4/06 Applicant signature / date

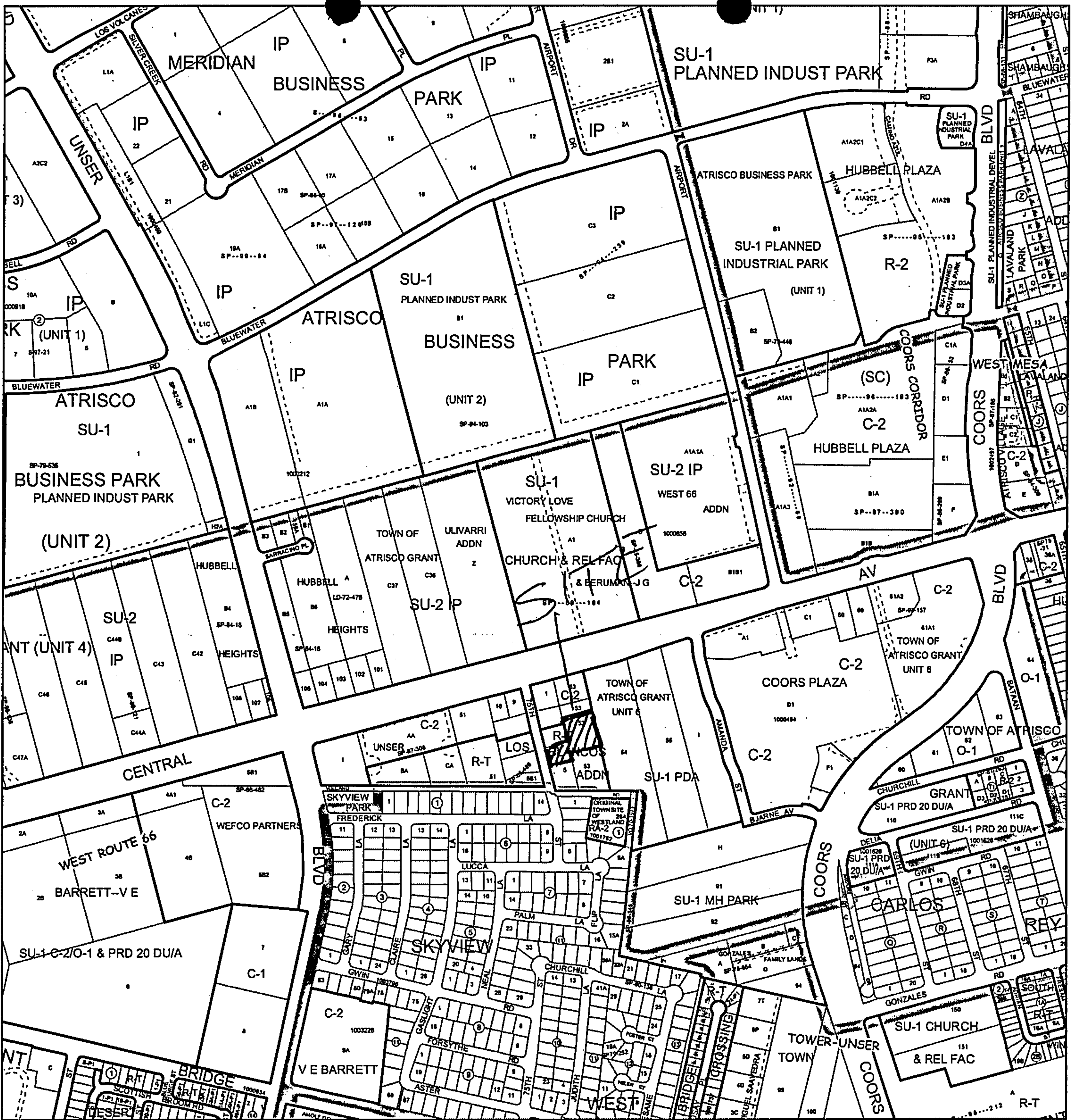


Form revised 8/04, 1/05 & 10/05

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

Application case numbers
 DRB - 00445

[Signature] 4/4/06
 Planner signature / date
Project # 1004803



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

AGIS
Albuquerque Geographic Information System

Map amended through: 11/2/2005

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
K-10-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



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LEGAL DESCRIPTION

A certain tract of land situate within the Town of Atrisco Grant and being a portion of the Easterly 1/2 of Tract No. 52 and a portion of the Westerly part of Tract No. 53 in Unit No. 6 as designated on Sheet No. 2 on Plat showing portions of Tracts allotted from the Town of Atrisco Grant filed in the office of the County Clerk, Bernalillo County, New Mexico on December 5, 1944, a portion of the above described tract also known as Lot 3 and 4 and the Northerly portion of Lot 5 of the Los Blancos Addition, being bounded on the North by land of Saulo J. Herrera; East by land of Saulo J. Herrera and land now or formerly of Jose R. Saavedra; South by land of Filemon Chavez; West by the Easterly line of 75th Street S.W. and being more particularly described as follows:

BEGINNING at the Southeast corner of the Tract herein described, whence the 1/2 mile corner on the North boundary of the Town of Atrisco Grant, bears North 15 deg. 49' 46" East, 18,239.21 feet distant; thence running South 76 deg. 55' West, 281.75 to the Southwest corner, a point on the Easterly line of 75th Street S.W.; thence following the said Easterly line of the said Street North 15 deg. 06' West, 225.00 feet to the Northwest corner, said corner being also the Northwest corner of Lot No. 3 of the Los Blancos Addition; thence North 74 deg. 54' East, 121.49 feet to the Northeast corner of said Lot 3, a point on the Easterly line of said Lot; thence following the said Easterly line of said Lot South 15 deg. 06' East, 43.63 feet to a point; thence North 74 deg. 54' East, 160.01 feet to the Northeast corner of the Tract herein described; thence South 15 deg. 06' East, 191.37 feet to the Southeast corner, being the point of beginning.

LOT 2
LOS BLANCOS ADDITION
FILED: APRIL 10, 1946
VOLUME C1, FOLIO 36

PORTION OF LOT 83
TOWN OF ATRISCO
UNIT 6
FILED: DECEMBER 8, 1944