

#8



Completed
5/9/06
JG

DRB CASE ACTION LOG (PREL & FINAL)

REVISED 9/28/05

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

DRB Application No.: 06DRB-00556 (P&F)

Project # 1004851

Project Name: MRGCD TRACT 340A2A1A1

Agent: Jeff Mortensen & Associates

Phone No.: 345-4250

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 4/26/06 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

Project Number

1004851

TRANSPORTATION: Sidewalk encroachments

-
-
-
-

UTILITIES:

-
-
-

CITY ENGINEER / AMAFCA:

-
-
-

PARKS / CIP:

-
-
-

PLANNING (Last to sign): AGIS DXF

-
-
-

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

OK

Debie Trujillo

From: dmzamora@cabq.gov
Sent: Tuesday, May 02, 2006 3:09 PM
To: Timothy N. Tessendorf
Subject: Project No. 1004851

The .dxf file for Project No. 1004851 (Tracts 1 &2 Lands Of McClain) has been approved.

David Zamora
GIS Coordinator
Planning Dept. - AGIS
dmzamora@cabq.gov
924-3929

5/3/2006

#8



#8

DRB CASE ACTION LOG (PREL & FINAL)

REVISED 9/28/05

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DRB Application No.: 06DRB-00556 (P&F)

Project # 1004851

Project Name: MRGCD TRACT 340A2A1A1

Agent: Jeff Mortensen & Associates

Phone No.: 345-4250

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 12/6/06 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: Sidewalk encroachments

-
-
-
-

UTILITIES:

-
-
-

CITY ENGINEER / AMAFCA:

-
-
-

PARKS / CIP:

-
-
-

PLANNING (Last to sign): AGIS DXF

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- AGIS DXF File approval required.
- Copy of recorded plat for Planning.

Project Number 1004851

4851

DXF Electronic Approval Form

DRB Project Case #: 1004851

Subdivision Name: MCCLAIN--LANDS OF TRACTS 1 & 2

Surveyor: CHARLES G CALA JR

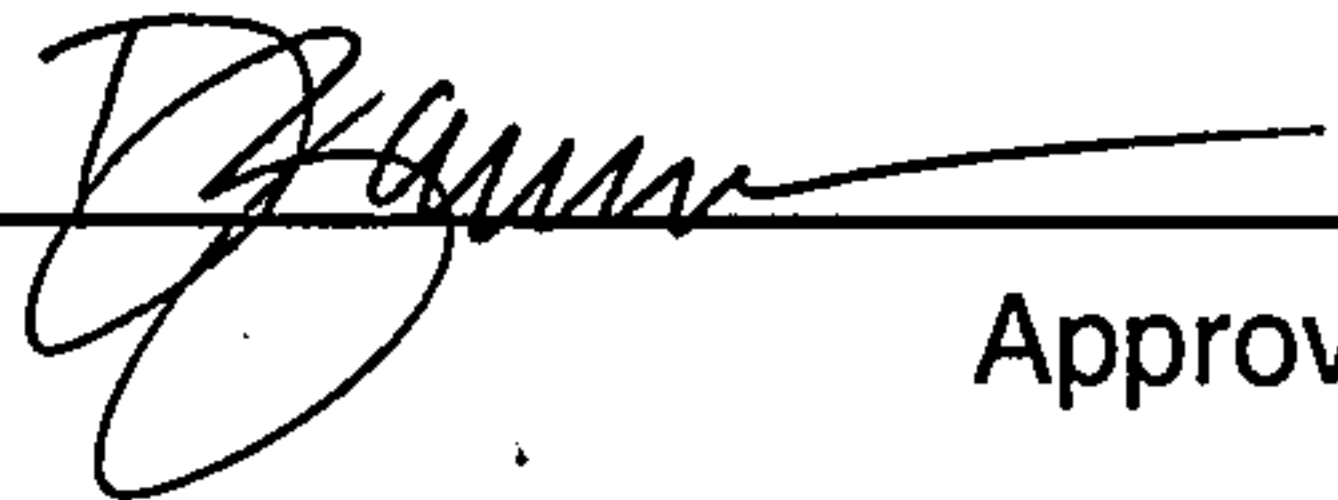
Contact Person: TIMOTHY TESSENDORF

Contact Information: 345-4250

DXF Received: 5/2/2006

Hard Copy Received: 5/2/2006

Coordinate System: NMSP Grid (NAD 27)


Approved

05-02-2006
Date

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

AGIS Use Only

Copied fc 4851

to agiscov on 5/2/2006

Contact person notified on 5/2/2006



**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
HYDROLOGY DEVELOPMENT SECTION**

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1004851

AGENDA ITEM NO: 14

SUBJECT:

Preliminary Plat Ext

ACTION REQUESTED:

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

P.O. Box 1293

ENGINEERING COMMENTS:

The Hydrology Section has no objection to the extension request.

Albuquerque

New Mexico 87103

RESOLUTION:

APPROVED ; DENIED ; DEFERRED ; COMMENTS PROVIDED ; WITHDRAWN

www.cabq.gov

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

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

FOR:

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

DATE: November 14, 2007

CITY OF ALBUQUERQUE
Planning Department
November 14, 2007
DRB Comments

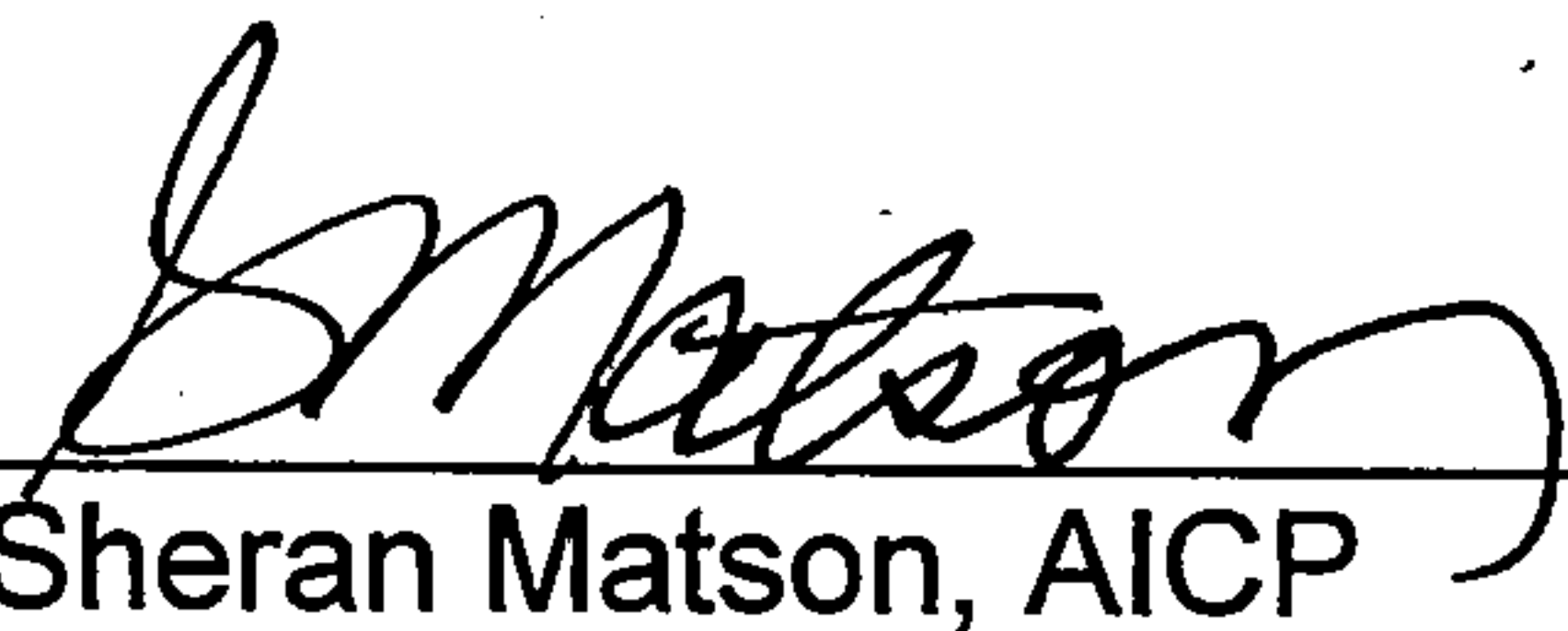
ITEM# 14

PROJECT # 1004851

APPLICATION # 07-70367

RE: Lands of McClain & Lands of William Andrew McCord/extpp

The preliminary plat was approved at the November 14, 2006 DRB meeting. No objection to the requested one year extension.



Sheran Matson, AICP

DRB Chair

924-3880/smatson@cabq.gov

**CITY OF ALBUQUERQUE
Planning Department
November 14, 2007
DRB Comments**

ITEM# 14

PROJECT # 1004851

APPLICATION # 07-70367

RE: Lands of McClain & Lands of William Andrew McCord/extpp

The preliminary plat was approved at the November 14, 2006 DRB meeting. No objection to the requested one year extension.



Sheran Matson, AICP

DRB Chair

924-3880/smatson@cabq.gov



Item# 14
Project# 1004851
Hearing Date: Nov. 14, 2007



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

November 14, 2007 9:00 AM

MEMBERS:

Sheran Matson, AICP, DRB Chair
Angela Gomez, Administrative Assistant
924-3946

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, ABCWUA
Christina Sandoval, Parks & Recreation

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project# 1003483**
07DRB-70324 MAJOR - 2YR SUBD IMP
AGMT (2YR SIA)
SANTOSH MODY agent(s) for BHARAT H. MODY &
CHAMPA B. MODY request(s) the above action(s) for all
or a portion of Lot(s) 17-A, Tract(s) A, **NORTH
ALBUQUERQUE ACRES Unit 2**, zoned SU2/IP, located
on SIGNAL AVE NE BETWEEN SAN PEDRO AVE NE
AND SIGNAL AVE NE containing approximately 2.74
acre(s). (C-18) **THE TWO YEAR EXTENSION OF THE
SUBDIVISION IMPROVEMENT AGREEMENT (SIA) WAS
APPROVED**

2. **Project# 1004404**
07DRB-70296 VACATION OF PUBLIC
EASEMENT
07DRB-70297 BULK LAND VARIANCE
07DRB-70298 MINOR - PRELIMINARY/
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) 1-8, OS-
1 & OS-2, 12, **THE TRAILS Unit 3A**, zoned SU2-UR,
SU2-SRLL, SU2-SRSL, SU2, SU1, SU-VC, located on
PASEO DEL NORTE NW BETWEEN WOODMONT
AVE NW AND RAINBOW BLVD NW containing
approximately 158.67 acre(s). (C-8 & C-9) [*Deferred from
10/31/07*] **DEFERRED TO 11/21/07 AT THE AGENT'S
REQUEST.**

3. **Project# 1006902**
07DRB-70312 MAJOR - PRELIMINARY
PLAT APPROVAL
- BORDENAVE DESIGNS agent(s) for HARVEST LAND, LLC request(s) the above action(s) for all or a portion of Tract(s) K,L,M & N, LA LUZ DEL OESTE, zoned SU1/PRD, located on COORS BLVD NW AND DELLYNNE NW AND WESTERN TRAILS NW containing approximately 7.5 acre(s). (F-11) [*Deferred from 11/7/07*] **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 11/14/07, AND AN APPROVED GRADING AND DRAINAGE PLAN ENGINEER STAMP DATED 11/7/07 THE PRELIMINARY PLAT WAS APPROVED. A NOTE WAS ADDED TO INFRASTRUCTURE LIST FOR MEDIAN CLOSURE ON COORS TO BE UNDER A MODIFIED "B", WHICH IS NOT TO BE COMPLETED UNTIL THE SIGNAL AT SEVILLE AND ANDALUCIA IS COMPLETED. CONDITION OF FINAL PLAT IS TO SHOW PARKING AREAS ON PLAT.**
4. **Project# 1002962**
07DRB-70326 VACATION OF PUBLIC
EASEMENT
07DRB-70327 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
- HIGH MESA CONSULTING GROUP agent(s) for THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS request(s) the above action(s) for all or a portion of Tract(s) 10-A, **THE TRAILS, UNIT 2**, zoned SU2-SRSL 26, located on NORTHWEST CORNER OF WOODMONT AVE NW AND RAINBOW BLVD NW BETWEEN PASEO DEL NORTE AND UNIVERSE BLVD containing approximately 5.1 acre(s). (C-9) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE PER SECTION 14-14-7-2(A) (1) AND (B) (1)(3) OF THE SUBDIVISION ORDINANCE. THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR SOLAR COLLECTOR LANGUAGE, AGIS DXF AND FOR THE 15 DAY APPEAL PERIOD.**
5. **Project# 1002776**
07DRB-70325 VACATION OF PUBLIC
EASEMENT
07DRB-70328 MAJOR - PRELIMINARY
PLAT APPROVAL
- ISAACSON AND ARFMAN PA agent(s) for KLD ENTERPRISES request(s) the above action(s) for all or a portion of Tract(s) Y-2A-1, **TAYLOR RANCH (to be known as TRACTS Y-2A-1-A, Y-2A-1-B, Y-2A-1-C & Y-2A-1-D)**, zoned C-2 (SC), located on TAYLOR RANCH DR NW BETWEEN HOMESTEAD CIR NW AND SOONER TR NW containing approximately 10.16 acre(s). (D-11) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 11/14/07 THE PRELIMINARY PLAT WAS APPROVED. CONDITION OF FINAL PLAT IS FOR THE EXISTING WATER LINE TO BE REMOVED AND REPLACED.**

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

6. **Project# 1004772**
07DRB-70375 MINOR - SDP FOR
SUBDIVISION
07DRB-70376 MINOR - SDP FOR
BUILDING PERMIT
- 07DRB-70370 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
- GEORGE RAINHART ARCHITECTS agent(s) for HOLLY SP , LLC request(s) the above action(s) for all or a portion of Lot(s) 14, **NORTH ALBUQUERQUE ACRES Unit B**, zoned SU2-M1, located on PASEO DEL NORTE NE BETWEEN SAN PEDRO NE AND I-25 containing approximately 1.96 acre(s). (C-18)
THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES. THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES AND TO TRANSPORTATION FOR VERIFICATION THAT STRUCTURE SHOWN ON PLAN IS NOT AN UNUSED DRIVE PAD; ADD BUMPERS TO SPACES SURROUNDING LIGHT POLES; CROSS LOT ACCESS EASEMENT TRACTS A & B AND LOTS 13 & 20; IF THERE IS NOT AN EXISTING SIDEWALK ALONG HOLLY, IT MUST BE BUILT WITH PROJECT; WIDTH OF INTERNAL SIDEWALK ALONG OBSTACLES MUST BE INDICATED. SHOW PROPOSED HEAVY VEHICLE PATH AND PROVIDE AN EXHIBIT TO THAT EFFECT.
- ISAACSON & ARFMAN, PA agent(s) for HOLLY - SP, LLC request(s) the above action(s) for all or a portion of Lot(s) 14-19, Block 18, Tract A, **NORTH ALBUQUERQUE ACRES Unit B**, zoned SU2-M1, located on HOLLY AVE NE BETWEEN PASEO DEL NORTE NE AND SAN PEDRO NE containing approximately 3.7503 acre(s). (C-18) **WITH THE INFRASTRUCTURE LIST DATED 11/14/07 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA. CONDITIONS OF FINAL PLAT ARE THAT THE PLAT REFERENCES THE EXISTING DECLARATION OF CCCR's AND CROSS EASEMENT AGREEMENT AND TO PROVIDE RECORDING INFORMATION FOR THE CROSS LOT ACCESS EASEMENTS BETWEEN LOTS 13 AND 20 AND TRACTS A & B.**
7. **Project# 1006833**
07DRB-70254 MAJOR - SDP FOR
SUBDIVISION
07DRB-70255 MAJOR - SDP FOR
BUILDING PERMIT
- GEORGE RAINHART ARCHITECTS agent(s) for WEBER AND COMPANY request(s) the above action(s) for all or a portion of Tract(s) S2A2, S2A1 & S1A, **ATRISCO BUSINESS ADDITION (to be known as UNSER TOWNE CROSSING)**, zoned IP, located on LOS VOLCANES NW BETWEEN UNSER BLVD NW AND GALATIN NW containing approximately 53 acre(s). (J-9 & J-10) [*Deferred from 10/10/07*] **DEFERRED TO 12/12/07 AT THE AGENT'S REQUEST.**

8. **Project# 1006721**
07DRB-70373 EPC/ SDP FOR
BUILDING PERMIT
07DRB-70374 EPC APPROVED SDP
FOR SUBDIVISION
- RMKM ARCHITECTURE agent(s) for ALBUQUERQUE POLICE DEPARTMENT request(s) the above action(s) for all or a portion of Tract(s) B-9E-2-A, **SEVEN BAR RANCH**, zoned SU1 FOR R-2, located on CIBOLA LOOP RD NW BETWEEN ELLISON NW AND CIBOLA LOOP NW containing approximately 3.4 acre(s). (A-13) **DEFERRED TO 11/28/07 AT THE AGENT'S REQUEST.**
9. **Project# 1002421**
07DRB-70366 EPC/ SDP FOR
SUBDIVISION
- GARRETT SMITH LTD agent(s) for NEW LIFE HOMES INC request(s) the above action(s) for all or a portion of Tract(s) 111-C, **TOWN OF ATRISCO GRANT Unit 6**, zoned SU1-PRD/20 DU-A, located on BATAAN DR SW BETWEEN DELIA AVE SW AND GWIN ST SW containing approximately 3.2 acre(s). (K-10)
[EPC Planner – Anna DiMambro]
THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES.
10. **Project# 1006600**
07DRB-70365 EPC/ SDP FOR
BUILDING PERMIT
- GARRETT SMITH LTD agent(s) for NEW LIFE HOMES INC request(s) the above action(s) for all or a portion of Tract(s) 111-C, **TOWN OF ATRISCO GRANT Unit 6**, zoned SU-1 PRD /20 DU-A, located on BATAAN DR SW BETWEEN DELIA AVE SW AND GWIN ST SW containing approximately 3.2 acre(s). (K-10) *[EPC Planner – Anna DiMambro]* **DEFERRED TO 11/21/07 AT THE AGENT'S REQUEST.**
11. **Project# 1003714**
07DRB-70364 EPC/SDP FOR BUILDING
PERMIT
- ALEXANDER FINALE agent(s) for ASSOCIATED HOME & RV SALES, INC request(s) the above action(s) for all or a portion of Tract(s) C-3-A, **ADOBE WELLS SUBDIVISION**, zoned SU1 FOR IPC-2/R-2, located on EAGLE RANCH NE BETWEEN WESTSIDE NE AND COORS BYPASS BLVD NE containing approximately 2.29 acre(s). (B-13) *[EPC Planner – Carol Toffaleti]* **DEFERRED TO 11/21/07 AT THE AGENT'S REQUEST.**

12. **Project# 1002776**
07DRB-70329 EPC/SDP FOR BUILDING
PERMIT
07DRB-70330 EPC/SDP FOR
SUBDIVISION

JUNO ARCHITECTS agent(s) for KLD ENTERPRISES LLC request(s) the above action(s) for all or a portion of Tract(s) Y-2A-1, **TAYLOR RANCH STORAGE**, zoned C-2 (SC), located on TAYLOR RANCH DR NW BETWEEN HOMESTEAD CIR NW AND SOONER TR NW containing approximately 10.12 acre(s). (D-11) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES. THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES AND TO TRANSPORTATION FOR THE FOLLOWING COMMENTS: ALL RADII MUST BE CALLED OUT. WHEELCHAIR RAMPS MUST BE SHOWN. ALL SIDEWALK WORK MUST BE CALLED OUT. LOCATION OF INTERNAL WHEELCHAIR RAMPS MUST BE CALLED OUT. WIDTH OF ALL ENTRANCES MUST BE DEFINED. DISTANCE FROM BACK OF CURB TO PROPERTY LINE MUST BE DEFINED ALONG HOMESTEAD CIRCLE. BUILD-NOTES WITH ALL OF THE WORK WITHIN CITY RIGHT-OF-WAY REFERRING TO THE APPROPRIATE CITY STANDARDS MUST BE PROVIDED. INDICATION OF EXISTENCE AND WIDTH OF DRIVE PADS. LENGTH AND WIDTH OF PARKING SPACES MUST BE INDICATED.**

13. **Project# 1006922**
07DRB-70351 MINOR - SDP FOR
BUILDING PERMIT

CLARK CONSULTING ENGINEERS agent(s) for JOHN SCHIFFER request(s) the above action(s) for all or a portion of Lot(s) 27-29, Block 9, Unit B, **NORTH ALBUQUERQUE ACRES Tract A**, zoned SU2-M1, located on EAGLE ROCK AVE NE BETWEEN SAN MATEO BLVD NE AND PAN AMERICAN FREEWAY NE containing approximately 2.67 acre(s). (C-18) *[Deferred from 11/7/07]* **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES AND FOR CITY ENVIRONMENTAL HEALTH DEPARTMENT'S SIGNATURE.**

07DRB-70347 M(NDR - PRELIMINARY/
FINAL PLAT APPROVAL

TERRAMETRICS OF NEW MEXICO agent(s) for JOHN SCHIFFER request(s) the above action(s) for all or a portion of Lot(s) 27-29, Block(s) 9, Tract(s) A, **NORTH ALBUQUERQUE ACRES (to be known as Lot 27-A) Unit B**, zoned SU-1, M-1, located on EAGLE ROCK AVE NE BETWEEN SAN MATEO BLVD NE AND I-25 NE containing approximately 2.67 acre(s). (C-18) *[Deferred from 11/7/07]* **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF, CITY ENVIRONMENTAL HEALTH DEPARTMENT SIGNATURE, AND TO RECORD.**

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

14. **Project# 1004851**
07DRB-70367 EXT OF MAJOR
PRELIMINARY PLAT
- HIGH MESA CONSULTING GROUP agent(s) for THE SAWMILL DEVELOPMENT CO, LLC request(s) the above action(s) for all or a portion of Tract(s) 2 & A-3, **TRACT 2, LANDS OF MCLAIN AND TRACT A-3 LANDS OF WILLIAM ANDREW MCCORD**, zoned S-M1, located on 2000 ZEARING AVENUE NW BETWEEN RIO GRANDE NW AND 19TH ST NW containing approximately 2.57 acre(s). (H-13) **THE ONE YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENT AGREEMENT (SIA) WAS APPROVED.**
15. **Project# 1006768**
07DRB-70371 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
- DOUG SMITH SURVEYING agent(s) for MICHAEL H MUGEL request(s) the above action(s) for all or a portion of Tract(s) 29 A-1, **HEIGHTS RESERVOIR ADDITION**, zoned C-2, located on LOMAS BLVD NE BETWEEN SAN MATEO NE AND MONZANO ST NE containing approximately 3.98 acre(s). (K-17) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF, TO RECORD PLAT, TO PROVIDE 10FT FROM FACE OF CURB ALONG SAN MATEO BLVD AND MANZANO STREET AND TO ABCWUA TO SHOW INDICATION OF CORRECT ADDRESS, WHERE THE BUILDING IS CONNECTED TO CITY WATER AND WHETHER AN EASEMENT IS NEEDED.**
16. **Project# 1006931**
07DRB-70368 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
- SURVEYS SOUTHWEST LTD agent(s) for JOSEPH LOVATO request(s) the above action(s) for all or a portion of Lot(s) 42 & 43, **REGINA ADDITION**, zoned R-1, located on BLUEWATER RD NW BETWEEN 49TH ST NW AND RINCON RD NW containing approximately 0.71 acre(s). (J-11) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF AND TO TRANSPORTATION FOR 20 FT RADIUS AT RIGHT-OF-WAY DEDICATION.**
17. **Project# 1006935**
07DRB-70372 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
- JACKS HIGH COUNTRY INC agent(s) for BLAIRE MARTIN & BERNICE MARTIN request(s) the above action(s) for all or a portion of Lot(s) 52-A, **CAVALIER ADDITION**, zoned R-3, located on PENNSYLVANIA NE BETWEEN COPPER AVE NE AND CHICO RD NE containing approximately 0.2187 acre(s). (K-19) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

18. **Project# 1006932**
07DRB-70369 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

JACKS HIGH COUNTRY INC agent(s) for CIBOLA ENERGY CORPORATION request(s) the above action(s) for all or a portion of Lot(s) 19, 20M AND PORTION OF LOT 21, Block(s) 17, Tract(s) 345, 346 - A, **PEREA ADDITION**, zoned SU2, located on WEST CENTRAL AVE NW BETWEEN 14TH NW AND 15TH NW containing approximately 0.99 acre(s). (J-13) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF, CHANGE ZONING TO SU2-CC, AND TO RECORD AND TO TRANSPORTATION FOR 10 FT FACE OF CURB TO PROPERTY LINE DEDICATION, 6 FT OF RIGHT-OF-WAY FOR BIKE LANE AND RECORDING INFORMATION ON DRIVE PAD ALONG CENTRAL.**

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

19. **Project# 1006926**
07DRB-70352 SKETCH PLAT REVIEW
AND COMMENT

ART MARSHALL agent(s) for MERCEDES R. MARSHALL request(s) the above action(s) for all or a portion of Lot(s) 27 & 28, Block 3, **SUNSHINE ADDITION**, zoned SU2, located on EDITH BLVD SE BETWEEN SMITH SE AND ANDERSON SE containing approximately 0.33 acre(s). (L-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS GIVEN.**

20. **Project# 1006927**
07DRB-70353 SKETCH PLAT REVIEW
AND COMMENT

PLAZA SURVEYS LLC agent(s) for CHRISTINA ALVERAZ request(s) the above action(s) for all or a portion of Lot 24, Block 4, **ESPERANZA ADDITION**, zoned C-1, located on KATHRYN SE BETWEEN SAN MATEO SE AND ORTIZ SE containing approximately 0.16 acre(s). (L-18) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS GIVEN**

21. The Development Review Board Minutes for October 3, 2007 were approved.

ADJOURNED: 11:20



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

November 15, 2006

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

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

At the November 15, 2006, Development Review Board meeting, with the signing of the infrastructure list dated 11/15/06 and approval of the grading plan engineer stamp dated 10/27/06 the preliminary plat was approved with the following condition of final plat approval:

The developer must include on the residential subdivision final plat this statement: "The property on this plat is subject to a Pre-Development Facilities Fee Agreement with the Albuquerque Public Schools recorded at (insert recording information here)."

If you wish to appeal this decision, you must do so by November 30, 2006, in the manner described below.

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


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



OFFICIAL NOTICE OF DECISION

PAGE 2

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



Sheran Matson, AICP, DRB Chair

Cc: The Sawmill Development Co LLC, P.O. Box 1808, Tijeras, NM 87059
Jeff Mortensen & Associates Inc., 6010-B Midway Park Blvd NE, 87109
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1004851 AGENDA#: 8 DATE: 11.15.06

1. Name: Debie Lupello Address: Jma Zip: _____
2. Name: Guy Jackson Address: _____ Zip: _____
3. Name: _____ Address: _____ Zip: _____
4. Name: _____ Address: _____ Zip: _____
5. Name: _____ Address: _____ Zip: _____
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13. Name: _____ Address: _____ Zip: _____
14. Name: _____ Address: _____ Zip: _____

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1004851

AGENDA ITEM NO: 8

SUBJECT:

Preliminary Plat

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

An approved grading and drainage plan dated 10-27-06 is on file for Preliminary Plat approval.
Infrastructure list comments.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION: *signed I.L.*

APPROVED ; DENIED ; DEFERRED ; COMMENTS PROVIDED ; WITHDRAWN

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

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee

DATE: NOVEMBER 15, 2006



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

November 8, 2006

9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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

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

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

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

Adjourned: 10:35 a.m.

B. Changes and/or Additions to the Agenda

C. New or Old Business

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

SURVEYS SOUTHWEST LTD agent(s) for JULIE GUITERREZ request(s) the above action(s) for all or a portion of Tract(s) D, VILLAGE CENTER NORTH (to be known as **PINNACLE PEAK TOWNHOMES**) zoned SU-1 for mixed use, located on PINNACLE PEAK NW, between MCMAHON BLVD NW and UNSER BLVD NW containing approximately 2 acre(s). [REF: 06DRB-01164, 06DRB-01165, 06DRB-01167] [*Deferred from 11/1/06 & 11/8/06*] (A-11) **DEFERRED AT THE BOARD'S REQUEST TO 11/15/06.**

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

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

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

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

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

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

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

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

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

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

NO ACTION IS TAKEN ON THESE CASES:

APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING

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

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

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

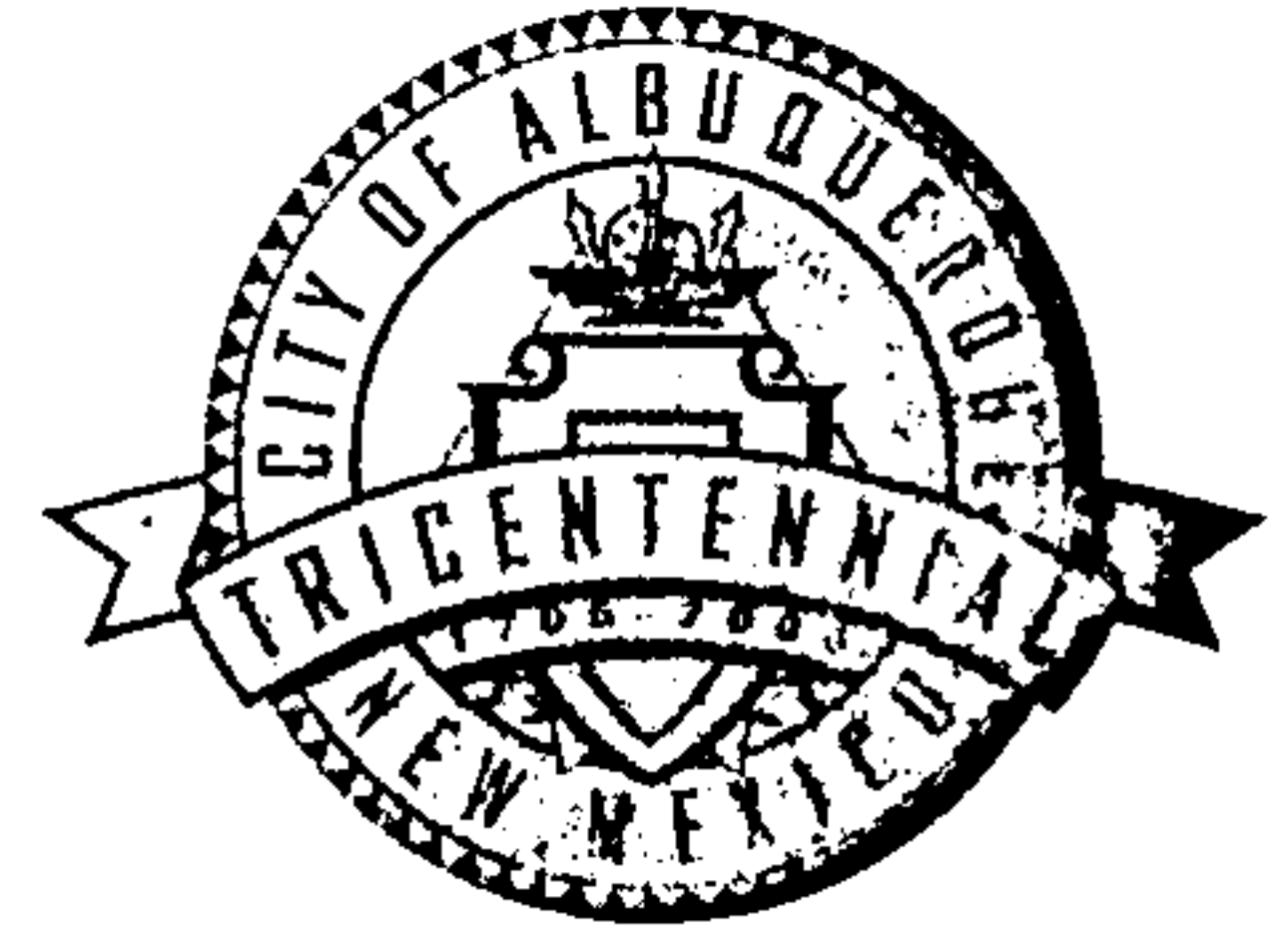
ADJOURNED: 10:35 A.M.

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1004851 AGENDA#: 3 DATE: 11/8/06

1. Name: Debra Inupla Address: _____ Zip: _____
2. Name: _____ Address: _____ Zip: _____
3. Name: _____ Address: _____ Zip: _____
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14. Name: _____ Address: _____ Zip: _____

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1004851

AGENDA ITEM NO: 3

SUBJECT:

Preliminary Plat

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

An approved grading and drainage plan dated 10-27-06 is on file for Preliminary Plat approval.
Infrastructure list comments.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION:

11-15-06

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

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

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee

DATE: NOVEMBER 8, 2006



3
1004851
11.01.2006



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

November 1, 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.

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

Adjourned: 10:35 A.M.

B. Changes and/or Additions to the Agenda

C. New or Old Business

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project # 1001562**
06DRB-01453 Major-Two Year SIA

MARK GOODWIN & ASSOCIATES PA agent(s) for PULTE HOMES OF NEW MEXICO request(s) the above action(s) for **RESERVE @ FOUR HILLS**, zoned R-1 residential zone, located on WAGON TRAIN DR SE, between RATON AVE SE and RIO ARRIBA AVE SE containing approximately 17 acre(s). [REF: 06DRB-01408] (M-22) **TWO-YEAR SIA WAS APPROVED.**

2. **Project # 1004918**
06DRB-01449 Major-Vacation of Pub
Right-of-Way
06DRB-01450 Major-Vacation of Public
Easements

BOHANNAN HUSTON INC agent(s) for MESA DEL SOL LLC request(s) the above action(s) for Tract(s) 4-A, 4-B & 4-C, **MESA DEL SOL**, zoned SU-2 PLANNED COMMUNITY, located on INTERSTATE 25, between BROADWAY BLVD SE and LOS PICAROS RD SE containing approximately 2, 294 acre(s). [REF: 06DRB-00744] (R-16) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

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

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

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

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

5. **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 & 10/4/06 & 10/18/06 & 11/1/06] (P-9) **DEFERRED AT THE AGENT'S REQUEST TO 11/29/06.**

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

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

6. **Project # 1005123**
06DRB-01289 Minor-SiteDev Plan
BldPermit

JOHN KLEE agent(s) for CUNADO LTD request(s) the above action(s) for all or a portion of Lot(s) 1 & 32, Block(s) 10, NORTH ALBUQUERQUE ACRES, UNIT B (to be known as **CUNADO RETAIL CENTER**) zoned SU-2, M-1, located on SAN MATEO NE, between OAKLAND NE and EAGLE ROCK NE containing approximately 1 acre(s). [Indef deferred from 9/13/06] (C-18) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND GRADING AND DRAINAGE PLAN AND PLANNING FOR SITE PLAN FOR BUILDING PERMIT ON TITLE AND 3 COPIES OF THE SITE PLAN.**

- 06DRB-01550 Minor-Prelim&Final Plat
Approval

ADVANCED ENGINEERING & CONSULTING LLC agent(s) for CUNADO LTD request(s) the above action(s) for all or a portion of Lot(s) 1 and 32, Block(s) 10, Tract(s) A, NORTH ALBUQUERQUE ACRES, UNIT B (to be known as **CUNADO RETAIL CENTER**) zoned SU-2 for M-1, located on SAN MATEO NE, between OAKLAND NE and EAGLE ROCK NE containing approximately 2 acre(s). (C-18) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 11/1/06 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

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

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

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

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

SURVEYS SOUTHWEST LTD agent(s) for JULIE GUITERREZ request(s) the above action(s) for all or a portion of Tract(s) D, VILLAGE CENTER NORTH (to be known as **PINNACLE PEAK TOWNHOMES**) zoned SU-1 for mixed use, located on PINNACLE PEAK NW, between MCMAHON BLVD NW and UNSER BLVD NW containing approximately 2 acre(s). [REF: 06DRB-01164, 06DRB-01165, 06DRB-01167] [Deferred from 11/1/06] (A-11) **DEFERRED AT THE BOARD'S REQUEST TO 11/8/06.**

9. **Project # 1005226**
06DRB-01543 Minor-Prelim&Final Plat
Approval

ROSS HOWARD COMPANY agent(s) for ESTELLE BEATY-VAHN request(s) the above action(s) for all or a portion of Lot(s) 1-3 and vacated Garcia Street, Block(s) 42, **SKYLINE HEIGHTS SUBDIVISION**, zoned C-3 & M-1, located on ACOMA ST SE, between ALTEZ ST SE and CONCHAS ST SE containing approximately 1 acre(s). (L-20) **INDEFINITELY DEFERRED ON A NO SHOW.**

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

JACK'S HIGH COUNTRY agent(s) for LESLEY RYAN & DIONISIA BURTON request(s) the above action(s) for all or a portion of Lot(s) 13A-1, 13B-1, 14A1-A2 & 17-A, **LANDS OF BURTIN & RYAN**, zoned SU-2 R-1, located on 8TH ST SW, between PACIFIC SW and CROMWELL SW containing approximately 1 acre(s). *[Deferred from 11/1/06]* (K-13) **DEFERRED AT THE BOARD'S REQUEST TO 11/8/06.**

NO ACTION IS TAKEN ON THESE CASES:

APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING

11. **Project # 1005228**
06DRB-01545 Minor-Sketch Plat or Plan

EDWIN G CHAVEZ agent(s) for MARIA F. T. MCDONALD & MARY FRANCES LOPEZ request(s) the above action(s) for all or a portion of Tract(s) 34-A, 34-B, 34-C AND 34-D, **LANDS OF FRANCES AND THERESA**, zoned RA-2 residential and agricultural zone, located on SAN ISIDRO NW, between CANDELARIA RD NW and DON JUAN CT NW containing approximately 1 acre(s). (G-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

12. **Project # 1005224**
06DRB-01532 Minor-Sketch Plat or Plan

COMMUNITY SCIENCES CORPORATION agent(s) for SALAZAR FAMILY TRUST request(s) the above action(s) for all or a portion of Tract(s) A-1-A & A-1-B, **LANDS OF SALAZAR FAMILY TRUST ETAL**, zoned R-LT residential zone, located on 98TH ST SW and COLOBEL ST SW containing approximately 42 acre(s). [REF: 06DRB-00820] (N-9) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

13. Approval of the Development Review Board Minutes for October 25, 2006. **THE DRB MINUTES FOR 10/25/06 WERE APPROVED BY THE BOARD.**

ADJOURNED: 10:35 A.M.

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1004851 AGENDA#: 3 DATE: 11-1-06

1. Name: Chuck Cole Address: JMA Zip: _____
2. Name: Debbie Trupello Address: " Zip: _____
3. Name: Guy Johnson agent 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: _____

CITY OF ALBUQUERQUE



PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1004851

AGENDA ITEM NO: 3

SUBJECT:

Preliminary Plat

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

An approved grading and drainage plan dated 10-27-06 is on file for Preliminary Plat approval.
Infrastructure List comments.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION:

11-8-06

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

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

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee

DATE: NOVEMBER 1, 2006



CITY OF ALBUQUERQUE
 PLANNING DEPARTMENT
 DEVELOPMENT REVIEW BOARD

November 1, 2006

Project # 1004851
 06DRB-01452 Major-Preliminary Plat Approval

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

AMAFCA No adverse comments.

COG MRCOG has no comment on this particular proposal. This roadway network in this subarea is presently being evaluated. Coordination with City Planning Department and DMD is recommended to insure project conformity with the subarea plan underway. Coordination with ABQ Ride is also encouraged, since the density of the development may increase congestion problems in the area.

Transit No comments received.

Zoning Enforcement No adverse comments.

Neighborhood Coordination Letters sent to Sawmill Area NA (R).

APS **Antigua Travesia** is a planned live/work community project that will consist of 39 lots. The proposed project is assigned to Reginald Chavez Elementary, Washington Middle School, and Albuquerque High School. All three schools should have capacity to absorb student growth from the proposed development.

School	2006-07 Projections	2006-07 Capacity	Space Available
R. Chavez	358	496	138
Washington	555	764	209
Albuquerque	1,764	2,100	336

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

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

PNM Electric & Gas Approved.

Comcast No comments received.

QWEST No comments received.

Environmental Health No comments received.

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

Open Space Division No adverse comments.

City Engineer

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

Transportation Development

Access for the rear lots is required and the alley sections need to be financially guaranteed. (I suggest placing a note that the section to be used is non (City) standard. An exhibit should be placed in the file. Where are the sidewalks in the alley sections? There are no widths for easements 6 or 4. These need to be placed on the plat for future reference and to evaluate if they are appropriate. Why isn't the sidewalk along 19th street 6' wide?

Parks & Recreation No objection.

Utilities Development

No adverse comments on present requests. For future reference, on the preliminary plat delete "Alb/ Bern. Water Utility Authority" and substitute "City of Albuquerque".

Planning Department

The Homeowners Association President must sign the final plat.

No objection to the preliminary plat. The Sawmill Wells Park Sector Plan allows the lot size. Wall design? ^{7/12} _{6/12}

Impact Fee Administrator

Impact Fees are not applicable at this time of platting. However, Impact Fees will be required at the time a building permit is issued for each new home on each lot. Using an average of 2000sf of heated building area the estimated impact fees are as follows.

1. Public Safety Facilities for the Eastside: \$552.00
2. Parks, Trails, Open Space for the North Valley: \$3260.00

Reductions in impact fees may be available for qualified affordable housing in this Metropolitan Redevelopment Area. Impact Fees are to be paid at the time of issuance of building permits; however, the total Impact Fees may be paid at a rate of 67% if permits are obtained by December 29, 2006.

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

Cc: The Sawmill Development Co., LLC, P.O. Box 1808, 87059

Jeff Mortensen & Associates Inc., 6010-B Midway Park Blvd NE, 87109



**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 on the **3rd FLOOR** in the **PLANNING DEPARTMENT LARGE CONFERENCE ROOM, Plaza del Sol Building, 600 2nd St NW, on Wednesday, November 1, 2006, beginning at 9:00 a.m.** for the purpose of considering the following:

Project # 1001562

06DRB-01453 Major-Two Year SIA

MARK GOODWIN & ASSOCIATES PA agent(s) for PULTE HOMES OF NEW MEXICO request(s) the above action(s) for **RESERVE @ FOUR HILLS**, zoned R-1 residential zone, located on WAGON TRAIN DR SE, between RATON AVE SE and RIO ARRIBA AVE SE containing approximately 17 acre(s). [REF: 06DRB-01408] (M-22)

Project # 1004918

06DRB-01449 Major-Vacation of Pub Right-of-Way

06DRB-01450 Major-Vacation of Public Easements

BOHANNAN HUSTON INC agent(s) for MESA DEL SOL LLC request(s) the above action(s) for Tract(s) 4-A, 4-B & 4-C, **MESA DEL SOL**, zoned SU-2 PLANNED COMMUNITY, located on INTERSTATE 25, between BROADWAY BLVD SE and LOS PICAROS RD SE containing approximately 2, 294 acre(s). [REF: 06DRB-00744] (R-16)

Project # 1004851

06DRB-01452 Major-Preliminary Plat Approval

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

Project # 1005191

06DRB-01454 Major-Preliminary Plat Approval

06DRB-01455 Major-Vacation of Pub Right-of-Way

06DRB-01456 Minor-Sidewalk Variance

06DRB-01457 Minor-Temp Defer SDWK

ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 13-20, Tract(s) A, Block(s) 29, NORTH ALBUQUERQUE ACRES, UNIT B (to be known as **SEVANO PLACE SUBDIVISION**) zoned R-D, located on LOUISIANA NE, between ALAMEDA NE and SIGNAL NE containing approximately 7 acre(s). (C-18)

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, OCTOBER 16, 2006.

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

Meeting Date: November 1, 2006
Zone Atlas Page: H-13-Z
Notification Radius: 100 Ft.

**Project# 1004851
App#06DRB-01452**

**Cross Reference and Location: ON OR NEAR 2000 ZEARING AVE NW
BETWEEN RIO GRANDE BLVD NW AND 19TH ST NW**

**Applicant: THE SAWMILL DEVELOPMENT CO.,LLC
P.O. BOX 1808
ALBUQUERQUE, NM 87059**

**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: OCTOBER 13, 2006
Signature: ERIN TREMLIN**

2006-06-4

A City of Albuquerque



DEVELOPMENT PLAN REVIEW APPLICATION

SUBDIVISION	Supplemental form S	Supplemental form Z
<input checked="" type="checkbox"/> Major Subdivision action		ZONING
<input type="checkbox"/> Minor Subdivision action		<input type="checkbox"/> Annexation & Zone Establishment
<input type="checkbox"/> Vacation	V	<input type="checkbox"/> Sector Plan (Phase I, II, III)
<input type="checkbox"/> Variance (Non-Zoning)		<input type="checkbox"/> Amendment to Sector, Area, Facility or Comprehensive Plan
SITE DEVELOPMENT PLAN	P	<input type="checkbox"/> Zone Change
<input type="checkbox"/> ...for Subdivision Purposes		<input type="checkbox"/> Text Amendment
<input type="checkbox"/> ...for Building Permit		APPEAL / PROTEST of...
<input type="checkbox"/> IP Master Development Plan		<input type="checkbox"/> Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeal
<input type="checkbox"/> Cert. of Appropriateness (LUCC)	L	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: The Sawmill Development Co., LLC PHONE: 505-286-3600
 ADDRESS: P.O. Box 1808 FAX: _____
 CITY: Tijeras STATE NM ZIP 87059 E-MAIL: _____
 Proprietary interest in site: Owners
 AGENT (if any): Jeff Mortensen & Associates, Inc. PHONE: 505-345-4250
 ADDRESS: 6010-B Midway Park Blvd. NE FAX: 505-345-4254
 CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: dtrujillo@jmainc.org

DESCRIPTION OF REQUEST: Preliminary Plat - To create Thirty-Nine (39) lots from the existing two tracts. To Be Known as Lots 1-P1 through 39-P1, ANTIGUA TRAVESIA

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

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

Lot or Tract No. Tract 2 and Tract A-3 Block: _____ Unit: _____
 Subdiv. / Addn. Tract 2, Lands of McClain and Tract A-3 Lands of William Andrew McCord
 Current Zoning: S-M1 Proposed zoning: n/a
 Zone Atlas page(s): H-13 No. of existing lots: 2 No. of proposed lots: 39
 Total area of site (acres): +/- 2.5659 Density if applicable: dwellings per gross acre: 15.2 dwellings per net acre: 26.5
 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. 101605920001230305 and 101305922100430306 MRGCD Map No. 35
 LOCATION OF PROPERTY BY STREETS: On or Near: 2000 Zearing Avenue NW
 Between: Rio Grande Blvd, NW and 19th Street NW

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_, Z_, V_, S_, etc.): DRB Project No. 1004851, 06DRB - 00556, 06DRB - 01095 --- ZHE 1005011, 06ZHE-00980, 06ZHE-00981

Check-off if project was previously reviewed by Sketch Plat/Plan or Pre-application Review Team . Date of review: August 11, 2006

SIGNATURE Debie LeBlanc Trujillo DATE October 6, 2006

(Print) Debie LeBlanc Trujillo fo Jeff Mortensen & Associates, Inc. Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 9/01, 3/03

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	<u>06DRB - 01452</u>	<u>PP</u>	<u>5(2)</u>	\$
<input type="checkbox"/> All fees have been collected		<u>CWF</u>		\$ <u>20.00</u>
<input type="checkbox"/> All case #s are assigned		<u>ADV</u>		\$ <u>75.00</u>
<input type="checkbox"/> All case #s are assigned				\$
<input type="checkbox"/> AGIS copy has been sent				\$
<input type="checkbox"/> Case history #s are listed				\$
<input type="checkbox"/> Site is within 1000ft of a landfill				\$
<input type="checkbox"/> F.H.D.P. density bonus				\$
<input type="checkbox"/> F.H.D.P. fee rebate				\$
	Hearing date <u>11-1-06</u>			Total
				\$

1004851 10/5/06
Planner signature / date

Project # 1004851

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

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

MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL

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

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

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

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

MAJOR SUBDIVISION EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT (Temporary sidewalk deferral uses FORM-V)

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

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

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

JEFF MORTENSEN & ASSOC., INC.
 DEBIE LEBLANC TRUJILLO
 Applicant name (print)
 Debie LeBlanc Trujillo 10-05-06
 Applicant signature / date



Form revised 11/04 and JUNE 05

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

Application case numbers
 OADR - 01452

[Signature] 10/5/06
 Planner signature / date
 Project # 1004851

OR CURRENT RESIDENT
101305822151022305
1905/1909 INVESTMENT LLC & BEL
2929 COORS BLV NW 310
ALBUQUERQUE, NM 87120

OR CURRENT RESIDENT
101305817952322307
CROCKETT BV & RL
1926 34ST
LUBBOCK, TX 79411

OR CURRENT RESIDENT
101305922100430306
L & V CORPORATION
1136 E STUART #4204
FORT COLLINS, CO 80525

OR CURRENT RESIDENT
101305920502931002
MARTINEZ MARIA TERESA
907 20TH ST NW
ALBUQUERQUE, NM 87104 2010

OR CURRENT RESIDENT
101305916903230901
PADILLA MARGARET
908 22ND ST NW
ALBUQUERQUE, NM 87104 2019

OR CURRENT RESIDENT
101305914000430304
TSAI YOUNG YEN & WAN PING
820 RIO GRANDE NW
ALBUQUERQUE, NM 87104

Project# 1004851
THE SAWMILL DEVEL. CO., LLC
P.O. BOX 1808
ALBUQUERQUE, NM 87059

Project# 1004851
LARRY SCHULTZ
Sawmill Area N.A. (SMA)
1324 SAWMILL RD. NW
ALBUQUERQUE, NM 87104

OR CURRENT RESIDENT
101305919503431001
BUSCH RUZINA RVT AGREEMENT
902 21ST ST NW
ALBUQUERQUE, NM 87104

OR CURRENT RESIDENT
101305914701230302
ETG PROPERTIES LLC
8220 LOMAS BLV NE
ALBUQUERQUE, NM 87110 7911

OR CURRENT RESIDENT
101305918002930902
MARKEN CHARLES R & JUANITA C
3611 HANNETT NE
ALBUQUERQUE, NM 87110

OR CURRENT RESIDENT
101305920001230305
MCCLAIN CHARLES L JR ETUX
2000 ZEARING AVE NW
ALBUQUERQUE, NM 87102

OR CURRENT RESIDENT
101305922103331114
PEREZ JR FELIX
916 20TH ST NW
ALBUQUERQUE, NM 87104

OR CURRENT RESIDENT
101305923202731102
VAUGHN MARSHALL M &
KATHLEEN
909 19TH ST NW
ALBUQUERQUE, NM 87104

Project# 1004851
DEBIE LEBLANC TRULILLO
Jeff Mortensen & Associates, Inc.
6010-B MIDWAY PARK BLVD. NE
ALBUQUERQUE, NM 87109

OR CURRENT RESIDENT
101305933307631840
CITY OF ALBUQUERQUE
PO BOX 1293
ALBUQUERQUE, NM 87103 1293

OR CURRENT RESIDENT
101305920502731013
GUILLEN LUCILLE M
901 20TH ST NW
ALBUQUERQUE, NM 87104 2010


OR CURRENT RESIDENT
101305923203131103
MARTINEZ JACOBO R & CATHERINE
913 19TH ST NW
ALBUQUERQUE, NM 87104

OR CURRENT RESIDENT
101305819347822008
OLD TOWN PARTNERS
800 RIO GRANDE BLV NW
ALBUQUERQUE, NM 87104

OR CURRENT RESIDENT
101305916601230303
SEDILLO SIPRIANO A & CILIA M
2228 ANA CT NW
ALBUQUERQUE, NM 87120 1003

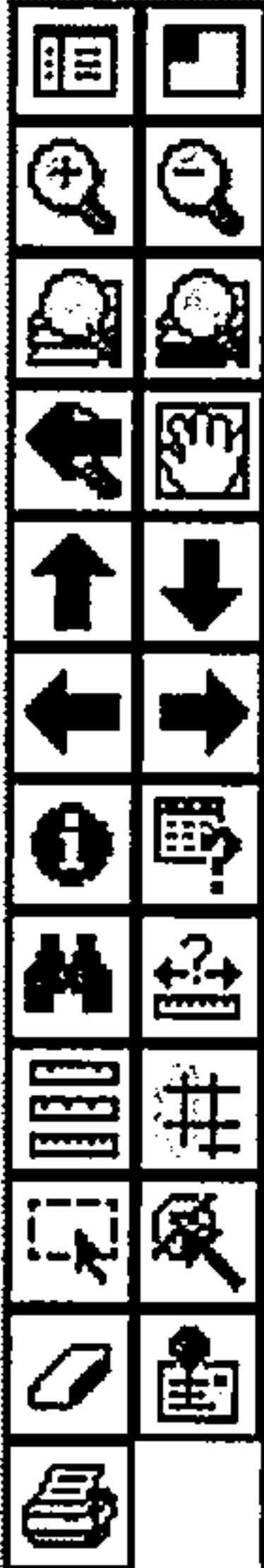
OR CURRENT RESIDENT
101305922102931101
WALKER MARY LOU
908 20TH ST NW
ALBUQUERQUE, NM 87104

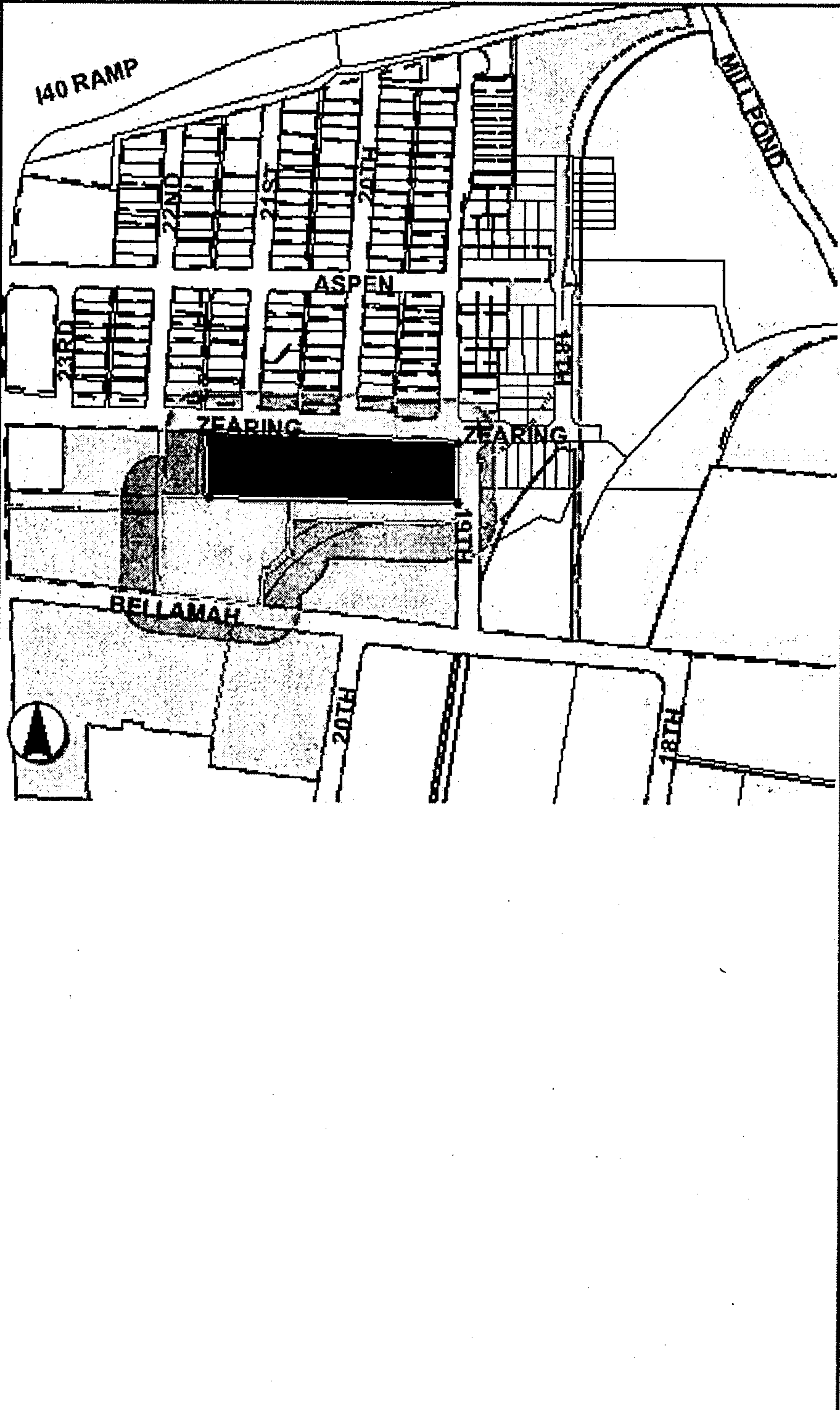
Project# 1004851
LEZLE WILLIAMS
Sawmill Area N.A. (SMA)
1127 12TH ST NW
ALBUQUERQUE, NM 87104



CITY OF ALBUQUERQUE
www.cabq.gov

ALBUQUERQUE PROPERTY SEARCH





LAYERS

- All Layers
- STREETS
- BASEMAP
- PARCELS
- METRO ADDRESS
- OWNERSHIP
- BOUNDARIES
- AIR PHOTO
- 2004 AIR PHOTO
- 2002 AIR PHOTO
- 1999 AIR PHOTO

Refresh Map

Auto Refresh

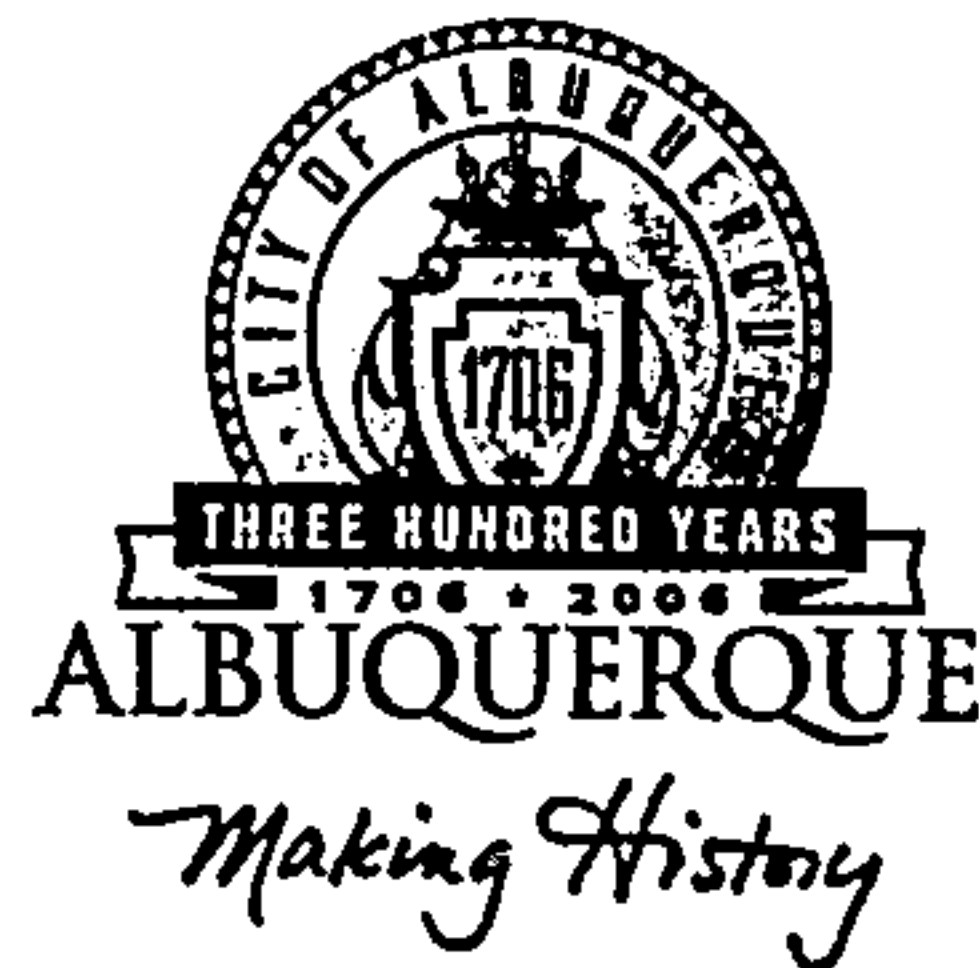
Help:

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

OWNERSHIP

Rec	UPC CODE	OWNER	OWNER ADI
1	101305827553912071CA		
2	101305916903230901	PADILLA MARGARET	908 22ND ST NV

Pan
[SEARCH CONTACT](#)
[REFRESH](#)
[HELP](#)
[INDEX PAGE](#)



City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

September 28, 2006

Debie LeBlanc Trujillo
Jeff Mortensen and Associates, Inc.
6010-B Midway Park Blvd. NE/87109
Phone: 345-4250/Fax – 345-4254
E-mail: dtrujillo@jmainc.org

Dear Debie:

Thank you for your inquiry of September 28, 2006 requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at TRACT 2, LANDS OF MCCLAIN AND TRACT A-3, LANDS OF WILLIAM ANDREW MCCORD, LOCATED AT 2000 ZEARING AVENUE NW, zone map H-13.

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

SAWMILL AREA N.A. (SMA) "R"

***Lezle Williams**

1127 12th St. NW/87104 842-5563 (h)

Larry Schultz

1324 Sawmill Rd. NW/87104 243-9160 (h)

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 me at (505) 924-3902 or via an e-mail message at swinklepleck@cabq.gov or by fax at (505) 924-3913.

Sincerely,

Stephani Winklepleck

Stephani I. Winklepleck

Neighborhood Program Coordinator

OFFICE OF NEIGHBORHOOD COORDINATION

Planning Department

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.

!!!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.
 - d) The name, address and telephone number of the applicant and of the agent (if any). In particular the name of an individual contact person will be helpful so that neighborhood associations may contact someone with questions or comments.

Information from the Office of Neighborhood Coordination

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

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

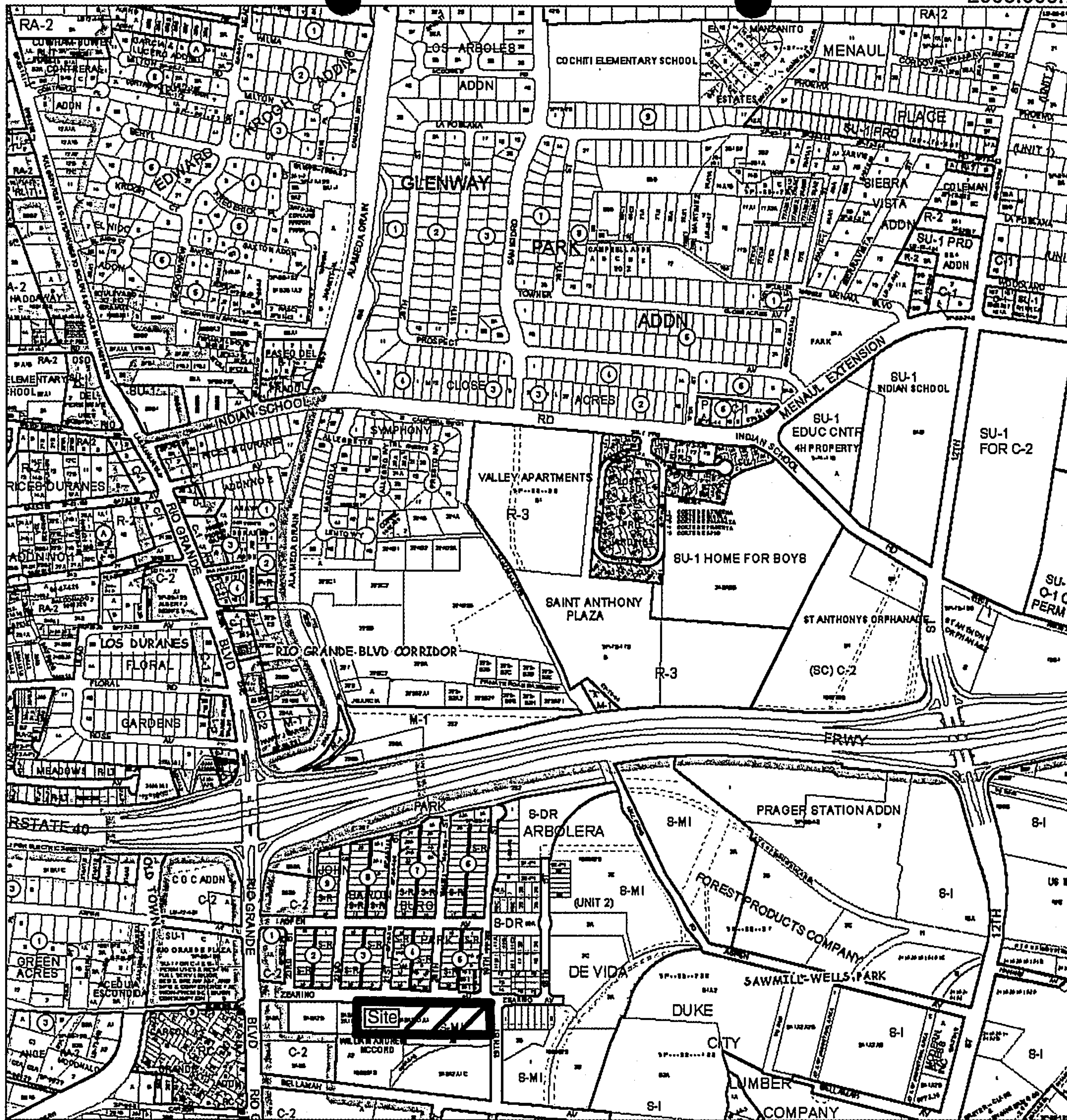
Just a reminder - Our ONC "Official" Letter is only valid for a one (1) month period and if you haven't submitted your application by this date, you will need to get an updated letter from our office.

Any questions, please feel free to contact Stephani at 924-3902 or via an e-mail message at swinklepleck@cabq.gov.

Thank you for your cooperation on this matter.

(below this line for ONC use only)

Date of Inquiry: 09/28/06 Time Entered: 11:00 a.m. ONC Rep. Initials: SW



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

Albuquerque Geographic Information System

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
H-13-Z

Selected Symbols

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

Map amended through: 3/14/2006

Scale: 0 750 1,500 Feet

CITY OF ALBUQUERQUE

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

APPLICANT: Sawmill Development Co., LLC DATE OF REQUEST: 10/4/06 ZONE ATLAS PAGE(S): H-13, J-13

CURRENT:

ZONING SM1

PARCEL SIZE (AC/SQ. FT.) 2.57 AC

REQUESTED CITY ACTION(S):

ANNEXATION []
COMP. PLAN []
AMENDMENT []

SECTOR PLAN []
ZONE CHANGE []
CONDITIONAL USE []

LEGAL DESCRIPTION:

LOT OR TRACT # 2 BLOCK # _____

SUBDIVISION NAME Lands of McClain & TRACT A-3, Lands of William McCord

SITE DEVELOPMENT PLAN:

A) SUBDIVISION BUILDING PERMIT []
B) BUILD'G PURPOSES [] ACCESS PERMIT []
C) AMENDMENT [] OTHER []

PROPOSED DEVELOPMENT:

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

GENERAL DESCRIPTION OF ACTION: 1

OF UNITS: 30
BUILDING SIZE: 2000 (sq. ft.)

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

APPLICANT OR REPRESENTATIVE [Signature] DATE 10-4-06
(TO BE SIGNED UPON COMPLETION OF PROCESSING BY TRAFFIC ENGINEER AND ENVIRONMENTAL HEALTH)

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

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

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

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

[Signature] DATE 10-4-06
TRAFFIC ENGINEER

Air Quality Impact Analysis (AQIA) May Be Required:

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

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

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

[Signature] DATE 10-4-06
APPLICANT

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

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

F Y I



NOTIFICATION OF HEARING for the DEVELOPMENT REVIEW BOARD

October 20, 2006

TO: Lezle Williams and Larry Schultz, Sawmill Area 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 three (3) acre(s) - Major Preliminary Plat Approval for a proposed thirty-nine (39) lot subdivision to be known as Antigua Travesia.**

Proposed by: Jeff Mortensen and Associates, Inc. at (505) 345-4250
Agent for: The Sawmill Development Company, LLC

For property located: On or near Zearing Avenue NW between Rio Grande Boulevard NW and 19th Street NW.

The case number(s) assigned is: 06DRB- 01452, Project # 1004851.

City Planning accepted application for this request on October 5, 2006.

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.*

Please be advised that this application is scheduled for a hearing before the Development Review Board (DRB) at 9 a.m. on Wednesday, November 1, 2006 in the Third Floor in the Planning Department, Large Conference Room, Plaza Del Sol Building, 600 Second St. NW. **(Note - Change of Location for Hearing)**

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**



**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 on the **3rd FLOOR** in the **PLANNING DEPARTMENT LARGE CONFERENCE ROOM, Plaza del Sol Building, 600 2nd St NW, on Wednesday, November 1, 2006, beginning at 9:00 a.m.** for the purpose of considering the following:

Project # 1001562

06DRB-01453 Major-Two Year SIA

MARK GOODWIN & ASSOCIATES PA agent(s) for PULTE HOMES OF NEW MEXICO request(s) the above action(s) for **RESERVE @ FOUR HILLS**, zoned R-1 residential zone, located on WAGON TRAIN DR SE, between RATON AVE SE and RIO ARRIBA AVE SE containing approximately 17 acre(s). [REF: 06DRB-01408] (M-22)

Project # 1004918

06DRB-01449 Major-Vacation of Pub Right-of-Way
06DRB-01450 Major-Vacation of Public Easements

BOHANNAN HUSTON INC agent(s) for MESA DEL SOL LLC request(s) the above action(s) for Tract(s) 4-A, 4-B & 4-C, **MESA DEL SOL**, zoned SU-2 PLANNED COMMUNITY, located on INTERSTATE 25, between BROADWAY BLVD SE and LOS PICAROS RD SE containing approximately 2, 294 acre(s). [REF: 06DRB-00744] (R-16)

Project # 1004851

06DRB-01452 Major-Preliminary Plat Approval

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

Project # 1005191

06DRB-01454 Major-Preliminary Plat Approval
06DRB-01455 Major-Vacation of Pub Right-of-Way
06DRB-01456 Minor-Sidewalk Variance
06DRB-01457 Minor-Temp Defer SDWK

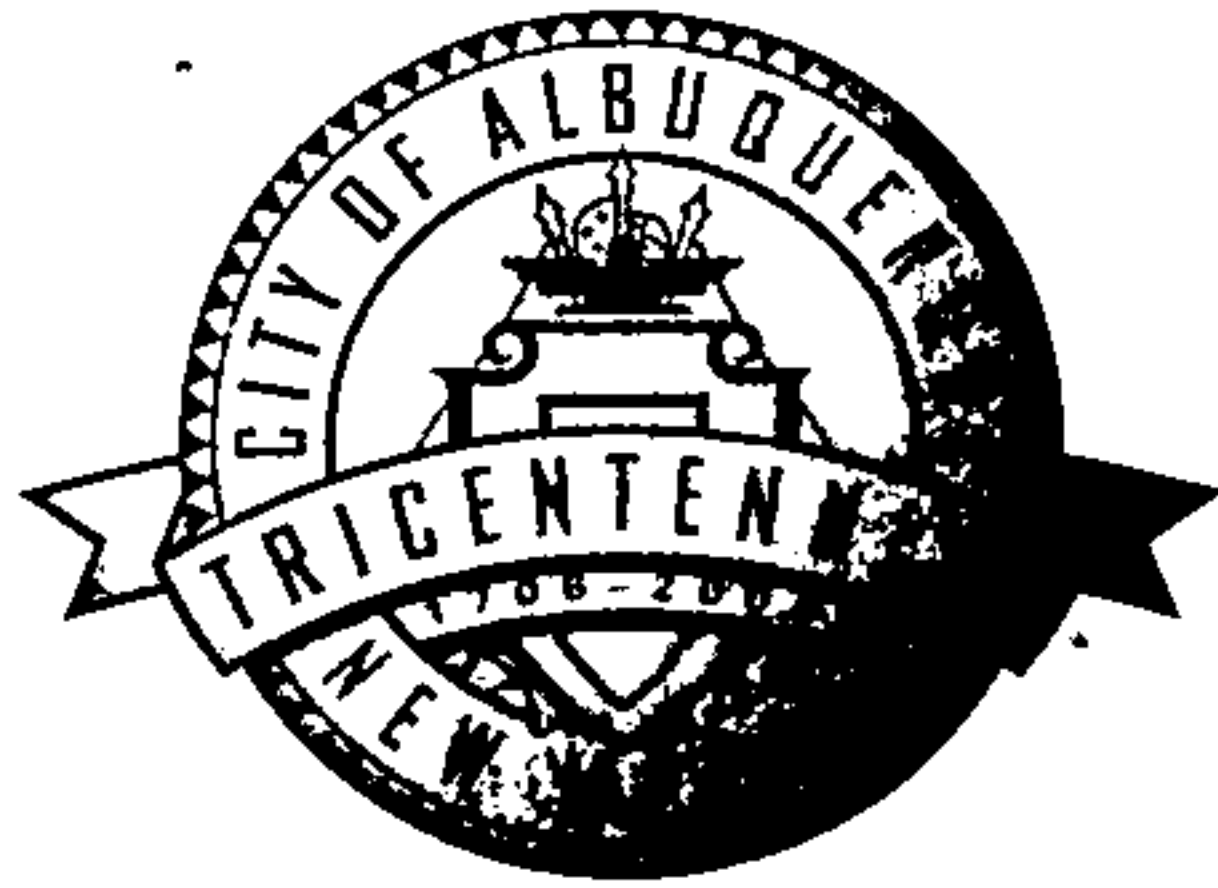
ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 13-20, Tract(s) A, Block(s) 29, **NORTH ALBUQUERQUE ACRES, UNIT B** (to be known as **SEVANO PLACE SUBDIVISION**) zoned R-D, located on LOUISIANA NE, between ALAMEDA NE and SIGNAL NE containing approximately 7 acre(s). (C-18)

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

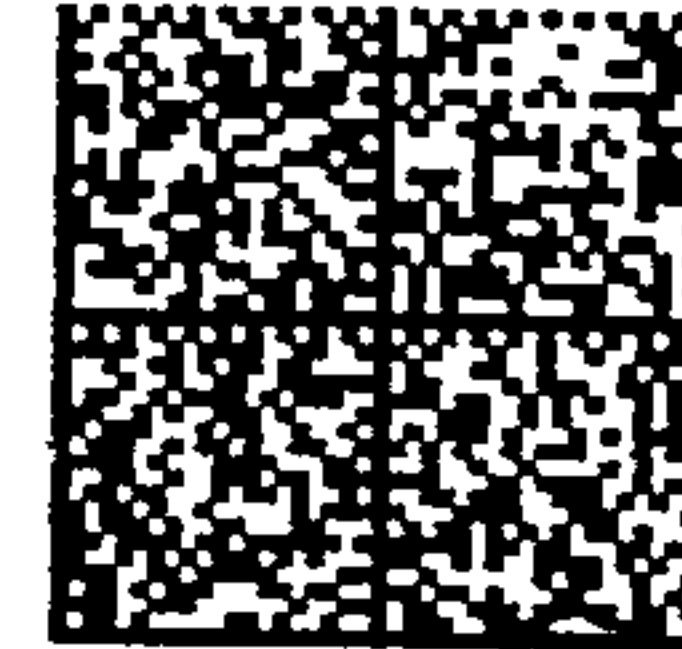
TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, OCTOBER 16, 2006.

CITY OF ALBUQUERQUE



Planning Department

Project# 1004851
THE SAWMILL DEVEL. CO., LLC
P.O. BOX 1808
ALBUQUERQUE, NM 87059



02 1M \$ 00.39⁰
0004219022 OCT 13 2006
MAILED FROM ZIP CODE 87102

Or Current Resident

NIXIE 871 1 10 10/19/06

RETURN TO SENDER
INSUFFICIENT ADDRESS
UNABLE TO FORWARD

BC: 87103129393 *0968-04729-13-41

87103129393





**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 on the 3rd FLOOR in the **PLANNING DEPARTMENT LARGE CONFERENCE ROOM, Plaza del Sol Building, 600 2nd St NW, on Wednesday, November 1, 2006, beginning at 9:00 a.m.** for the purpose of considering the following:

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

Project # 1005191

06DRB-01454 Major-Preliminary Plat Approval

06DRB-01455 Major-Vacation of Pub Right-of-Way

06DRB-01456 Minor-Sidewalk Variance

06DRB-01457 Minor-Temp Defer SDWK

ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 13-20, Tract(s) A, Block(s) 29, NORTH ALBUQUERQUE ACRES, UNIT B (to be known as **SEVANO PLACE SUBDIVISION**) zoned R-D, located on LOUISIANA NE, between ALAMEDA NE and SIGNAL NE containing approximately 7 acre(s). (C-18)

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Development Review Board

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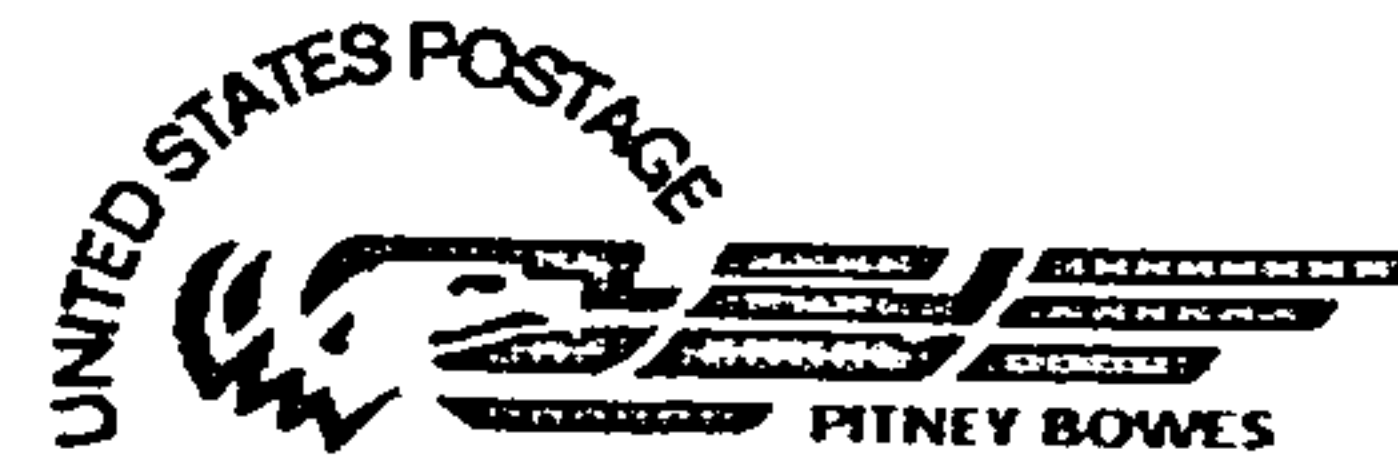
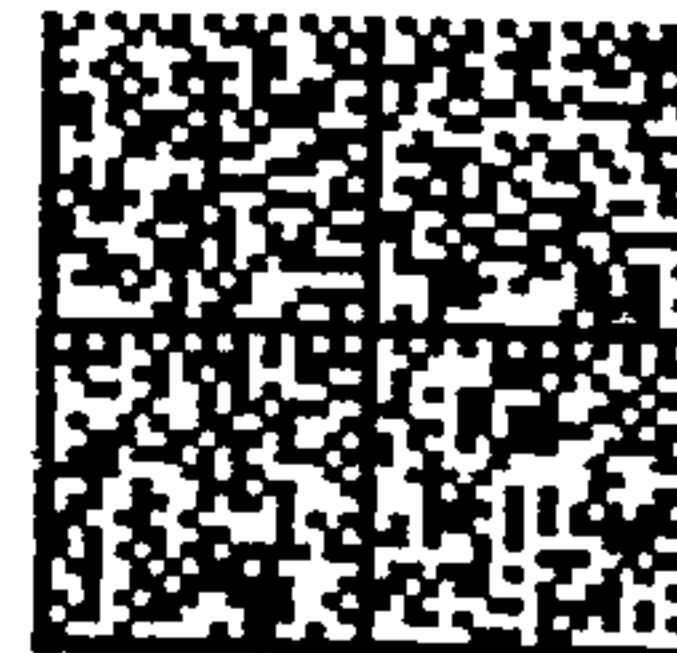
CITY OF ALBUQUERQUE



Planning Department

DRB

OR CURRENT RESIDENT
101305933307631840
CITY OF ALBUQUERQUE
PO BOX 1293
ALBUQUERQUE, NM 87103 1293



02 1M \$ 00.39⁰
0004219022 OCT 13 2006
MAILED FROM ZIP CODE 87102

Or Current Resident

8710351293 8015



P O Box 1293 Albuquerque, New Mexico 87103

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

11/08/2007 Issued By: FLNSDH

11/08/2007

Permit Number: 2007 070 367 **Category Code 910**

Application Number: 07DRB-70367, Ext Of Major Preliminary Plat

Address:

Location Description: 2000 ZEARING AVENUE NW BETWEEN RIO GRANDE NW AND 18TH ST NW

Project Number: 1004851

Applicant

The Sawmill Development Co, Llc

Po Box 1808
Tijeras NM 87059
288-3600

Agent / Contact

Jeff Mortensen & Associates, Inc

6010-B Midway Park Blvd Ne
Albuquerque NM 87109
345-4250

Application Fees

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

City Of Albuquerque
Treasury Division

11/6/2007 10:23AM LOC: ANNX
WSH 007 TRANS# 0012
RECEIPT# 00090075-00090075
PERMIT# 2007070367 IKSMSF
Trans Amt \$70.00
Conflict Manag. Fee \$20.00
DRB Actions \$50.00
LK \$70.00
CHANGE \$0.00

Thank You

Current DRC
Project Number: _____

FIGURE 12

Date Submitted: October 6, 2006

INFRASTRUCTURE LIST

(Rev. 9-05)

EXHIBIT "A"

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

Date Site Plan Approved: _____
Date Preliminary Plat Approved: 11/15/06
Date Preliminary Plat Expires: 11/15/07
DRB Project No.: 1004851
DRB Application No.: 06 DRB-00101452

ORIGINAL

Antigua Traversia

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Tract 2, Lands of McClain, Tract A-3, Lands of William McCord

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
		8"	Sanitary Sewer	Senda Antigua	Entrada Antigua	Camino Antigua	/	/	/
		8"	Sanitary Sewer	Camino Antigua	Senda Antigua	Zearing Avenue	/	/	/
		8"	Sanitary Sewer	Entrada Antigua	Senda Antigua	19th Street. NW	/	/	/
		8"	Sanitary Sewer	19th Street NW Tract A	Exist. Manhole Lot 17	19th Street. NW 90' South	/	/	/
		6"	Water Line	Senda Antigua	Entrada Antigua	Camino Antigua	/	/	/
		6"	Water Line	Camino Antigua	Senda Antigua	Zearing Avenue	/	/	/
		6"	Water Line	Entrada Antigua	Senda Antigua	19th Street. NW	/	/	/
		6'	Sidewalk	Zearing Avenue	Side of Lot 1 & Frontage of Lots 30 - 39		/	/	/
		6'	Sidewalk	19th Street Avenue NW	Frontage of Lots 16-18 & 39		/	/	/
		2' 4" High	Concrete Retaining Wall & Footing	Rear of Lots 1-16	Lot 16	Lot 1	/	/	/

8" Jy

11-15-06

6" 0/12

6' Jy 11-14-06

Jy 11-1-06

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To
		6' Wide	Drainage Rundown	Rear of Lots 1-14	Lot 14	Zearing Avenue NW
		24"	Sidewalk Culverts	Zearing Avenue NW	<u>Zearing Ave. Right-of-Way</u>	
		24"	Storm Drain	Camino Antigua at Zearing	<u>Exist. 30" SD in Zearing</u>	
		3/4"	Water Meter for Landscaping	TBD		
		Private Infrastructure (Not to be Financially Guaranteed)				
		20' F-F	Alley Section Pavement w/ Roll Curb w/ additional 4' sidewalk & 12" roll curb (25' total)	Camino Antigua	Zearing Avenue	Senda Antigua
		20' F-F	Alley Section Pavement w/ Roll Curb w/ additional 4' sidewalk & 12" roll curb (25' total)	Senda Antigua	Camino Antigua	Entrada Antigua
		20' F-F	Alley Section Pavement w/ Roll Curb w/ additional 4' sidewalk & 12" roll curb (25' total)	Entrada Antigua	Camino Antigua	19th Street NW

Construction Certification		
Private		City Cnst Engineer
Inspector	P.E.	
/	/	/
/	/	/
/	/	/
/	/	/
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/	/	/

Δ Note: Alley section, roll curb
 & sidewalk not to be
 public, maintained.
 Alley section not to be
 built per COA STD. DWG
 2411.

11-8-06

11-12-06

11-14-06

11-14-06

11-14-06

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

- Wall Certificate from registered Engineer required prior to release of financial guarantees.
- Engineers Certification per of Grading Plan 11-1-06 is required for Financial Guarantee Release.
-

AGENT / OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS		
Guy Jackson, PE NAME (print)	<i>[Signature]</i> DRB CHAIR - date	<i>11/15/06</i> TRANSPORTATION DEVELOPMENT - date	<i>Christina Sandoval</i> PARKS & GENERAL RECREATION - date
Guy Jackson & Associates, LLC FIRM	<i>[Signature]</i> UTILITY DEVELOPMENT - date	<i>11-15-06</i> TRANSPORTATION DEVELOPMENT - date	AMAFCA - date
<i>[Signature]</i> SIGNATURE - date	<i>Bradley L. Bingham</i> CITY ENGINEER - date		- date

DESIGN REVIEW COMMITTEE REVISIONS					
REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER	

2006-006-4p

A City of Albuquerque



DEVELOPMENT PLAN REVIEW APPLICATION

SUBDIVISION	Supplemental form S	ZONING	Z
<input type="checkbox"/> Major Subdivision action		<input type="checkbox"/> Annexation & Zone Establishment	
<input checked="" type="checkbox"/> Minor Subdivision action		<input type="checkbox"/> Sector Plan (Phase I, II, III)	
<input type="checkbox"/> Vacation	V	<input type="checkbox"/> Amendment to Sector, Area, Facility or Comprehensive Plan	
<input type="checkbox"/> Variance (Non-Zoning)		<input type="checkbox"/> Zone Change	
SITE DEVELOPMENT PLAN	P	<input type="checkbox"/> Text Amendment	
<input type="checkbox"/> ...for Subdivision Purposes		APPEAL / PROTEST of...	A
<input type="checkbox"/> ...for Building Permit		<input type="checkbox"/> Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeal	
<input type="checkbox"/> IP Master Development Plan			
<input type="checkbox"/> Cert. of Appropriateness (LUCC)	L		

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: The Sawmill Development Co., LLC PHONE: 505-286-3600
 ADDRESS: P.O. Box 1808 FAX: _____
 CITY: Tijeras STATE NM ZIP 87059 E-MAIL: _____

Proprietary interest in site: Owners
 AGENT (if any): Jeff Mortenson & Associates, Inc. *High Mesa* PHONE: 505-345-4250
 ADDRESS: 6010-B Midway Park Blvd. NE FAX: 505-345-4254
 CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: dtrujillo@jmainc.org

DESCRIPTION OF REQUEST: Extension of Preliminary Plat -- (Major Subdivision) -- Lots 1-P1 through 39-P1, ANTIGUA TRAVESIA

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

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

Lot or Tract No. Tract 2 and Tract A-3 Block: _____ Unit: _____
 Subdiv. / Addn. Tract 2, Lands of McClain and Tract A-3 Lands of William Andrew McCord
 Current Zoning: S-M1 Proposed zoning: n/a
 Zone Atlas page(s): H-13 No. of existing lots: 2 No. of proposed lots: 39
 Total area of site (acres): +/- 2.5659 Density if applicable: dwellings per gross acre: 15.2 dwellings per net acre: 26.5
 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. 101605920001230305 and 101305922100430306 MRGCD Map No. 35
 LOCATION OF PROPERTY BY STREETS: On or Near: 2000 Zearing Avenue NW
 Between: Rio Grande Blvd, NW and 19th Street NW

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): DRB Project No. 1004851, 06DRB- 01452, 06DRB - 01095 and 06DRB - 00556, --- ZHE 1005011, 06ZHE-00980, 06ZHE-00981

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: August 11, 2006

SIGNATURE Debie LeBlanc Trujillo DATE November 6, 2007
 (Print) Debie LeBlanc Trujillo for High Mesa Consulting Group Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 9/01, 3/03

<input checked="" type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>07DRB - 70367</u>	<u>EPP</u>		\$ <u>50.00</u>
<input checked="" type="checkbox"/> All fees have been collected		<u>CNR</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>Nov. 14, 2007</u>			Total \$ <u>70.00</u>

[Signature] 11/6/07
Planner signature / date

Project # 1004851

2006.006.6

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

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

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

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

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

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

Extension of preliminary plat approval expires after one year.

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

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

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

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

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

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

- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies
- Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- List any original and/or related file numbers on the cover application

Amended preliminary plat approval expires after one year

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

HIGH MESA CONSULTING GROUP

DEBIE LERBAK TRISTE

Applicant name (print)

Debie Lerbak Triste

Applicant signature / date

11-16-07



Form revised October 2007

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

Application case numbers
 07DRB-70367

Planner signature / date
 [Signature] 11/6/07
 Project # 1004851

HIGH MESA Consulting Group

FORMERLY JEFF MORTENSEN AND ASSOCIATES, INC.

2006.006.6

November 5, 2007

Sheran Matson, AICP
Planning Manager, DRB Chair
Planning Department
Development & Building Services Division
City of Albuquerque
600 2nd Street, NW
Albuquerque, NM 87103

Re: Request for Extension of Preliminary Plat
Lots 1- P1 through 39-P1 Antigua Travesia
Project # 1004851

Dear Ms. Matson:

Transmitted are the following items associated with the subject request:

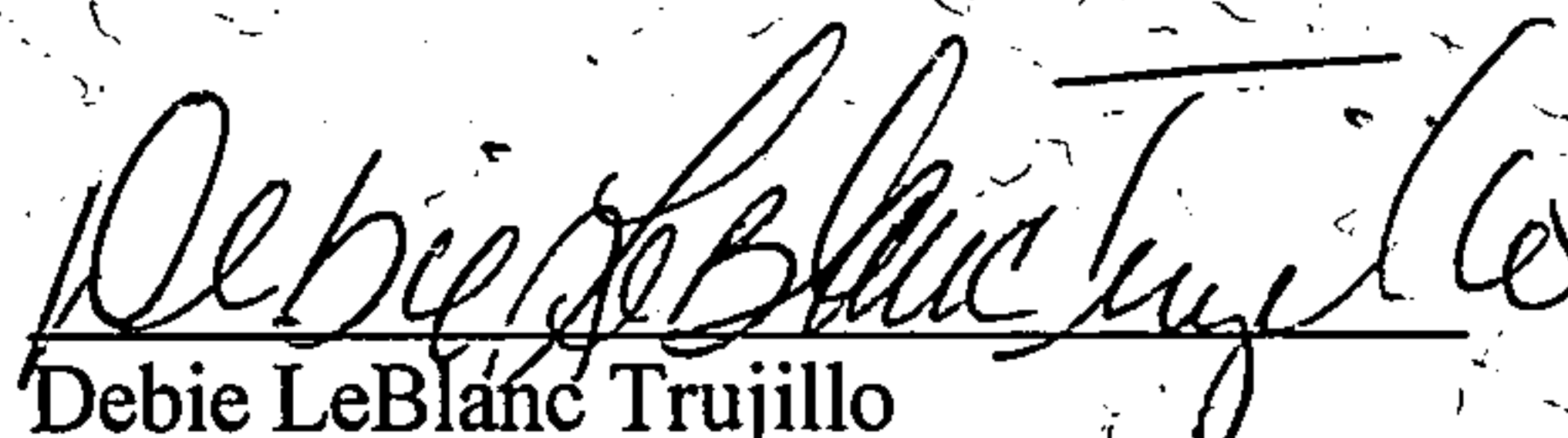
- DRB Application, Supplemental Form S(3) along with related fees
- One (1) Reduced copy of the Preliminary Plat 8 ½ X 11
- City of Albuquerque Zone Atlas H-13 with the site highlighted
- One (1) Copy of the DRB Approved Infrastructure List
- One (1) Copy of the Official Notice of Approval dated November 15, 2006

On behalf of our clients, The Sawmill Development Co., LLC, we are requesting an extension of the Preliminary Plat that was approved at the November 15, 2006 hearing. This request is to allow more time to evaluate the development potential of the project.

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,

HIGH MESA CONSULTING GROUP


Debie LeBlanc Trujillo

DLT
Enclosures

xc: Mr. John Edge, The Sawmill Development Co., LLC w/enc.
Mr. Mark Dupree w/enc.
Mr. Guy Jackson, GJA w/enc.

Principals: Jeffrey G. Mortensen, P.E. + Charles G. Cala, Jr., P.S. + Juan M. Cala
Joseph M. Solomon, Jr., P.S. + J. Graeme Means, P.E. + Richard C. White + Grady E. Barrens



2006.006.4

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

November 15, 2006

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

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

At the November 15, 2006, Development Review Board meeting, with the signing of the infrastructure list dated 11/15/06 and approval of the grading plan engineer stamp dated 10/27/06 the preliminary plat was approved with the following condition of final plat approval:

The developer must include on the residential subdivision final plat this statement: "The property on this plat is subject to a Pre-Development Facilities Fee Agreement with the Albuquerque Public Schools recorded at (insert recording information here)."

If you wish to appeal this decision, you must do so by November 30, 2006, in the manner described below.

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

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



OFFICIAL NOTICE OF DECISION

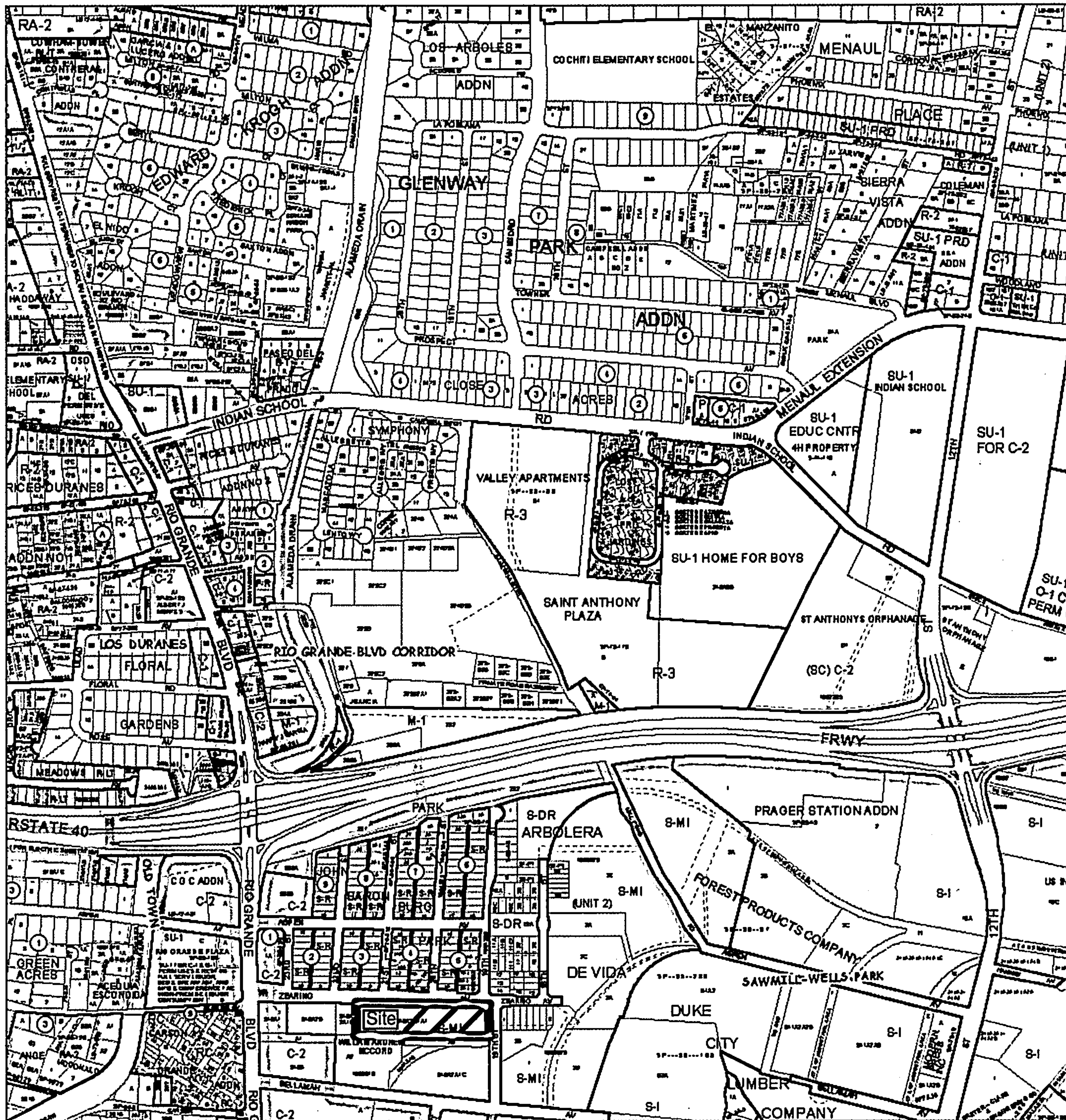
PAGE 2

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

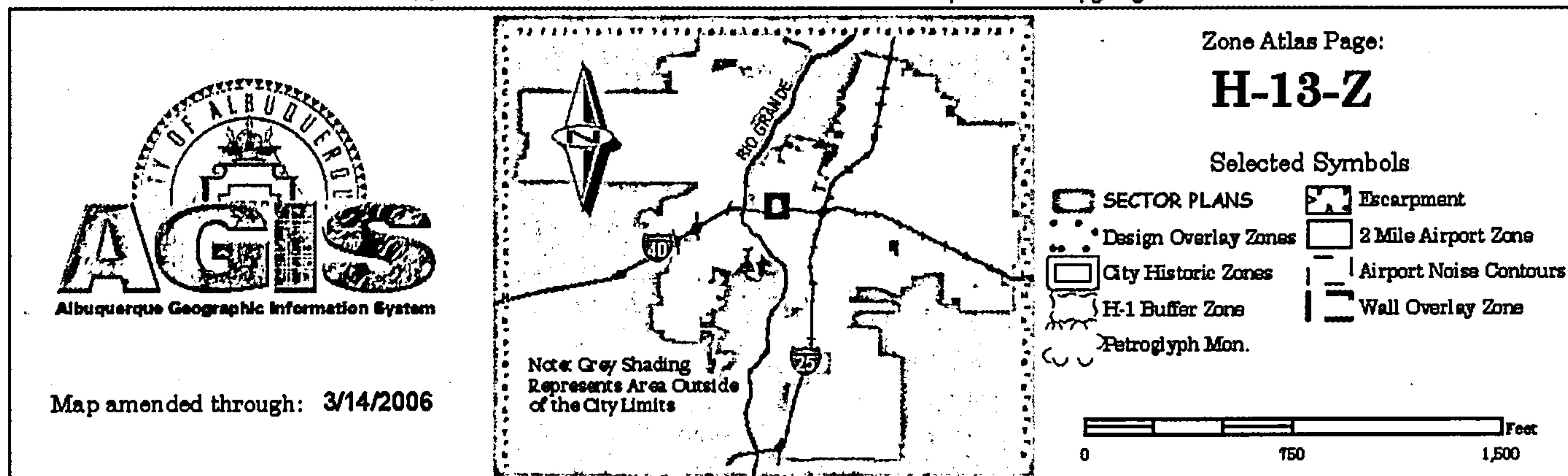
A handwritten signature in cursive script, appearing to read "Sheran Matson", is positioned above the printed name.

Sheran Matson, AICP, DRB Chair

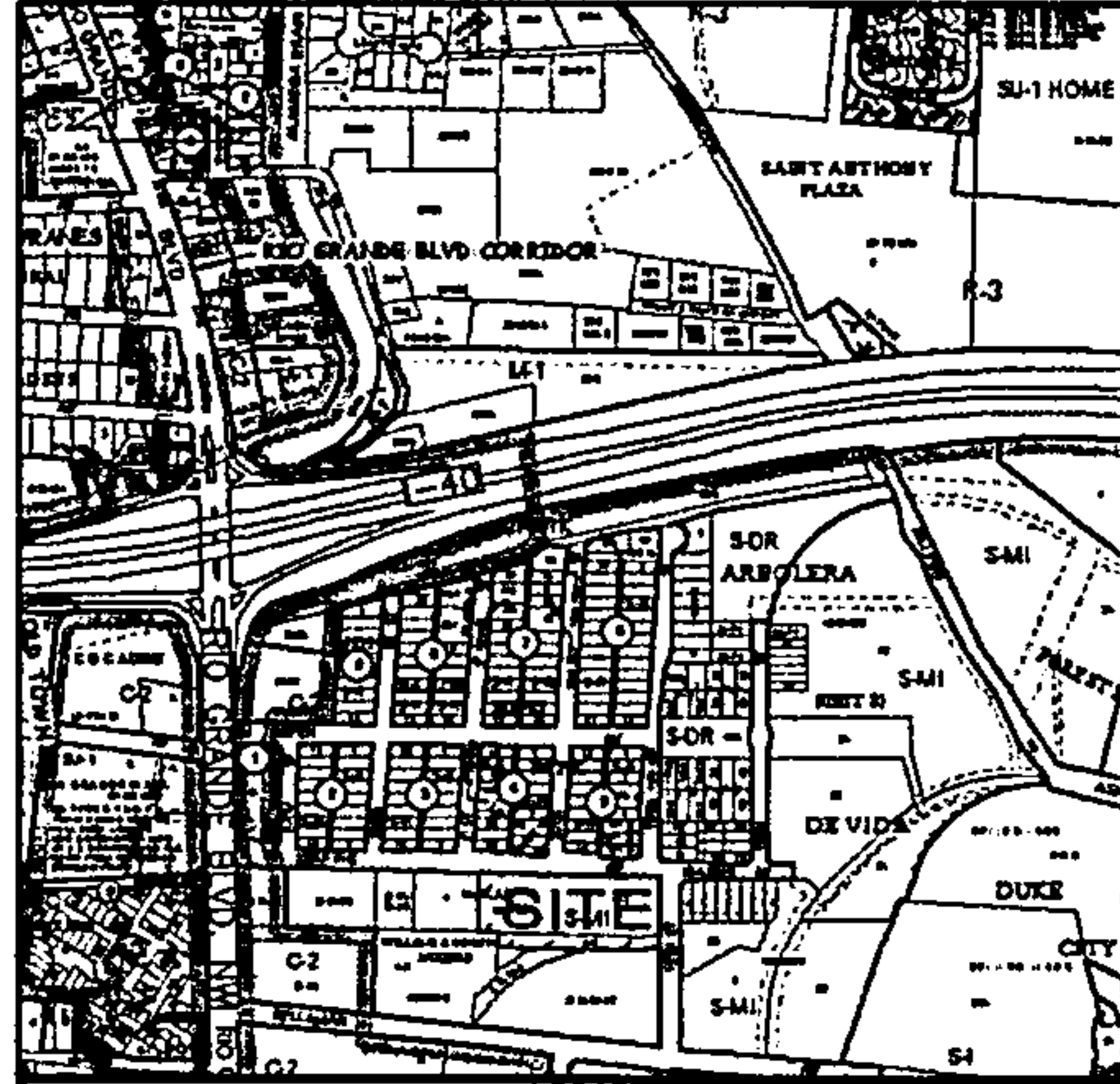
Cc: The Sawmill Development Co LLC, P.O. Box 1808, Tijeras, NM 87059
Jeff Mortensen & Associates Inc., 6010-B Midway Park Blvd NE, 87109
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File



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



SP #2006403744



VICINITY MAP

SCALE: 1" = 750'

H-13

DEDICATION AND FREE CONSENT

The subdivision hereon is with the free consent and in accordance with the desires of the undersigned owner and does hereby grant the easements as shown, including the rights of ingress and egress and the right to trim interfering trees. I hereby warrant that I hold complete and indefeasible title in fee simple to the land subdivided, hereon.

John D. Edge, Managing Member, Sawmill Development Co., LLC. Date

ACKNOWLEDGEMENT

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) SS



OFFICIAL SEAL: CHARLES G. CALA, JR. NOTARY PUBLIC - STATE OF NEW MEXICO. Notary Bond Filed with Secretary of State. My Commission Expires 5-2-2009

This instrument was acknowledged before me on this 29th day of September, 2006, by John D. Edge, Managing Member, Sawmill Development Co., LLC.

Notary Public

Public Utility easements shown on this plat are seven (7) feet wide and are granted for the common and joint use of:

- 1. The P.N.M. Electric Services for the installation, maintenance, and service of overhead and underground electrical lines, transformers, poles and other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical service.
2. The P.N.M. Gas Services for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.
3. Qwest Corporation for the installation, maintenance, and service of all buried and aerial communication lines and other related equipment and facilities reasonably necessary to provide communication services including, but not limited to, above ground pedestals and closures.
4. Comcast Cable Vision of New Mexico, Inc. for the installation, maintenance, and service of such lines, cables, and other related equipment and facilities reasonably necessary to provide Cable TV service.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate, and maintain facilities for the purposes described above, together with free access to, from, and over said easements, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of the National Electric Safety Code caused by construction or pools, decking, or any structures adjacent to within or near easements shown on this plat.

PRELIMINARY SUBDIVISION PLAT OF LOTS 1-P1 THROUGH 39-P1, ANTIGUA TRAVESIA ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO SEPTEMBER, 2006

DESCRIPTION

Tract 2, Lands of McClain, Albuquerque, New Mexico, as the same is shown and designated on the plat filed in the Office of the County Clerk of Bernalillo County, New Mexico on May 05, 2006, Book 2006C, Page 145; together with Tract A-3, Lands of William Andrew McCord, Albuquerque, New Mexico, as the same is shown and designated on the plat filed in the Office of the County Clerk of Bernalillo County, New Mexico on June 25, 2003, Book 2003C, Page 190.

SAWMILL DEVELOPMENT CO., LLC OWNER
PROJECTED SEC. 18, T. 10 N., R. 3 E., N.M.P.M. LOCATION
ANTIGUA TRAVESIA SUBDIVISION

COUNTY CLERK FILING DATA

DRB PROJECT NUMBER 1004851

APPLICATION NUMBER 06DRB-00556

APPROVALS:

Table with columns for Department/Service and Date. Includes: DRB CHAIRPERSON, WATER UTILITY DEPARTMENT, CITY ENGINEER, A.M.A.F.C.A., TRAFFIC ENGINEERING, PARKS AND RECREATION DEPARTMENT, CITY SURVEYOR, REAL PROPERTY DIVISION, P.N.M. ELECTRIC SERVICES, QWEST TELECOMMUNICATIONS, P.N.M. GAS SERVICES, COMCAST CABLE VISION OF NEW MEXICO, INC.

FOR FINAL PLAT SIGN-OFF ONLY

SURVEYORS CERTIFICATION

I, Charles G. Cala, Jr., New Mexico Professional Surveyor No. 11184, do hereby certify; that this Plat and the actual survey on the ground upon which it is based were performed by me or under my direct supervision; that the survey shows all easements made known to me by this owner, utility companies, or other parties expressing an interest; that this survey complies with the minimum requirements for Monumentation and Surveys of the Albuquerque Subdivision Ordinance; that this survey meets the Minimum Standards for Surveying in New Mexico, and that it is true and correct to the best of my knowledge and belief.

Charles G. Cala, Jr., NMPS 11184



10-4-2006 Date

APPROVED: [Signature] 10-5-06 DATE
CITY SURVEYOR, DEPARTMENT OF MUNICIPAL DEVELOPMENT, CITY OF ALBUQUERQUE, NEW MEXICO



JEFF MORTENSEN & ASSOCIATES, INC. 6010-B MIDWAY PARK BLVD. NE. ALBUQUERQUE NEW MEXICO 87109 ENGINEERS SURVEYORS (SOS) 345-4250 JOB #2006.006.4 PLAT1XXXXX

PRELIMINARY SUBDIVISION PLAT OF
LOTS 1-P1 THROUGH 39-P1,
ANTIGUA TRAVESIA
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 OCTOBER, 2006



COUNTY CLERK FILING DATA

Notes:

1. A boundary survey was performed in March, 2006 and verified in September, 2006. Property corners were found or set as indicated.
2. All distances are ground distances.
3. Site located within projected Section 18, Township 10 North, Range 3 East, N.M.P.M. (Town of Albuquerque Grant).
4. Bearings shown hereon are New Mexico State Plane Grid Bearings, Central Zone. These bearings were positioned from A.C.S. Control Station "8-J13A".
5. Record bearings and distances are shown in parenthesis.
6. The following documents and instruments were used for the performance and preparation of this survey:
 - a. Warranty Deed filed 05-12-2006, Book A116, Page 9436, Doc. #2006069642, Records of Bernalillo County, New Mexico (Tract 2).
 - b. Warranty Deed filed 05-18-2006, Book A117, Page 2674, Doc. #2006072890, Records of Bernalillo County, New Mexico (Tract A-3).
 - c. Plat of Lands of William Andrew McCord, filed 06-25-2003, Book 2003C, Page 190, Records of Bernalillo County.
 - d. Plat of Lands of McClain, filed 05-05-2006, Book 2006, Page 145, Records of Bernalillo County.
 - e. Commitment for Title Insurance, File Number 6050539, dated 05-19-2006 prepared by Stewart Title of Albuquerque, L.L.C.
 - f. Boundary Survey prepared by this firm certified 04-07-2006.
7. Private street mileage created by this plat = 0.17 miles (full-width).
10. Gross subdivision acreage = 2.5659 acres ±.
11. Current zoning on site is S-M1, based on review of the City of Albuquerque Zone Atlas.
12. The purpose of this plat is to:
 - a. Create 39 (thirty-nine) residential lots from Tract 2, Lands of McClain and Tract A-3, Lands of William Andrew McCord.
 - b. Grant the necessary public utility, public sidewalk, public waterline, public sanitary sewer, private vehicular, private pedestrian, private waterline, private sanitary sewer and private drainage easements as shown.
13. Upon completion of the construction of the streets, City of Albuquerque approved centerline monuments shall be placed at all intersections or as otherwise indicated in lieu of subdivision block corner monumentation. Location of said monuments are designated with a "●" symbol.

KEYED NOTES

EXISTING EASEMENTS

- ① 3' CITY OF ALBUQUERQUE PUBLIC SIDEWALK EASEMENT GRANTED BY PLAT 2006C-145
- ② 7' PUBLIC UTILITY EASEMENT GRANTED BY PLAT 2003C-190

NEW EASEMENTS

- ③ 7' PUBLIC UTILITY EASEMENT GRANTED BY THIS PLAT
- ④ PRIVATE VEHICULAR, PRIVATE PEDESTRIAN ACCESS AND PRIVATE DRAINAGE EASEMENT GRANTED BY THIS PLAT TO SERVE LOTS 1 THROUGH 39. MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE ANTIGUA TRAVESIA HOMEOWNERS ASSOCIATION.
- ⑤ NOT USED
- ⑥ PUBLIC SIDEWALK EASEMENT GRANTED BY THIS PLAT TO THE CITY OF ALBUQUERQUE
- ⑦ 30' PUBLIC WATER AND PUBLIC SANITARY SEWER EASEMENT GRANTED BY THIS PLAT TO SERVE THE ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY; 30' PUBLIC DRAINAGE EASEMENT GRANTED BY THIS PLAT TO THE CITY OF ALBUQUERQUE
- ⑧ 5' PRIVATE WATER AND SANITARY SEWER EASEMENT TO BE GRANTED BY FORTHCOMING PLATTING ACTION TO SERVE LOTS 15 AND 20. MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE ANTIGUA TRAVESIA HOMEOWNERS ASSOCIATION.
- ⑨ 25' PUBLIC WATER AND PUBLIC SANITARY SEWER EASEMENT GRANTED BY THIS PLAT TO SERVE THE ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY; 25' PUBLIC DRAINAGE EASEMENT GRANTED BY THIS PLAT TO THE CITY OF ALBUQUERQUE
- ⑩ 10' PRIVATE DRAINAGE EASEMENT GRANTED BY THIS PLAT TO SERVE LOTS 1-39. MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE ANTIGUA TRAVESIA HOMEOWNERS ASSOCIATION.

MONUMENTS

- (A) FOUND MAG NAIL W/WASHER STAMPED "NMPS 1184"
- (B) FOUND #5 REBAR W/CAP STAMPED "NEW MEXICO PS 11184"
- (C) FOUND CHISELED "Λ" IN CONCRETE SIDEWALK
- (D) SET #5 REBAR W/CAP STAMPED "NEW MEXICO PS 11184"
- (E) FOUND #4 REBAR, DISTURBED (NOT HONORED N07'32'23" E 0.98')
- (F) FOUND #4 REBAR W/CAP STAMPED "PATRICK PS12651", TAGGED W/WASHER STAMPED "NMPS 11184"
- (G) FOUND #4 REBAR W/CAP STAMPED "MEDRANO PS 11993", (NOT HONORED S65'53'53" E 0.77')
- (H) FOUND P.K. NAIL WTIN, (NOT HONORED N 02'32'52" W 0.90')



JEFF MORTENSEN & ASSOCIATES, INC.
 □ 6010-B MIDWAY PARK BLVD. N.E.
 □ ALBUQUERQUE □ NEW MEXICO 87109
 □ ENGINEERS □ SURVEYORS (505) 345-4250
 JOB #2006.006.4 PLAT1

SP #2006403744

PRELIMINARY SUBDIVISION PLAT OF
LOTS 1-P1 THROUGH 39-P1, ANTIGUA TRAVESIA

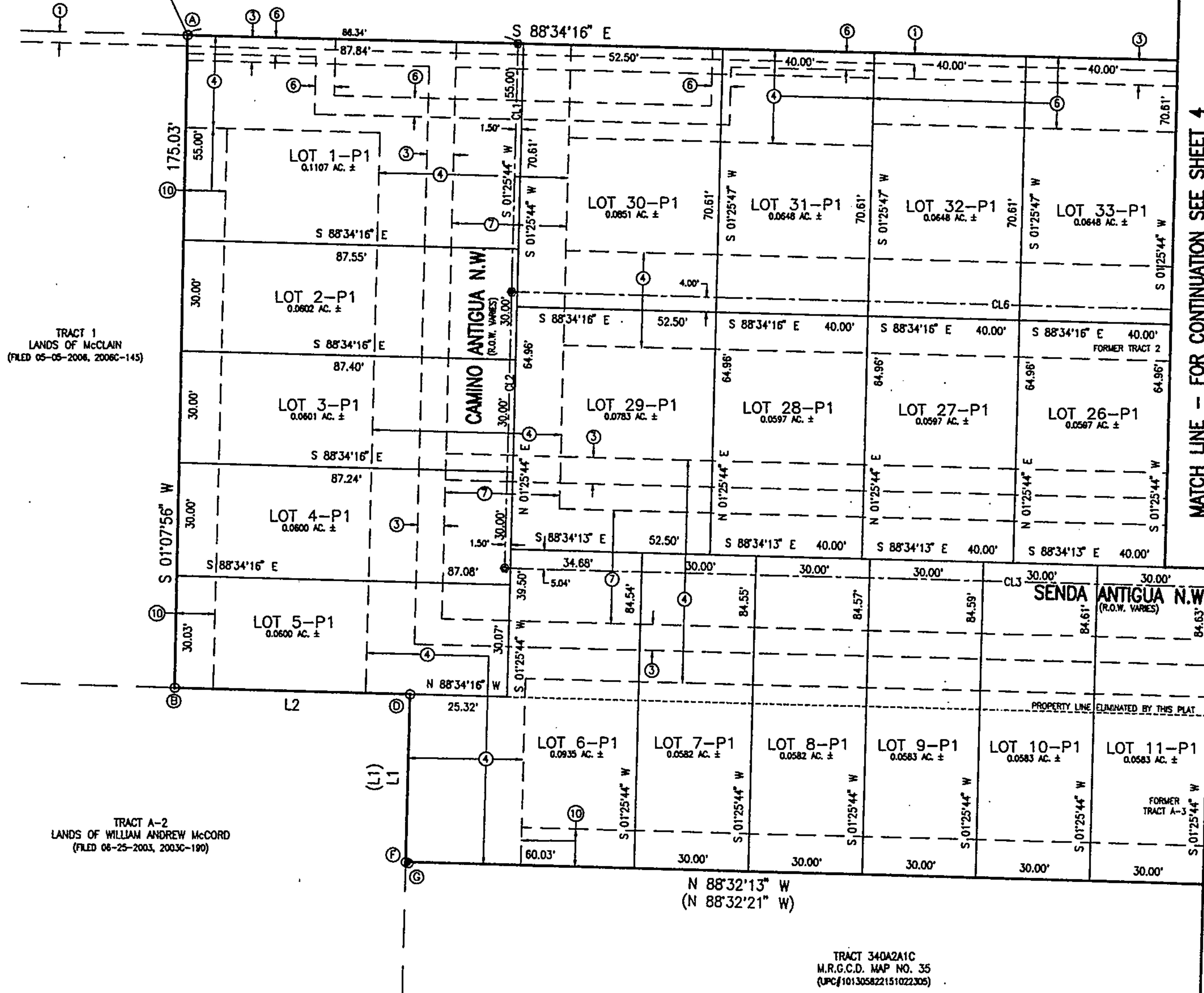
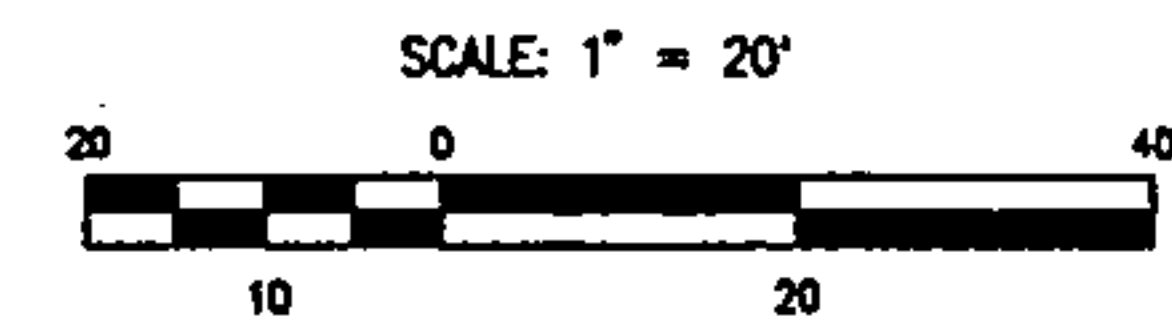
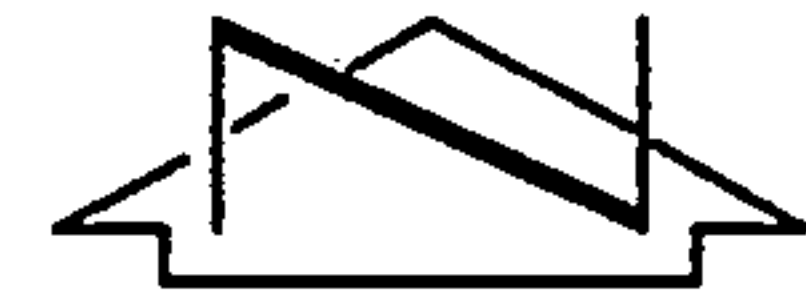
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

OCTOBER, 2006

ZEARING AVENUE N.W.
 (R.O.W. VARIES)

NEW MEXICO CENTRAL ZONE
 NAD 1927
 A.C.S. STA. "B-H13"
 X=374,102.81
 Y=1,494,995.82
 COMBINED FACTOR=0.9996809
 DELTA ALPHA=-00°14'31"
 ELEVATION=4960.533' (NGVD 29)

COUNTY CLERK FILING DATA



MATCH LINE - FOR CONTINUATION SEE SHEET 4

MATCH LINE - FOR CONTINUATION SEE SHEET 4

BOUNDARY TABLES

LINE	DIRECTION	DISTANCE
CL1	S 01°25'44" W	66.61'
CL2	S 01°25'44" W	74.00'
CL3	S 88°34'16" E	268.00'
CL4	N 01°25'44" E	74.00'
CL5	S 88°34'16" E	167.22'
CL6	S 88°34'16" E	268.00'

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	25.00'	38.55'	34.84'	S 44°24'04" E	88°20'25"
C2	433.75'	95.28'	95.09'	S 85°10'13" W	12°35'09"
(C2)	433.75'	95.26'	95.07'	S 85°10'08" W	12°35'02"
C3	433.75'	78.13'	76.03'	S 83°54'18" W	10°03'20"
C4	433.75'	19.15'	19.15'	N 89°48'07" W	02°31'49"

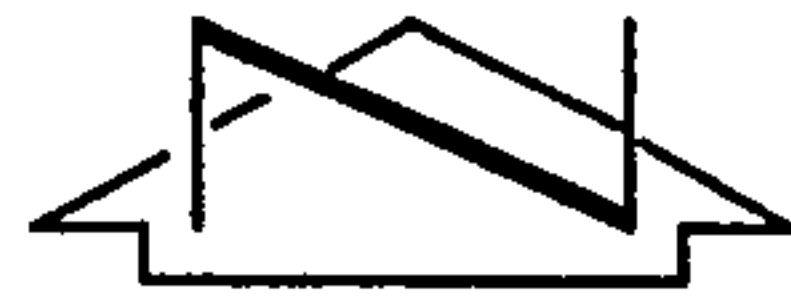


JEFF MORTENSEN & ASSOCIATES, INC.
 6010-B MIDWAY PARK BLVD. N.E.
 ALBUQUERQUE □ NEW MEXICO 87109
 ENGINEERS □ SURVEYORS (505) 345-4250
 JOB #2006.008.4 PLAT1

PRELIMINARY SUBDIVISION PLAT OF
LOTS 1-P1 THROUGH 39-P1, ANTIGUA TRAVESIA
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 OCTOBER, 2006

ZEARING AVENUE N.W.
 (R.O.W. VARIES)

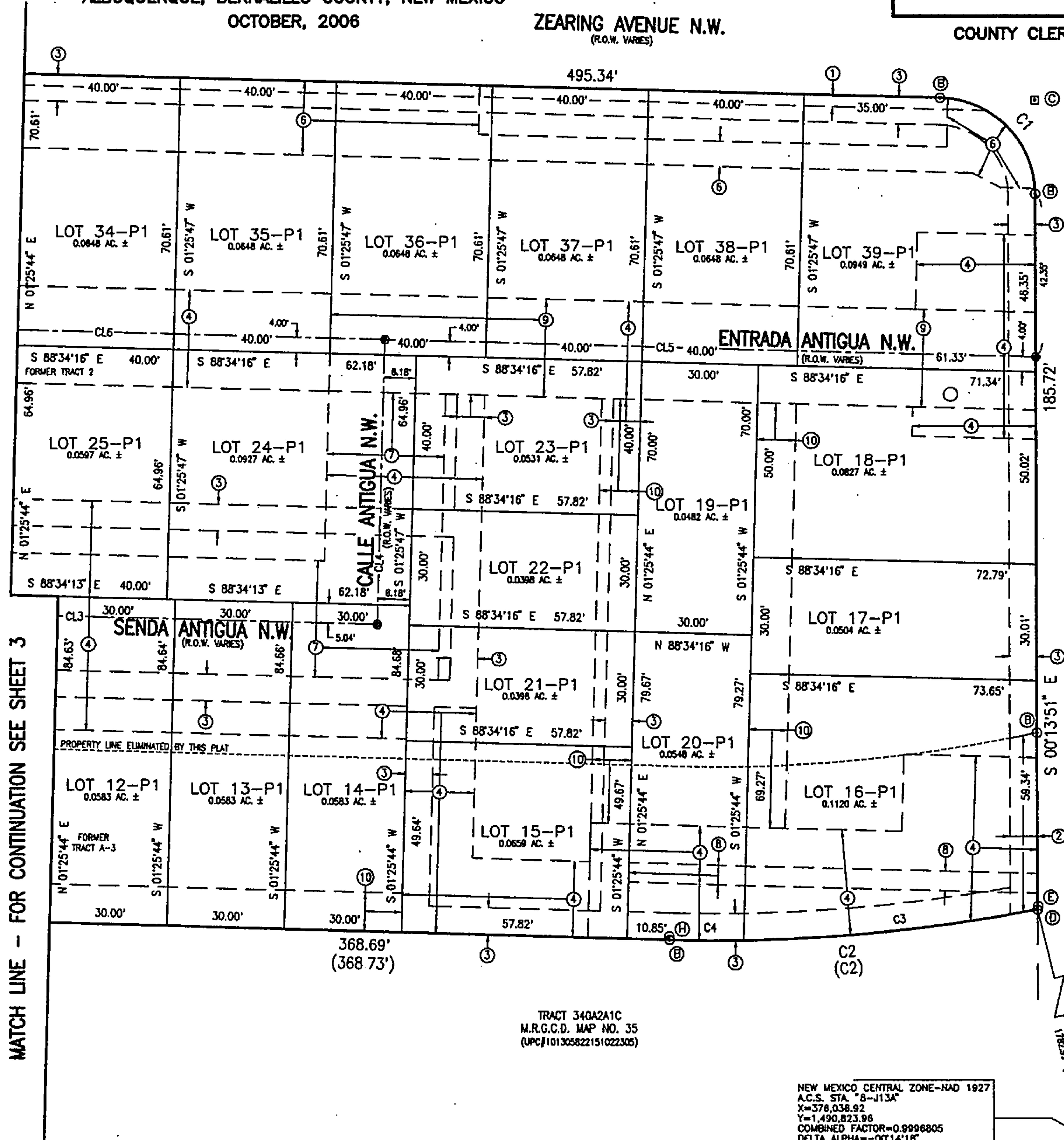
COUNTY CLERK FILING DATA



SCALE: 1" = 20'



MATCH LINE - FOR CONTINUATION SEE SHEET 3



MATCH LINE - FOR CONTINUATION SEE SHEET 3

19th STREET N.W.
 (60' R.O.W.)

BOUNDARY TABLES

LINE	DIRECTION	DISTANCE
CL1	S 01°25'44" W	66.61'
CL2	S 01°25'44" W	74.00'
CL3	S 88°34'16" E	268.00'
CL4	N 01°25'44" E	74.00'
CL5	S 88°34'16" E	167.22'
CL6	S 88°34'16" E	268.00'

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	25.00'	38.55'	34.84'	S 44°24'04" E	88°20'25"
C2	433.75'	95.28'	95.09'	S 85°10'13" W	12°35'09"
(C2)	433.75'	95.26'	95.07'	S 85°10'08" W	12°35'02"
C3	433.75'	76.13'	76.03'	S 83°54'18" W	10°03'20"
C4	433.75'	19.15'	19.15'	N 89°48'07" W	02°31'49"

TRACT 340A2A1C
 M.R.G.C.D. MAP NO. 35
 (UPC#101305822151022305)

NEW MEXICO CENTRAL ZONE-NAD 1927
 A.C.S. STA "B-J13A"
 X=378,038.92
 Y=1,490,623.96
 COMBINED FACTOR=0.9996805
 DELTA ALPHA=-00°14'18"
 ELEVATION=4956.62' (NGVD 29)



JEFF MORTENSEN & ASSOCIATES, INC.
 6010-B MIDWAY PARK BLVD. N.E.
 ALBUQUERQUE NEW MEXICO 87109
 ENGINEERS SURVEYORS (505) 345-4250
 JOB #2006.008.4 PLAT4

[PRELIMINARY]
 PRE-DEVELOPMENT FACILITIES FEE AGREEMENT

THIS AGREEMENT is made by and between the Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, New Mexico ("Albuquerque Public Schools" or "APS"), a public school district organized and existing pursuant to the laws of New Mexico, and Mr. John D. Edge, Managing Member, Sawmill Development Co., LLC ("Developer") effective as of this 2nd day of November, 2006, and pertains to the subdivision commonly known as DRB Project Number 1004851, and more particularly described as Lots 1-P1 through 39-P1, Antigua Travesia (the "Subdivision".)

WHEREAS, In order to provide for APS becoming more knowledgeable of development plans within the City so that APS may better plan for future growth, the City of Albuquerque requires that APS approve the plat(s) for any new subdivision; and

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

WHEREAS, Developer is the owner of the real estate being subdivided and platted; and

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

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

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

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

1. Developer agrees that a facilities fee will be paid to APS for each dwelling unit to be constructed in the Subdivision.
2. The amount of the fee shall be:
 - If the building permit is issued on or after January 1, 2007, the fee shall be \$1875 per dwelling unit.
 - If the building permit is issued on or after July 1, 2008, the fee shall be \$2425 per dwelling unit.
 - If the permit is issued on or after January 1, 2010, the fee shall be \$2975 per dwelling unit.

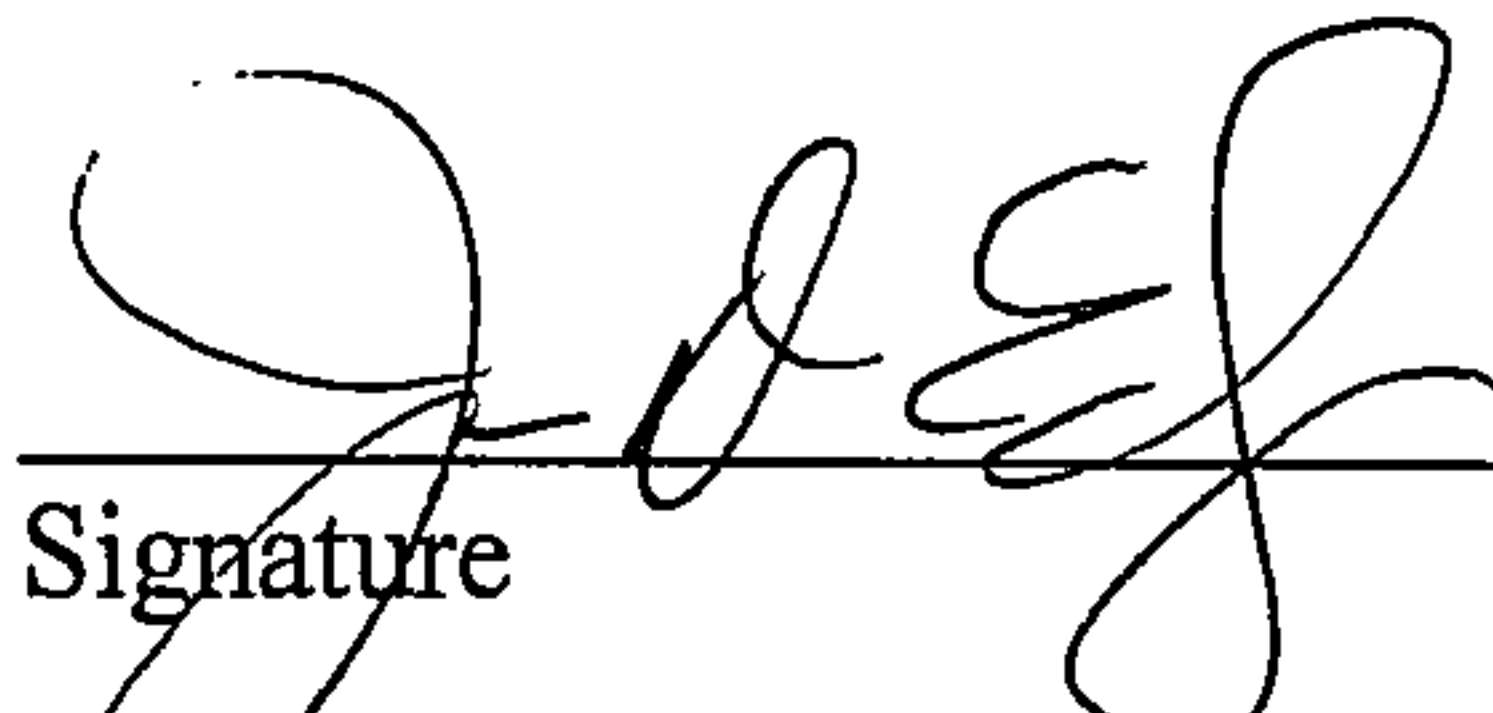
The fee for each dwelling unit in multi-family residential structures shall be sixty percent (60 %) of the fee for a single family home. "Multi-family residential structure" means any type of residential property other than single-family houses (one single family, detached dwelling unit per lot).

3. Developer agrees that the fee shall be paid to APS at or before the issuance of any building permit for any lot or other parcel of property subject to this Agreement.

4. Developer may satisfy all or part of its obligations under this contract by transferring improved or unimproved property to APS, provided that APS must agree to the transfer and to the value placed on the transferred property. APS, upon accepting such transfer, shall credit Developer with an amount equal to the agreed value, and the developer may designate the lot(s) to which such amount(s) shall be applied in satisfaction of its obligations hereunder.

5. This contract may be recorded in the office of the County Clerk of Bernalillo and/or Sandoval County, and shall serve as notice of the Developer's obligation to pay facilities fees. Developer shall include on the plat of the Subdivision a statement that "The property on this plat is subject to a Pre-Development Facilities Fee Agreement with the Albuquerque Public Schools, recorded at [recording data]."

6. APS, through its Facilities Fee Administrator, will provide a Payment Acknowledgement in the form attached hereto to the Developer reflecting receipt of the facilities fee (or equivalent compensation as described in paragraph 4 above), which form may be given to the City to show satisfaction of the fee obligation and satisfy that condition for receiving building permits. Developer may record that Payment Acknowledgment in the real estate records of Bernalillo or Sandoval County, but APS shall not be responsible for paying any recording fees nor shall APS be responsible for recording any such documents with the office of the County Clerk or any other office.



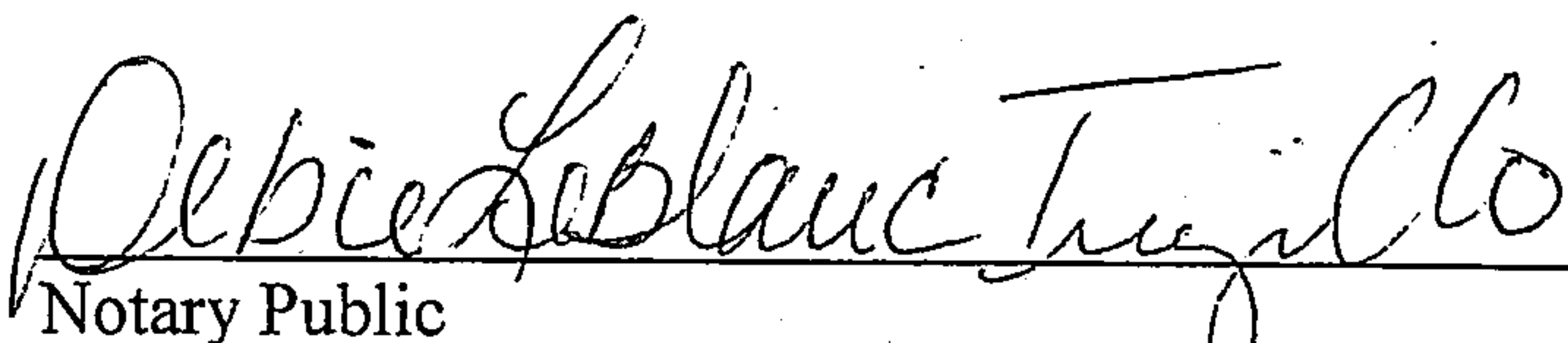
Signature

John D. Edge, Managing Member
Name (typed or printed) and title

Sawmill Development Co., LLC
Developer

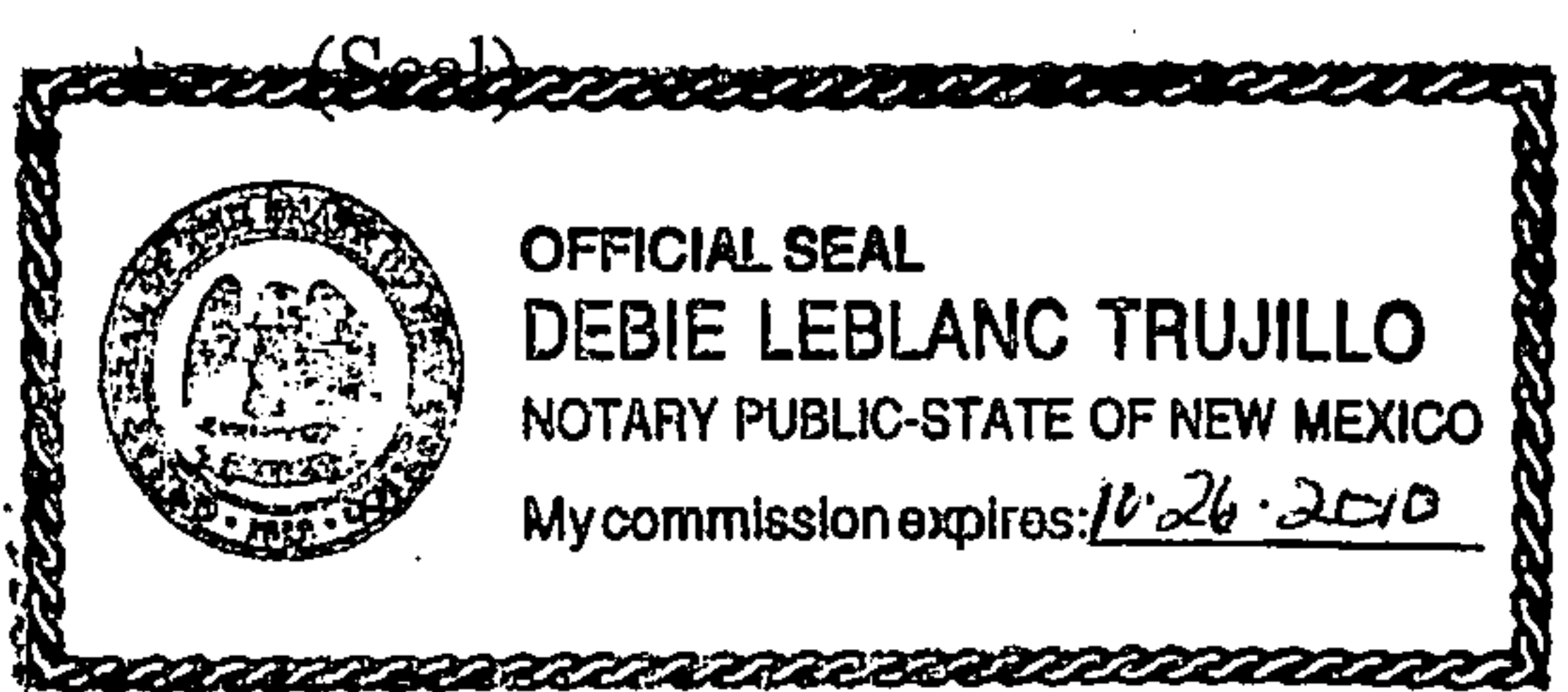
STATE OF NEW MEXICO
COUNTY OF BERNALILLO

This instrument was acknowledged before me on November 3, 2010 by John D. Edge, as Managing Member of Sawmill Development Co, LLC a New Mexico Limited Liability Company.



Notary Public

My commission expires: 10-26-2010



ALBUQUERQUE PUBLIC SCHOOLS

By: Brad Winter

Signature

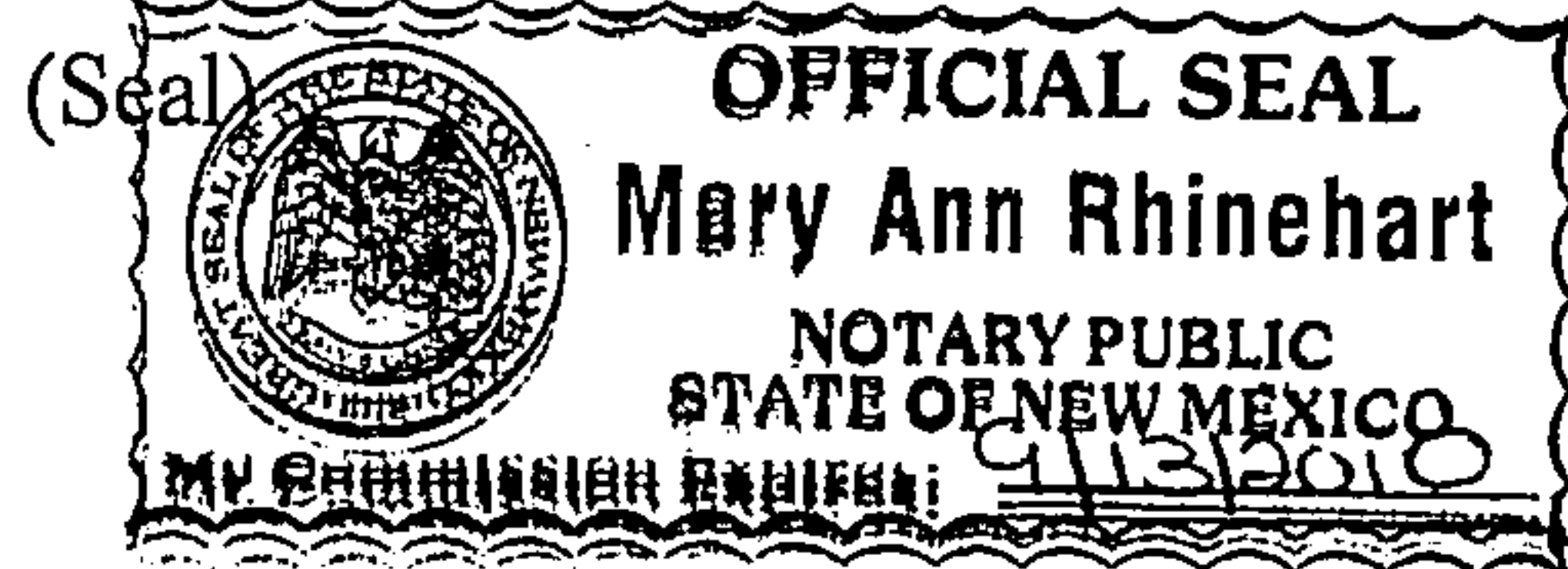
BRAD WINTER

Name (typed or printed) and title

STATE OF NEW MEXICO

COUNTY OF BERNALILLO

This instrument was acknowledged before me on November^{7, 2006} by Brad Winter
as Executive Director / Facilities of the Albuquerque Municipal School
District No. 12, Bernalillo and Sandoval Counties, a school district organized and existing under
the laws of the State of New Mexico.



Mary Ann Rhinehart
Notary Public

My commission expires: 9/13/2010

Current DRC
Project Number: _____

FIGURE 12

Claire

Date Submitted: October 6, 2006

未示示

#8

ORIGINAL

INFRASTRUCTURE LIST

(Rev. 9-05)

EXHIBIT "A"

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

Date Site Plan Approved: _____

Date Preliminary Plat Approved: 11/15/06

Date Preliminary Plat Expires: 11/15/07

DRB Project No.: 1004851

DRB Application No.: 06 DRB - 01452

Antigua Traversia

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Tract 2, Lands of McClain, Tract A-3, Lands of William McCord

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
		8"	Sanitary Sewer	Senda Antigua	Entrada Antigua	Camino Antigua	/	/	/
		8"	Sanitary Sewer	Camino Antigua	Senda Antigua	Zearing Avenue	/	/	/
		8"	Sanitary Sewer	Entrada Antigua	Senda Antigua	19th Street. NW	/	/	/
		8"	Sanitary Sewer	19th Street NW Tract A	Exist. Manhole Lot 17	19th Street. NW 90' South	/	/	/
		6"	Water Line	Senda Antigua	Entrada Antigua	Camino Antigua	/	/	/
		6"	Water Line	Camino Antigua	Senda Antigua	Zearing Avenue	/	/	/
		6"	Water Line	Entrada Antigua	Senda Antigua	19th Street. NW	/	/	/
		6'	Sidewalk	Zearing Avenue	Side of Lot 1 & Frontage of Lots 30 - 39		/	/	/
		6'	Sidewalk	19th Street Avenue NW	Frontage of Lots 16-18 & 39		/	/	/
		3' 4" High	Concrete Retaining Wall & Footing	Rear of Lots 1-16	Lot 16	Lot 1	/	/	/

8" Jy

11-15-06

6" X 0h

6' Jy 11-14-06

11-1-06

ORIGINAL

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To
		6' Wide	Drainage Rundown	Rear of Lots 1-14	Lot 14	Zearing Avenue NW
		24"	Sidewalk Culverts	Zearing Avenue NW	Zearing Ave. Right-of-Way	
		24"	Storm Drain	Camino Antigua at Zearing	Exist. 30" SD in Zearing	
		3/4"	Water Meter for Landscaping	TBD		
Private Infrastructure (Not to be Financially Guaranteed)						
		20' F-F	Alley Section Pavement w/ Roll Curb w/additional 4' sidewalk & 12" roll curb (25' total)	Camino Antigua	Zearing Avenue	Senda Antigua
		20' F-F	Alley Section Pavement w/ Roll Curb w/additional 4' sidewalk & 12" roll curb (25' total)	Senda Antigua	Camino Antigua	Entrada Antigua
		20' F-F	Alley Section Pavement w/ Roll Curb w/additional 4' sidewalk & 12" roll curb (25' total)	Entrada Antigua	Camino Antigua	19th Street NW

Construction Certification		
Private		City Cnst Engineer
Inspector	P.E.	
/	/	/
/	/	/
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/	/	/
/	/	/

△ Note: Alley section, roll curb & sidewalk not to be public, maintained. Alley section not to be built per COA STD. DWG 2411.

11-14-06

ORIGINAL

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

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Cnst Engineer
							/	/	/
							/	/	/

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.

- 1 Wall Certificate from registered Engineer required prior to release of financial guarantees.
- 2 of Grading Plan 11-1-06
Engineers Certification per D.P.M. is required for Financial Guarantee Release.
- 3

AGENT / OWNER

Guy Jackson, PE
NAME (print)

Guy Jackson & Associates, LLC
FIRM

[Signature] 10-6-06
SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

[Signature] 11/15/06 *[Signature]* 11/15/06
DRB CHAIR - date PARKS & GENERAL RECREATION - date

[Signature] 11-15-06
TRANSPORTATION DEVELOPMENT - date

[Signature] 11/15/06
UTILITY DEVELOPMENT - date

[Signature] 11/15/06
CITY ENGINEER - date

AMAFCA - date

- date

- date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER

INFRASTRUCTURE LIST

(Rev. 9-05)

EXHIBIT "A"

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

Date Site Plan Approved: _____
Date Preliminary Plat Approved: _____
Date Preliminary Plat Expires: _____
DRB Project No.: _____
DRB Application No.: _____

Antigua Traversia

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Tract 2, Lands of McClain, Tract A-3, Lands of William McCord

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		8"	Sanitary Sewer	Camino Antigua	Senda Antigua	Zearing Avenue	/	/	/
		6'	Sanitary Sewer	Entrada Antigua	Senda Antigua	19th Street. NW	/	/	/
		8'	Sanitary Sewer	19th Street NW Tract A	Exist. Manhole Lot 17	19th Street. NW 90' South	/	/	/
		6"	Water Line	Senda Antigua	Entrada Antigua	Camino Antigua	/	/	/
		6"	Water Line	Camino Antigua	Senda Antigua	Zearing Avenue	/	/	/
		6"	Water Line	Entrada Antigua	Senda Antigua	19th Street. NW	/	/	/
		6'	Sidewalk	Zearing Avenue	Side of Lot 1 & Frontage of Lots 30 - 39		/	/	/
		16' 1/2"	Sidewalk	19th Street Avenue NW	Frontage of Lots 16-18 & 39		/	/	/
		2' 4" High	Concrete Retaining Wall & Footing	Rear of Lots 1-16	Lot 16	Lot 1	/	/	/

16' 1/2"
11-14-06

10/11/06
11-1-06

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	
		6' Wide	Drainage Rundown	Rear of Lots 1-14	Lot 14	Zearing Avenue NW	
		24"	Sidewalk Culverts	Zearing Avenue NW	Zearing Ave. Right-of-Way		
		24"	Storm Drain	Camino Antigua at Zearing	Exist. 30" SD in Zearing		
		3/4"	Water Meter for Landscaping	TBD			
		Private Infrastructure (Not to be Financially Guaranteed)					
		20' F-F	Alley Section Pavement w/ Roll Curb w/additional 4' sidewalk & 12" roll curb (25' total)	Camino Antigua	Zearing Avenue	Senda Antigua	
		20' F-F	Alley Section Pavement w/ Roll Curb w/additional 4' sidewalk & 12" roll curb (25' total)	Senda Antigua	Camino Antigua	Entrada Antigua	
		20' F-F	Alley Section Pavement w/ Roll Curb w/additional 4' sidewalk & 12" roll curb (25' total)	Entrada Antigua	Camino Antigua	19th Street NW	

Construction Certification		
Private		City Cnst Engineer
Inspector	P.E.	
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/	/	/

⚠ Note: Alley section, roll curb
 & sidewalk not to be
 public, maintained.
 Alley section not to be
 built per COA STD. DWG
 2411.

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 _____ Wall Certificate from registered Engineer required prior to release of financial guarantees.
- 2 _____ *of Grading Plan 11-1-06*
Engineers Certification per D.P.M. is required for Financial Guarantee Release.
- 3 _____

AGENT / OWNER

Guy Jackson, PE
NAME (print)

Guy Jackson & Associates, LLC
FIRM

[Signature] 10-6-06
SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

DRB CHAIR - date

PARKS & GENERAL RECREATION - date

TRANSPORTATION DEVELOPMENT - date

AMAFA - date

UTILITY DEVELOPMENT - date

_____ - date

CITY ENGINEER - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER

2006-006-4

A City of Albuquerque



DEVELOPMENT PLAN REVIEW APPLICATION

SUBDIVISION	Supplemental form S	Supplemental form ZONING	Z
<input checked="" type="checkbox"/> Major Subdivision action		<input type="checkbox"/> Annexation & Zone Establishment	
<input type="checkbox"/> Minor Subdivision action		<input type="checkbox"/> Sector Plan (Phase I, II, III)	
<input type="checkbox"/> Vacation	V	<input type="checkbox"/> Amendment to Sector, Area, Facility or Comprehensive Plan	
<input type="checkbox"/> Variance (Non-Zoning)		<input type="checkbox"/> Zone Change	
SITE DEVELOPMENT PLAN	P	<input type="checkbox"/> Text Amendment	
<input type="checkbox"/> ...for Subdivision Purposes		APPEAL / PROTEST of...	A
<input type="checkbox"/> ...for Building Permit		<input type="checkbox"/> Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeal	
<input type="checkbox"/> IP Master Development Plan			
<input type="checkbox"/> Cert. of Appropriateness (LUCC)	L		

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: <u>The Sawmill Development Co., LLC</u>	PHONE: <u>505-286-3600</u>
ADDRESS: <u>P.O. Box 1808</u>	FAX: _____
CITY: <u>Tijeras</u> STATE <u>NM</u> ZIP <u>87059</u>	E-MAIL: _____
Proprietary interest in site: <u>Owners</u>	
AGENT (if any): <u>Jeff Mortensen & Associates, Inc.</u>	PHONE: <u>505-345-4250</u>
ADDRESS: <u>6010-B Midway Park Blvd. NE</u>	FAX: <u>505-345-4254</u>
CITY: <u>Albuquerque</u> STATE <u>NM</u> ZIP <u>87109</u>	E-MAIL: <u>dtrujillo@jmainc.org</u>

DESCRIPTION OF REQUEST: Preliminary Plat - To create Thirty-Nine (39) lots from the existing two tracts. To Be Known as Lots 1-P1 through 39-P1, ANTIGUA TRAVESIA

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

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

Lot or Tract No. Tract 2 and Tract A-3 Block: _____ Unit: _____

Subdiv. / Addn. Tract 2, Lands of McClain and Tract A-3 Lands of William Andrew McCord

Current Zoning: S-M1 Proposed zoning: n/a

Zone Atlas page(s): H-13 No. of existing lots: 2 No. of proposed lots: 39

Total area of site (acres): +/- 2.5659 Density if applicable: dwellings per gross acre: 15.2 dwellings per net acre: 26.5

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. 101605920001230305 and 101305922100430306 MRGCD Map No. 35

LOCATION OF PROPERTY BY STREETS: On or Near: 2000 Zearing Avenue NW
Between: Rio Grande Blvd, NW and 19th Street NW

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): DRB Project No. 1004851, 06DRB - 00556, 06DRB - 01095 --- ZHE 1005011, 06ZHE-00980 , 06ZHE-00981

Check-off if project was previously reviewed by Sketch Plat/Plan or Pre-application Review Team . Date of review: August 11, 2006

SIGNATURE Debie LeBlanc Trujillo DATE October 6, 2006

(Print) Debie LeBlanc Trujillo fo Jeff Mortensen & Associates, Inc. Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 9/01, 3/03

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	<u>06DRB - 01452</u>	<u>PP</u>	<u>5(2)</u>	\$ _____
<input type="checkbox"/> All fees have been collected	_____	<u>CWF</u>	_____	\$ <u>20.00</u>
<input type="checkbox"/> All case #s are assigned	_____	<u>ADV</u>	_____	\$ <u>75.00</u>
<input type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
	Hearing date <u>11-1-06</u>			Total \$ _____
<u>1004851</u>	Planner signature / date <u>10/5/06</u>	Project # <u>1004851</u>		

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

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

MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL

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

Preliminary plat approval expires after one year.
DRB Public hearings are approximately ONE MONTH after the filing deadline. Your attendance is required.

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

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

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

Amended preliminary plat approval expires after one year.
DRB Public hearings are approximately ONE MONTH after the filing deadline. Your attendance is required.

MAJOR SUBDIVISION EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT
(Temporary sidewalk deferral uses FORM-V)

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

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

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

JEFF MORTENSEN & ASSOC., INC.
DEBIE LEBLANC TRUJILLO
Applicant name (print)
Debie LeBlanc Trujillo 10-25-06
Applicant signature / date



Form revised 11/04 and JUNE 05

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

Application case numbers
DRB - 01452

Planner signature / date
Project # 100 4851



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

2006.006.4

October 5, 2006

Sheran Matson, AICP
Planning Manager, DRB Chair
Planning Department Development & Building Services Division
City of Albuquerque
600 2nd Street, NW
Albuquerque, NM 87103

Re: Request for Preliminary Plat Approval
Tract 2, Lands of McClain and Tract A-3, Lands of William Andrew McCord
To be known as Lots 1-P1 through 39-P1, Antigua Travesia
DRB Project No. 1004851

Dear Ms. Matson:

Transmitted are the following items associated with the subject request:

- DRB Application, Supplemental Form S(2) along with related fees
- Twenty Four (24) copies of the Preliminary Plat
- Twenty Four (24) copies of the Grading Plan (by others)
- Proposed Infrastructure List (by others)
- Three (3) copies of the Perimeter Wall Detail (by others)
- City of Albuquerque Zone Atlas H – 13 (with Site highlighted)
- Form DRWS (by others)
- Form TIS/AQIA (by others)
- Office of the Community & Neighborhood Coordination request, copies of letters sent to Neighborhood Associations along with the registered mail receipts
- Restrictions of Antigua Travesia Subdivision (A Declaration of Restrictions, Covenants and Conditions for the Creation and Maintenance of a Planned Live Work Community)

On behalf of our clients, The Sawmill Development Co., LLC, we are submitting for Preliminary Plat review and comment. We are proposing to create from the existing two tracts a thirty – nine (39) lots subdivision to be known as Lots 1-P1 through 39-P1, Antigua Travesia. This subdivision is an infill development project which will create a Planned Live / Work Community project.

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.

Page 2
September 21, 2006
Sheran Matson

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: Mr. John Edge, The Sawmill Development Co., LLC w/enc.
Mr. Mark Dupree w/enc.
Mr. Guy Jackson, GJA w/enc.

CITY OF ALBUQUERQUE

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

APPLICANT: Sawmill Development Co., LLC DATE OF REQUEST: 10/4/06 ZONE ATLAS PAGE(S): H-13, J-13

CURRENT:

ZONING SM1

PARCEL SIZE (AC/SQ. FT.) 2.57 Ac

REQUESTED CITY ACTION(S):

- ANNEXATION
- COMP. PLAN
- AMENDMENT
- SECTOR PLAN
- ZONE CHANGE
- CONDITIONAL USE

LEGAL DESCRIPTION:

LOT OR TRACT # 2 BLOCK # _____

SUBDIVISION NAME Lands of McClain & Tract A-3, Lands of William McCord

SITE DEVELOPMENT PLAN:

- A) SUBDIVISION BUILDING PERMIT
- B) BUILD'G PURPOSES ACCESS PERMIT
- C) AMENDMENT OTHER

PROPOSED DEVELOPMENT:

- NO CONSTRUCTION/DEVELOPMENT
- NEW CONSTRUCTION
- EXPANSION OF EXISTING DEVELOPMENT

GENERAL DESCRIPTION OF ACTION: ¹

OF UNITS: 30
BUILDING SIZE: 2000 (sq. ft.)

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

APPLICANT OR REPRESENTATIVE [Signature] DATE 10-4-06
(TO BE SIGNED UPON COMPLETION OF PROCESSING BY TRAFFIC ENGINEER AND ENVIRONMENTAL HEALTH)

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

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES NO BORDERLINE

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

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

TRAFFIC ENGINEER [Signature] DATE 10-4-06

Air Quality Impact Analysis (AQIA) May Be Required:

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

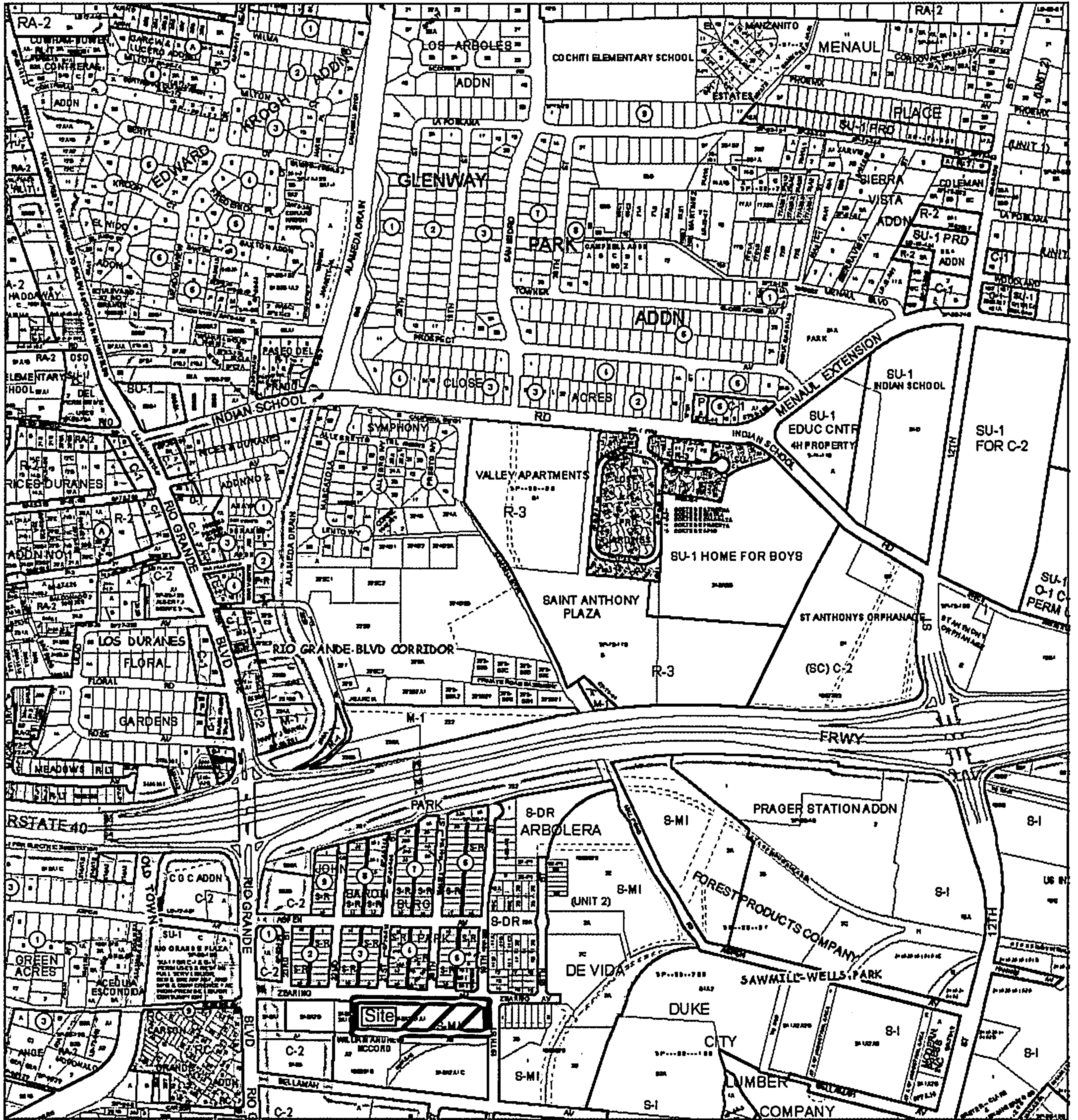
AIR QUALITY IMPACT ANALYSIS (AQIA) REQUIRED: YES NO

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

APPLICANT [Signature] DATE 10-4-06

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

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



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

AGIS
Albuquerque Geographic Information System

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
H-13-Z

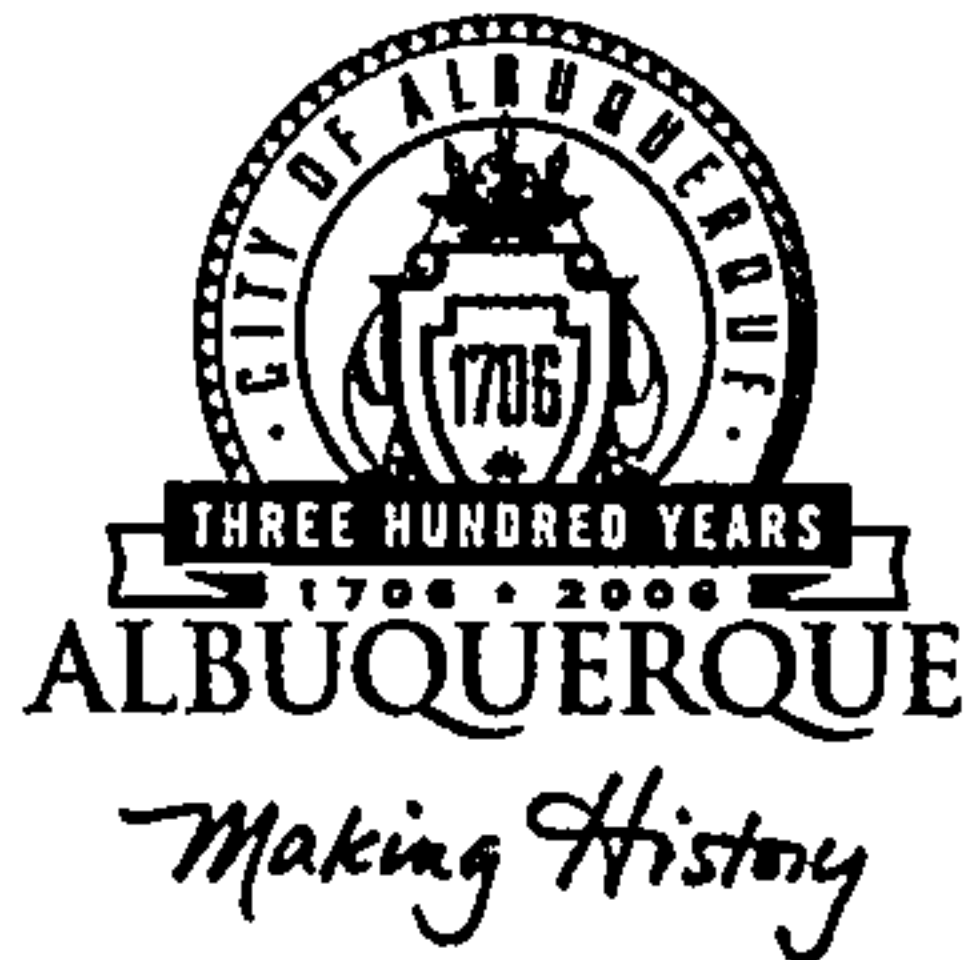
Selected Symbols

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

0 750 1,500 Feet

Map amended through: 3/14/2006

2006-006.4



City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

September 28, 2006

Debie LeBlanc Trujillo
Jeff Mortensen and Associates, Inc.
6010-B Midway Park Blvd. NE/87109
Phone: 345-4250/Fax – 345-4254
E-mail: dtrujillo@jmainc.org

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.

Dear Debie:

Thank you for your inquiry of September 28, 2006 requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **TRACT 2, LANDS OF MCCLAIN AND TRACT A-3, LANDS OF WILLIAM ANDREW MCCORD, LOCATED AT 2000 ZEARING AVENUE NW, zone map H-13.**

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

SAWMILL AREA N.A. (SMA) "R"
***Lezle Williams**
1127 12th St. NW/87104 842-5563 (h)
Larry Schultz
1324 Sawmill Rd. NW/87104 243-9160 (h)

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 me at (505) 924-3902 or via an e-mail message at swinklepleck@cabq.gov or by fax at (505) 924-3913.

Sincerely,

Stephani Winklepleck

Stephani I. Winklepleck
Neighborhood Program Coordinator
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

!!!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.
 - d) The name, address and telephone number of the applicant and of the agent (if any). In particular the name of an individual contact person will be helpful so that neighborhood associations may contact someone with questions or comments.

Information from the Office of Neighborhood Coordination

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

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

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

Any questions, please feel free to contact Stephani at 924-3902 or via an e-mail message at swinklepleck@cabq.gov.

Thank you for your cooperation on this matter.

(below this line for ONC use only)

Date of Inquiry: **09/28/06** Time Entered: **11:00 a.m.** ONC Rep. Initials: **SW**



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

2006.006.4
October 5, 2006

Ms. Lezle Williams
Sawmill Area Neighborhood Association
508 Aspen Avenue NE
Albuquerque, NM 87102

Via Certified Mail – Return Receipt Requested

and

Mr. Larry Schultz
Sawmill Area Neighborhood Association
517 Marble Avenue NE
Albuquerque, NM 87102

Via Certified Mail – Return Receipt Requested

Project Title: Lots 1-P1 through 39-P1, Antigua Travesia

Type of Request: Preliminary Plat

Current Legal Description: Tract 2, Lands of McClain and Tract A-3, Lands of William Andrew McCord

Developer: The Sawmill Development Co., LLC

Agent/Surveyor: Jeff Mortensen & Associates, Inc.

Contact: Charles G. Cala, Jr., PS, Vice President
Debie LeBlanc Trujillo, Project Coordinator

Dear Mr. Sanchez and Mrs. Apodaca:

Transmitted herewith is a copy of the Preliminary Plat for the above described property. This project is scheduled to be heard at the Development Review Board on November 1, 2006. The meeting will be held at 600 2nd Street, NW, Plaza Del Sol's hearing room, basement level of the building.

On behalf of our clients, The Sawmill Development Co., LLC, we are submitting for Preliminary Plat review and comment. We are proposing to create from the existing two tracts a thirty – nine (39) lots subdivision to be known as Lots 1-P1 through 39-P1, Antigua Travesia. This subdivision is an infill development project which will create a Planned Live / Work Community project.

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.

Sawmill Area Neighborhood Association

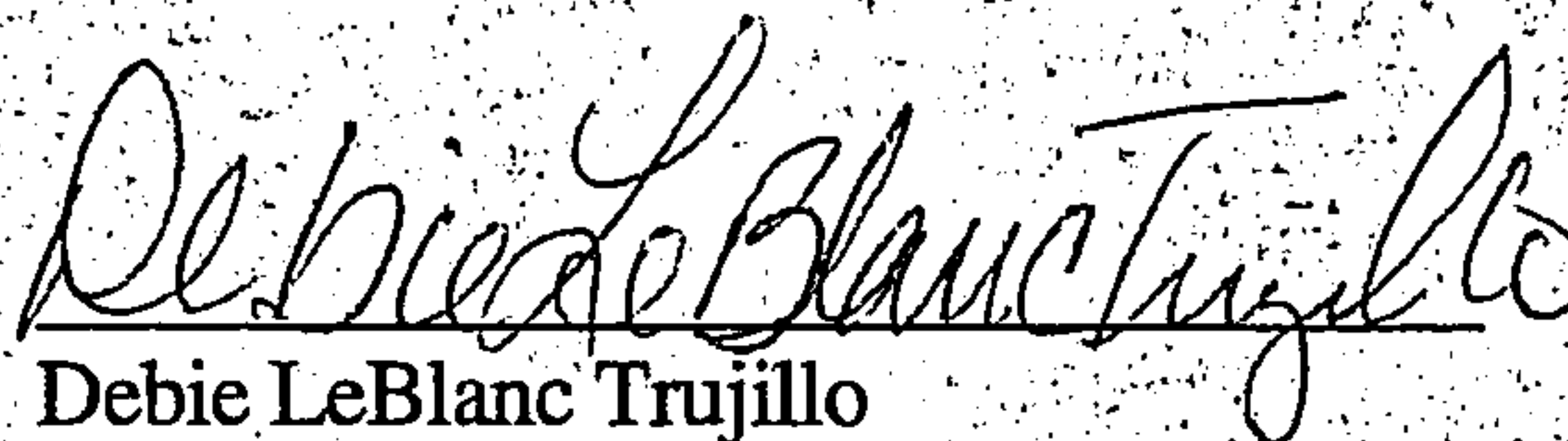
Page 2

October 5, 2006

If you have any questions regarding this information, please do not hesitate to contact our office.

Sincerely,

JEFF MORTENSEN & ASSOCIATES, INC.


Debie LeBlanc Trujillo

DLT
Enclosures

xc: Mr. John Edge, The Sawmill Development Co., LLC w/enc.
Mr. Mark Dupree w/enc.
Mr. Guy Jackson, GJA w/enc.



ENGINEERS & SURVEYORS

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

P: 505.345.4250
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508 Aspen Avenue NE
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Via Certified Mail – Return Receipt Requested

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Sawmill Area Neighborhood Association

Page 2

October 5, 2006

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JEFF MORTENSEN & ASSOCIATES, INC.


Debie LeBlanc Trujillo

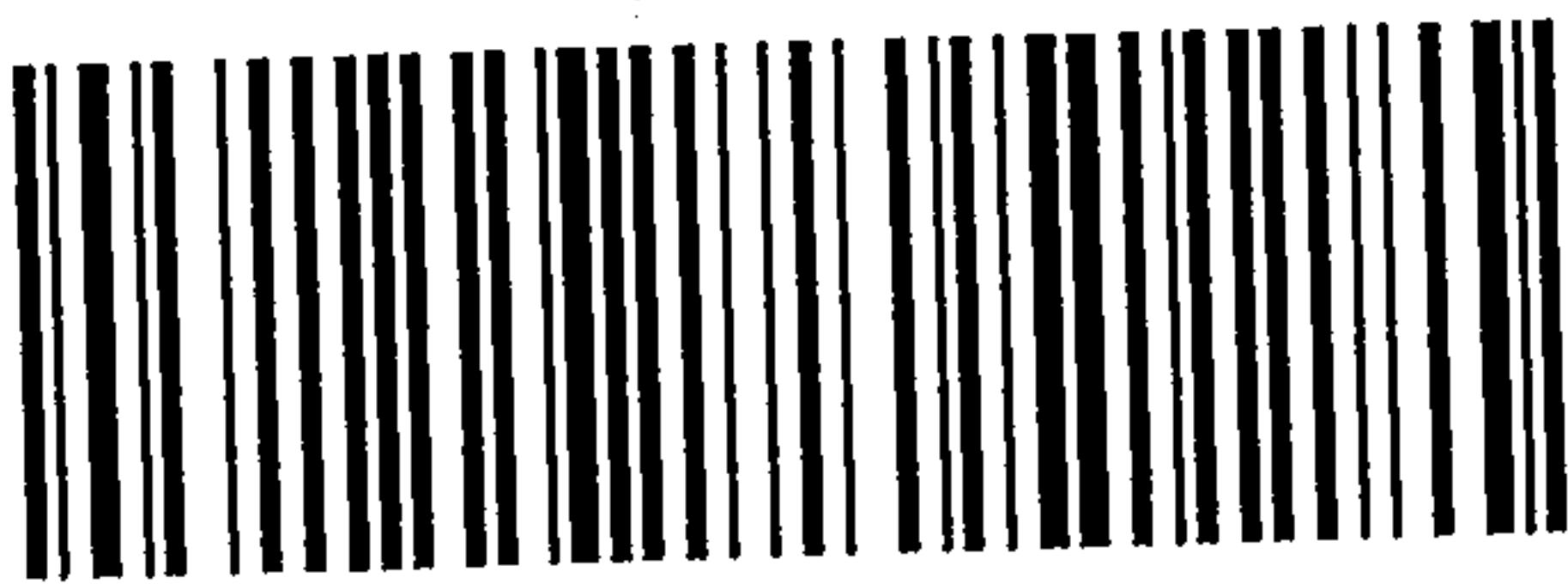
DLT
Enclosures

xc: Mr. John Edge, The Sawmill Development Co., LLC w/enc.
Mr. Mark Dupree w/enc.
Mr. Guy Jackson, GJA w/enc.

FIRST CLASS

FIRST CLASS

CERTIFIED MAIL™



7002 3150 0005 7420 2901



UNITED STATES POSTAGE
PITNEY BOWES
02 1P \$ 005.600
0002527985 OCT 05 2006
MAILED FROM ZIP CODE 87109

First Class Mail

First Class Mail

2006-006-4

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
<ul style="list-style-type: none"> 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. 		A. Signature <input checked="" type="checkbox"/> Addressee <input type="checkbox"/> Agent <input type="checkbox"/> Addressee	
1. Article Addressed to:		B. Received by (Printed Name)	C. Date of Delivery
Lezle Williams Sawmill Area N.A. (SMA) "R" 1127 12 th Street NW Albuquerque, NM 87104		D. Is delivery address different from item 1? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If YES, enter delivery address below:	
2. Article Number (Transfer from service label)		3. Service Type	
7002 3150 0005 7420 2901		<input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input checked="" type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.	
PS Form 3811, August 2001		4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes	
Domestic Return Receipt		102595-02-M-1540	

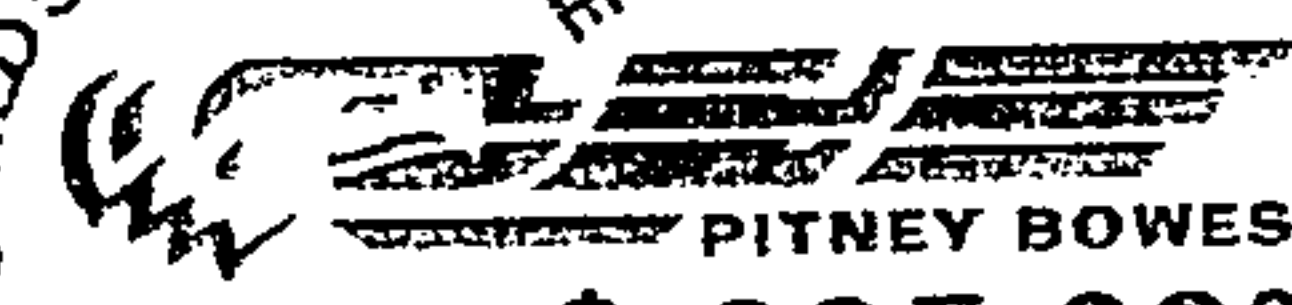
FIRST CLASS
FIRST CLASS
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FIRST CLASS

FIRST CLASS



7002 3150 0005 7420 2918

UNITED STATES POSTAGE

 PITNEY BOWES
 02 1P \$ 005.60⁰
 0002527985 OCT 05 2006
 MAILED FROM ZIP CODE 87109

First Class Mail

First Class Mail

2006-006-4

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. Larry Schultz
 Sawmill Area N.A. (SMA) "R"
 1324 Sawmill Road NW
 Albuquerque, NM 87104

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 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

2. Article Number
 (*Transfer from service label*) 7002 3150 0005 7420 2918

FIRST CLASS
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FORM DRWS: DRAINAGE REPORT / WATER & SEWER AVAILABILITY

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

PROJECT NAME ANTIGUA TRAVESIA

AGIS MAP # H-13, J-13

LEGAL DESCRIPTION TRACT 2, LANDS OF McCLAIN

TRACT A-3, LANDS OF WILLIAM McCORD

DRAINAGE REPORT

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

[Signature]
Applicant / Agent

Date

Hi-Sis 10/6/06
Hydrology Division Representative

[Signature]
Date

WATER AND SEWER AVAILABILITY STATEMENT

A Water and Sewer Availability Statement for this project was ^{prepared by the Albuquerque Bernalillo} ~~requested from the City of Albuquerque~~ ~~Utilities~~ ~~County Water Utility Authority (Civic Plaza RM 5012)~~ ~~Development Division (2nd floor Plaza del Sol)~~ on August 11, 2006 [date]. * See Attached

[Signature]
Applicant / Agent

Date

Hi-Sis 8/11/06
Utilities Division Representative

[Signature]
Date

DRB# _____

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

PAID RECEIPT

APPLICANT NAME THE SAWMILL DEVELOPMENT CO
AGENT JEFF MORTENSEN & ASSOC.
ADDRESS _____
PROJECT & APP # 1004851 / 06 DRB - 01452
PROJECT NAME ANTIGUA TRAVESIA

\$ 20.⁰⁰ 441032/3424000 Conflict Management Fee
\$ 1340 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
\$ 1435.⁰⁰ TOTAL AMOUNT DUE

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

THE SAWMILL DEVELOPMENT CO LLC
P O BOX 1808
TIJERAS, NM 87059-0512
(505) 286-3600

1018
95-219/1070 138
2374163273

Date 10-06-06

Pay to the Order of City of ALBUQUERQUE \$ 1435.⁰⁰
One thousand four hundred thirty five and 00/100 Dollars

DUPLICATE

City of Albuquerque
Treasury Division

WELLS FARGO Wells Fargo Bank, N.A. New Mexico City
wellsfargo.com

For DRB submittal Antigua Travesia
Account 10000000101810 1070021920 2374163273

10/6/2006 10:18 AM LOC: ANNX
RECEIPT# 00065477 W3 008 TRANS# 0017
Account 441032 Fund 0110
Activity 3424000 TRSPYE

Trans Amt \$1,435.00
J24 Misc \$1,340.00
Thank You \$20.00

DUPLICATE

City Of Albuquerque
Treasury Division

10/6/2006	10:08AM	LOC: ANNX
RECEIPT# 00065481	WSH 008	TRANSH 0017
Account 441018	Fund 0110	
Activity 4971000		TRSCXG
Trans Amt	\$1,435.00	
J24 Misc		\$75.00
CK		\$1,435.00
CHANGE		\$0.00

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 10-17-06 To 11-1-06

5. REMOVAL

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

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

Debra Trujillo @ JMA
(Applicant (of Agent))

10-06-06
(Date)

I issued 2 signs for this application, 10/5/06 Ji Sis
(Date) (Staff Member)

DRB PROJECT NUMBER: 1004851

RESTRICTIONS

OF

ANTIGUA TRAVESIA SUBDIVISION

A Declaration of Restrictions, Covenants and
Conditions for the Creation and
Maintenance of a Planned Live Work Community

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RESTRICTIONS OF ANTIGUA TRAVESIA SUBDIVISION

A Declaration of Restrictions, Covenants and Conditions for the Creation and Maintenance of a Planned Live Work Community

THIS DECLARATION is made as of _____, 200__, by SAWMILL DEVELOPMENT CO., LLC, a New Mexico limited liability company, with respect to that certain real property (the "Property") situate in Bernalillo County, New Mexico and more particularly described as follows:

Lots 1-P1 through 39-P1, Antigua Travesia Subdivision as shown on the Plat thereof recorded _____, in Book _____, Page _____, records of Bernalillo County, New Mexico.

It is hereby declared that all of the Property is subject to this Declaration which is for the purpose of creating and maintaining a planned live work community on the described real property for the improvement and protection of the value, desirability and attractiveness of the Property.

It is the purpose of this Declaration to create a planned unit live work community originally consisting of 39 Lots approved by the City of Albuquerque (the "City"), with each dwelling to be located on an individually owned lot on private streets, with portions of certain lots subject to easements for the benefit of the development, and with portions of the Property being owned or controlled by the Association for the benefit of the Lot Owners.

This Declaration will run with the Property and will be binding upon and inure to the benefit of Grantor, the Association, each Owner of the Property or any part of it, and each successor in interest of Grantor, the Association, and any such Owner.

ARTICLE 1 **Definitions**

Unless the context otherwise specifies or requires, the terms defined in this Article 1 will have the meanings as defined in this Article for the purposes of this Declaration.

Section 1.01: Architectural Control Committee.

The terms "Architectural Control Committee" or "Committee" or "ACC" will mean the architectural control committee created pursuant to Article 8.

Section 1.02: Association.

The term "Association" means the Antigua Travesia Homeowners Association, a New Mexico non-profit corporation, as described in the Article entitled, "Organization, Powers and Duties of the Association," and any successor incorporated or unincorporated association.

Section 1.03: Board.

The term "Board" means the Board of Directors of the Association and the governing body of any successor incorporated or unincorporated association.

Section 1.04: Common Area.

The term "Common Area" means portions of the Subdivision which have been or may be conveyed to the Association for the benefit of the Lot Owners, or over which an easement exists in favor of the Lots and/or the Association, specifically including the Easement Areas.

Section 1.05: Design Guidelines.

The term "Design Guidelines" means any Antigua Travesia design guidelines for the Subdivision approved by the Board, and any modifications, amendments or supplements there to which may be approved by the Board from time to time. Any Design Guidelines will be kept on file at the office of the Association.

Section 1.06: Easement Areas.

The term "Easement Areas" means certain interests in real property owned by the Lot Owners, a governmental authority or third parties, but maintained by the Association for the common use and enjoyment of some or all of the Association members. The Easement Areas include those easements granted by the Plat that are to be maintained by the Association.

Section 1.07: Eligible Mortgagee.

The term "Eligible Mortgagee" means any holder of a first mortgage lien against any Lot provided that such mortgagee has given the Association written notice of its mortgage setting forth the mortgage recording information, its name and address, and identifying the Lot, by legal description and address. The holder of a mortgage other than a first mortgage can not be an Eligible Mortgagee.

Section 1.08: Fiscal Year.

The term "Fiscal Year" will initially be the calendar year; but, a different Fiscal Year may be adopted from time to time, by the Association by bylaw or Board Resolution.

Section 1.09: Grantor.

The term "Grantor" means SAWMILL DEVELOPMENT CO., LLC, a New Mexico limited liability company, its successors and assigns, who are assigned, in writing, all or part of Grantor's powers and responsibilities for all or a specific area or portion of the Subdivision and who accept such powers and responsibilities in writing. All such assignments and agreements to accept the obligations of Grantor will be recorded in the real estate records of Bernalillo County, New Mexico, filed with the Board and placed with the records of the Association. Each person or entity named as an assignee in an assignment may exercise the rights of Grantor provided by this Declaration for the area assigned, but no general power, such as the power to annex additional property into this Declaration may be partially assigned, except for an assignment of all rights under this Declaration.

Section 1.10: Improvements.

The term "Improvements" includes, without limitation, buildings, out-buildings, (including storage buildings), roads, driveways, parking areas, fences, retaining walls, patio walls or fences, subdivision exterior walls or fences, stairs, benches, decks, windbreaks, poles, antennas, signs, utility or communication installations (whether above or underground), and any structure and excavation of any type or kind.

Section 1.11: Lot.

The term "Lot" means each of the 39 lots designated as lots 1-P1 through 39-P1 on the Plat together with the Improvements located on each such Lot and any lots subsequently annexed into this Declaration.

Section 1.12: Mortgage.

The term "Mortgage" means a deed of trust, as well as a mortgage, and the term "Mortgagee" will mean a beneficiary under or a holder of a deed of trust, as well as a Mortgagee.

Section 1.13: Owner.

The term "Owner" means the person, persons or entities, including Grantor, holding the beneficial ownership of the fee of a lot and will not include persons holding only a security interest. For the purposes of the Article entitled, "Permitted and

Prohibited Uses of Property," unless the context otherwise requires, "Owner" will include the family, invitees, licensees and tenants of any Owner.

Section 1.14: Perimeter Walls.

The term "Perimeter Walls" means any walls built by the Grantor that are located around portions of the perimeter of the Property, adjacent to public rights of way, and/or property owned by third parties.

Section 1.15: Plat.

The term "Plat" means the Plat of Antigua Travesia Subdivision, as recorded in the Bernalillo County, New Mexico real estate records on _____, in Book _____, Page ____ together with any subdivision plat or plats applicable to property annexed into this Declaration.

Section 1.16: Subdivision.

The term "Subdivision" means the planned live work community subdivision created by and subject to this Declaration.

Section 1.17: Yard Walls.

The term "Yard Walls" means any walls located along portions of the boundaries of individual Lots, but does not include Perimeter Walls.

ARTICLE 2
Property Subject to Declaration

All of the Property is subject to this Declaration. Grantor does not contemplate subjecting any additional property to this Declaration.

ARTICLE 3
Permitted and Prohibited Uses of Property

Section 3.01: Permitted Uses of Property Within the Subdivision.

1. Improvements and development within the Subdivision will be limited to single family dwelling and live work units, associated parking, garages, roads and access ways, landscaped areas, and all public or private service and utility facilities related to such uses, including, but not limited to, drainage, sewer, gas, water, electric and communication facilities. **[ADD INFORMATION REGARDING ALLOWABLE USES]**

2. Grantor will, so long as Grantor is the owner of any Lot, have all of the rights of use set out in the Article entitled, "Limitation of Restrictions on Grantor."

Section 3.02: Prohibited Uses of Subdivision.

1. No dwelling will be used as a facility to provide services to persons, on a temporary or permanent basis, for any living accommodations or meals. Examples of prohibited uses are a boarding house, bed and breakfast establishment, family care facility, family day care house, group home, group training home, assisted living home, or similar facility. No dwelling will be divided into apartments or rooms for rental purposes. The foregoing listed prohibitions are examples; the list is not all-inclusive. This subsection does not prevent the rental or lease of the entire dwelling as a single unit by the Owner thereof, but any such rental or lease must be by a written agreement which requires the tenant to observe these Restrictions. No dwelling may be leased or rented for a period of less than 30 days.

2. No illegal, noxious or offensive activity will be carried on within the Subdivision. No light will be emitted from any Lot which is unreasonably bright to cause unreasonable glare to any dwelling. No sound will be emitted on or from any Lot which is unreasonably loud or annoying. No odor will be emitted from any Lot which is noxious or offensive to others. Nothing will be done or placed which may be or become a nuisance, or cause unreasonable embarrassment, disturbance, or annoyance to Owners in the enjoyment of their dwellings.

3. No signs whatsoever, including, but without limitation, commercial, or similar signs, visible from other Lots, may be erected or maintained upon any Lot, except:

- A. Such signs as may be required by legal proceedings.
- B. During the time of construction of any structure or other Improvement, a job identification sign having a maximum face area of 12 square feet and in accordance with any requirements as may be set forth in Design Guidelines.
- C. Appropriate safety, directional, and identification and safety signs installed by Grantor, the Association, or required by law.
- D. Customary "for sale" or "for rent" signs in accordance with the any requirements as may be set forth in Design Guidelines.
- E. Such residential or commercial identification signs as Grantor has the right to maintain, or as are specifically approved by the Board in accordance with any applicable rules adopted by the Board.

F. Political signs, but only for periods of time as allowed by City ordinance, and in any event not to exceed one (1) month before and two (2) weeks after the applicable election.

4. Except as provided otherwise by this Section, no vehicle, other than a vehicle commonly used by a person for personal, non-commercial use may be kept, placed, or maintained within the Subdivision at any time, unless enclosed within a standard size garage or within the side or rear yard so as not to be visible from any street, or the ground floor of neighboring homes. "Prohibited Vehicles" include, but are not limited to, mobile homes, motor homes, recreational vehicles, all terrain vehicles, motorcycles, campers, trailers, boats, and similar recreational equipment. The foregoing list of Prohibited Vehicles is not inclusive, but is illustrative, it being the intent of these Restrictions to preserve the single family residential nature of the Subdivision and to exclude from public view all vehicles which may impair or detract from the theme of the Subdivision. The provisions of this subsection will not apply to (i) temporary construction shelters or facilities maintained during, and used exclusively in connection with, the construction of any work or improvement permitted by this Declaration, (ii) a recreational vehicle parked in the driveway or the street for a period not to exceed 24 hours, and (iii) a guest's use of a recreational vehicle for a period not to exceed one week per 30 days, or 45 days within any 365 day period.

5. Any outside clothes lines or other outside clothes drying or airing facilities will be maintained exclusively within a walled yard in such a way as not to be visible from other Lots, Common Areas or public streets.

6. No garbage, trash, ashes or other refuse may be thrown, dumped or allowed to accumulate within the Subdivision. There will be no burning of refuse out of doors. No incinerator or other device for the burning of refuse indoors will be constructed, installed or used by any person except in conformity with law and approved by the Board.

7. No animals, livestock, horses, insects or poultry of any kind will be kept, raised, or bred in the Subdivision. Dogs, cats and other household pets (not to exceed 2 dogs and/or cats per Lot) may be kept, providing they are not kept, raised or bred for commercial or hobby breeding purposes. Such household pets, except cats, must be restrained on a leash or otherwise under the direct control of an individual when outside the Lot.

8. All exterior spot or directional lighting of any sort, the light source of which is visible from neighboring Lots, will be subject to approval, in writing, by the Board prior to installation.

9. No exterior antennas or satellite dishes of any sort will be installed or maintained on any Lot or within the Subdivision, except as may be provided in the Design Guidelines or approved by the Executive Board. No permanent flagpoles or

banners or similar devices will be installed or maintained on any Lot. This provision will remain enforceable even if enforcement action is not commenced within the time limitations otherwise provided by this Declaration.

10. No air conditioner, electric generator, mechanical device or other outdoor maintenance or service facility will be installed or maintained on the roof or exterior surface of any dwelling if such is visible from the street or from any other Lot.

11. No vehicles of any type will be permanently or semipermanently parked in any portion of the Subdivision visible from other Lots for purposes of repairs or reconstruction, or storage. A vehicle will be deemed parked for storage if it is not driven out of the Subdivision for ten consecutive days.

12. No trucks or other commercial vehicles will be kept or maintained in the Subdivision, except within standard size garages, and except where customary or required for the limited purposes of building, repairing, refinishing, or maintaining the Subdivision or a dwelling, or for the purpose of moving household goods or other necessary or customary furnishings, equipment or supplies in or out of the Subdivision.

13. Except temporarily during a construction period, all utility lines, including, but not limited to, electrical, gas, telephone, cable television, fiber optic cables and lines, and other communications systems of any kind will be installed and maintained underground, except for access ports and aboveground electric transformers.

14. No portion of the Subdivision will be used for any purpose or in any manner which would increase the rate at which insurance against loss or damage by fire and the perils covered by extended coverage, bodily injury, property damage liability insurance, covering any other dwelling may be obtained, or cause any other dwelling to be uninsurable or have such insurance canceled or suspended.

Section 3.03: Common Area/Easement Area.

The Common Area is for the benefit of the Owners and the Association, and is for the applicable specific purposes as provided on the Plat, for access to the Lots, for installing, maintaining and repairing signs identifying the Subdivision or a private street, [for watering, planting, cutting, removing and otherwise caring for any landscaping on the Common Area, as may be applicable,] and for such other purposes as provided in this Declaration. The Association will have the right and the obligation to (i) maintain the Common Area, including specifically, those maintenance obligations set forth on the Plat, (ii) [maintain any landscaping within the Easement Area, and (iii)] maintain the exterior facade of all Perimeter Walls. The Association is hereby granted an easement to enter upon each Lot in order to perform its obligations relating to any Common Area and Easement Area, including but not limited to private street maintenance, provided that such access will be exercised in such a way as to minimize interference with the Owner's use of the Lot.

Section 3.04: Encroachment Easements.

Should minor variations between lot lines as shown on the Plat and actual physical lot boundaries (such as walls, including party walls, and fences) occur, either due to original construction, reconstruction, repair, or due to the settling, shifting or movement of structures, a valid easement will exist for the encroaching Improvements for so long as the encroachment exists.

ARTICLE 4
Membership in the Association;
Voting Rights

Section 4.01: Membership.

1. Each Owner, by virtue of being an Owner and during such time as such Owner remains an Owner, will be a member of the Association.
2. The rights, duties, privileges, and obligations of an Owner as a member of the Association will be those set forth in, and will be exercised and imposed in accordance with the provisions of this Declaration and the Association's Articles of Incorporation and By-Laws.

Section 4.02: Classes of Membership.

The Association will have two classes of membership, Class I and Class II.

Class I. All Owners, except the Grantor, will be Class I members, and will be entitled to one vote for each Lot owned. When more than one person or entity is an Owner of any Lot, all such persons will be members. The vote for such Lot will be exercised as such Owners determine, and in no event will such multiple Owners have more than one vote per Lot.

Class II. The Grantor will be the only Class II member and will be entitled to three votes for each Lot owned by Grantor. The Class II membership of Grantor will be converted to Class I membership and Grantor's Class II membership will forever terminate when the total votes in Class I membership equal or exceed the total votes in Class II membership.

Section 4.03: Voting Rights.

Each Owner will be entitled to vote as provided in this Article on all matters properly submitted for vote to the membership of the Association. Voting Rights are

further established by the By-Laws adopted by the Association. The By Laws will not impair the rights of the Class II member. The right to vote may not be severed or separated from ownership of a Lot, and any sale, transfer or conveyance of the beneficial interest of the fee of any Lot to a new Owner will operate to transfer the appurtenant voting rights without the requirement of any express reference thereto. Voting may be by written proxy.

Section 4.04: Voting Rules.

When any provision of this Declaration calls for the vote or the consent of the members in any stated percentage, the following rules apply, unless the specific language of the provision provides to the contrary:

A. Whenever a vote of the members is required, it is sufficient to obtain the written consent of the same percentage and class of members;

B. The percentage requirement will be a percentage of the total voting power of the Association or of the total voting power of the required class and not a percentage of the number of members of the Association, or class; and

C. In any election held pursuant to the requirements of this Declaration, ballots may be transmitted to Owners in the manner provided for the giving of notice.

D. A vote of the members will be decided by the majority of the votes present in person or by proxy, unless otherwise specifically provided.

ARTICLE 5

Organization, Powers and Duties of the Association

Section 5.01: Organization.

1. The Association will be organized as a New Mexico non-profit corporation charged with the duties and empowered with the rights set forth herein. The Association's affairs will be governed by this Declaration, the Articles of Incorporation and the By-Laws.

2. In the event that the Association, as a corporate entity, is not formed or after formation loses its corporate powers or is dissolved, a non-profit, unincorporated association will forthwith and without further action or notice, be formed and will succeed to all the rights and obligations of the Association hereunder until a qualified non-profit corporation is formed. Said unincorporated association's affairs will be governed by the laws of the State of New Mexico, and to the extent not inconsistent therewith, by this Declaration, the Articles of Incorporation and the By-Laws,

respectively, as if they were created for the purpose of governing the affairs of an unincorporated association.

3. The President and Secretary of the Association, or any three members of the Board of Directors, may execute, seal, acknowledge and record a certificate of identity stating the names of all of the members of the then current Board and the then current Architectural Control Committee, if any. The most recently recorded affidavit will be conclusive evidence of the identity of the persons then composing the Board in favor of any person relying thereon in good faith.

4. The affairs of the Association will be managed by the Board, which will exercise all of the rights and powers and perform all of the duties and responsibilities set out in this Declaration for the Association.

Section 5.02: Powers and Authority of the Association.

The Association will have all of the powers set forth in its Articles of Incorporation, together with its general powers as a non-profit corporation, subject only to the limitations upon the exercise of such powers as are expressly set forth in its Articles of Incorporation, its By-Laws and in this Declaration, to do any and all lawful things which may be authorized, required, or permitted to be done by the Association under and by virtue of this Declaration and to do and perform any and all acts which may be necessary or proper for or incidental to the exercise of any of the express powers of the Association or for the peace, health, comfort, safety, and general welfare of the Owners.

1. Any of the following actions by the Board will require a majority vote of the Owners:

A. Entering into a contract for the furnishing of goods or services for Common Area and/or Easement Area or the Association for a term longer than three years; and

B. Paying compensation to members of the Board or officers for services performed in the conduct of the Association's business provided that the Board may cause a member or officer to be reimbursed for expenses incurred in carrying on the business of the Association.

2. In fulfilling any of its obligations or duties under this Declaration, including, without limitation, its obligations or duties for the maintenance, repair, operation, or administration of the Common Areas and/or Easement Areas, the Association will have the power and authority:

A. To contract and pay for, or otherwise provide for, the improvement, maintenance, restoration, and repair of the Common Area and/or Easement Area and all Improvements located thereon;

B. To obtain, maintain, and pay for such insurance policies or bonds, whether or not required by this Declaration, as the Association will deem to be appropriate for the protection or benefit of the Subdivision, the Association, the members of the Board, and the Owners;

C. To incur indebtedness; but any indebtedness in excess of the Association's estimate of its estimated gross revenue for the year incurred or any indebtedness to be repaid over a period longer than one year must be approved by the Owners;

D. To contract and pay for, or otherwise provide for, such utility services, including, but without limitation, water and electrical services, as may from time to time be required;

E. To contract and pay for, or otherwise provide for, the services of architects, engineers, attorneys, bookkeepers and certified public accountants, and such other professional and non-professional services as the Association deems necessary;

F. To contract and pay for, or otherwise provide for, such materials, supplies, furniture, equipment, and labor as and to the extent the Association deems necessary;

G. To pay and to discharge any and all liens from time to time placed or imposed upon any Common Area, or on account of any work done or performed by the Association in the fulfillment of any of its obligations and duties of maintenance, repair, operation, or administration;

H. To lease or contract for the use of land and Improvements for recreation or other purposes to the extent the Association deems necessary; and

I. To place and maintain upon the Common Area such signs as the Association may deem necessary for the identification of the Subdivision and/or roads, the regulation of traffic, including parking, for the health, welfare and safety of Owners and other persons.

3. In fulfilling any of its obligations or in exercising any of its rights with respect to the development, construction, installation or acquisition of a capital improvement, the Association will have the power and authority:

A. To contract and pay for such Improvements upon such terms and conditions as the Association will deem appropriate;

B. To obtain, maintain, and pay for such insurance policies or bonds as the Association may deem appropriate for the protection and benefit of the Association, the members of the Board, and Owners, including, but without limitation, builder's risk insurance, additional comprehensive liability insurance, workman's compensation insurance, and performance and fidelity bonds;

C. To incur indebtedness under terms and conditions as provided by this Article; and

D. To contract and pay for the services of architects, engineers, attorneys, and certified public accountants, and other professional and non-professional services.

4. With respect to the Common Area, the Association will exercise control over the Common Area, but only for the purpose of carrying out the purposes of this Declaration. The Association will have no authority to mortgage, sell or convey Common Area or any part thereof, unless approved by an 80% vote of the Class I Members and approval of the Class II Member, if applicable, except that the Association will have the power and authority from time to time without a vote of the members to grant and convey easements or rights of way, in, on, over, or under any Common Area, for the purpose of constructing, erecting, operating and maintaining thereon, therein, and thereunder wires, conduits and other equipment for the transmission of electricity and signals for lighting, heating, power, communication, cable television and other purposes, and for the necessary attachments in connection therewith; and public and private sewers, storm water drains, storm water ponding areas, land drains and pipes, water systems, sprinkling systems, water, heating and gas lines or pipes and any and all equipment in connection with the foregoing.

5. The Association may, from time to time and upon such terms and conditions as it may deem appropriate, agree with the Governing Body of any other subdivision to jointly manage the affairs of the Subdivision, to jointly hire a manager, or jointly to engage in other activities not inconsistent with the Subdivision Restrictions.

6. The Association will have the right from time to time to pay, compromise, or contest any and all taxes and assessments levied against all or any part of the Common Area any income of or assessed to the Association, and upon any personal property belonging to or assessed to the Association.

7. The Association will have the power and authority from time to time, in its own name, on its own behalf, and on behalf of any Owner or Owners who consent thereto, to commence and maintain actions and suits to restrain and enjoin any breach or threatened breach of the Subdivision Restrictions and to enforce, by mandatory injunction or otherwise, all of the provisions of this Declaration.

8. The Association will have the power, but not the duty, to enter upon and maintain, or provide for the maintenance of, any Lot or Improvements which is not maintained by the Owner thereof in accordance with the requirements of this Declaration, at the expense of any such Owner.

9. The Association, through the Board, may enact rules reasonably implementing the intent of this Declaration, provided notice of intent to establish any such rule is provided to each Owner at least 15 days before the Board meeting at which such action is to be considered.

Section 5.03: Non-Liability of Directors and Officers.

No director or officer of the Association will be personally liable to any Owner, or to any other person, including Grantor for, and each Owner for himself, herself, his or her grantees, successors and assigns, does hereby release each such director and officer from, any error or omission of the Association, its representatives and employees, or the manager; provided, however, that such director or officer has, with the actual knowledge possessed by him, acted in good faith.

Section 5.04: Duties and Obligations of the Association.

1. The Association will have the obligation and duty, subject to this Declaration, to do and perform each and everything set out in this Section, for the benefit of the Owners and for the maintenance and improvement of the Subdivision.

2. The Association will accept all Owners as members of the Association.

3. The Association will accept from Grantor an easement over the Common Area and the maintenance responsibilities in relation to the Common Area, which will be deemed transferred to it upon or after recording of these Restrictions, subject to the reservations of all easements, licenses and rights to use and the rights of Grantor.

4. The Association will maintain, or provide for the maintenance of, the Common Area, the Easement Area, all Improvements thereon, and, to the extent provided in Section 3.03, any Perimeter Walls.

5. The Association will maintain or provide for the maintenance of all landscaping and vegetation (including without limitation, grass, mass plantings, shrubs and trees) on the Easement Area and will keep such vegetation properly trimmed, mowed, cut, watered, fertilized, planted and replaced so that it provides an attractive appearance.

6. The Association may employ the services of an entity or an individual manager to manage the affairs of the Association and, upon such conditions as are otherwise advisable by the Association, the Association may delegate to the manager

any of its powers under the Subdivision Restrictions. No management agreement entered into between the Association and any professional management company (whether or not such professional management company is owned or controlled by the Grantor) will provide for a term in excess of three years and all such agreements will permit the Association to terminate for cause upon not more than 30 days' prior written notice and all such agreements will provide for termination by either party without cause and without payment of a termination fee on 90 days or less written notice.

7. The Association will obtain and maintain in force the following policies of insurance to the extent policies with the required provisions are economically available:

A. Fidelity Bond: The Association will procure and maintain a fidelity bond (if available at commercially reasonable premiums) naming the Association as obligee in an amount equal to the estimated maximum amount of funds to be in the custody or control of the Association or its professional management company, including reserves for replacement and working capital, at any given time during the term of such bond, but in any event in an amount at least equal to three (3) months' aggregate monthly assessments on all Lots plus the sum of all reserve funds. Such fidelity bond will cover all officers, directors, trustees and employees of the Association and all other persons handling or responsible for funds of or administered by the Association, including the officers, directors, employees and agents of the professional management company employed by the Association pursuant to these Restrictions. Provided, however, that the fidelity bond to be procured by the Association need not cover the professional management company and its officers, directors, employees and agents, if such professional management company provides a sufficient fidelity bond naming the Association as an additional obligee or loss payee. Such bond will contain a waiver of any defense or exclusion based upon the exclusion of persons serving without compensation from the definition of "employees" or other similar terms or expressions. Such bond will require at least ten (10) days' prior written notice to the Association of cancellation or substantial modification (including cancellation for non-payment of premiums). The cost of such fidelity bond (except for premiums on any fidelity bond provided by the professional management company which the Board determines to be satisfactory and in compliance with the provisions of this Section) will constitute a common expense of the Subdivision.

B. Liability Insurance: The Association will procure and maintain comprehensive public liability insurance in the amount of at least one million dollars (\$1,000,000) per single occurrence for bodily injury, death and property damage suffered by the public or any Owner and his family, guests, agents, employees or invitees occurring in, on or about the Common Area and Easement Area. Such policy will insure the Owners and the Association and its officers, directors, employees and agents, including expressly the professional management company and its officers, directors, employees and agents and will further expressly cover legal liability arising from lawsuits related to employment contracts of every nature to which the Association is a party. Such policy will be issued by insurers authorized to do business within the

State of New Mexico. The cost of such policy will constitute a common expense of the Association. Such insurance must not provide for contribution with regard to any policies of liability insurance carried individually by any Owner.

C. Additional Insurance: The Board will have the authority to obtain such other insurance, including the authority to increase the scope or amount of any insurance required by this Article 5, as the Board will determine to be necessary or advisable. The cost of any such additional insurance will constitute a common expense of the Association.

8. The Association will prepare an annual operating statement reflecting the money received by the Association and the expenditures of the Association for each fiscal year and distribute such statement to each member and each Eligible Mortgagee upon request.

9. The Association will take such action, whether or not expressly authorized by this Declaration, as may reasonably be necessary to enforce or carry out the purposes of this Declaration and the Subdivision Rules.

ARTICLE 6

Funds, Assessments and Delinquency

Section 6.01: Creation of Lien and Personal Obligation for Assessments.

Grantor for each Lot owned by it hereby agrees to pay, and each Owner of a Lot by the acceptance of a deed or contract of sale therefor, whether or not so expressed in any such deed or contract or other conveyance, is deemed to agree to pay to the Association:

- A. Maintenance assessments;
- B. Delinquency assessments;
- C. Assessments for capital improvements; and
- D. All other fees or other moneys due to the Association from such Owner.

The maintenance assessment, delinquency assessment and assessment for capital improvements, plus interest, late charges, costs and attorney's fees, will be a charge against the Lot and will be a continuing lien upon the Lot against which each such assessment is made, and will also be the personal obligation of the Owner or Owners of such property on the assessment date. Although the lien will continue on the Lot, the personal obligation to pay assessments will not pass to successors in title unless expressly assumed by them.

Section 6.02: Operating Fund.

There will be an operating fund, into which the Association will deposit all monies paid to it and from which the Association will make disbursements in performing the functions for which the foregoing assessments are levied.

Section 6.03: Maintenance Assessment.

1. Within 30 days prior to the commencement of each fiscal year the Board will estimate the costs and expenses to be incurred by the Association during such year, including a reasonable provision for contingencies, and reserves for major repair and replacement, and will subtract from such estimate an amount equal to the anticipated balance, exclusive of any reserves for contingencies and reserves for major repair and replacement, in the operating fund at the start of such year. The sum or net estimate so determined will be assessed to all Owners in shares: one (1) share for each Lot owned.

2. If, at any time and from time to time, during any fiscal year, the maintenance assessment proves or appears likely to prove inadequate for any reason, including non-payment of any Owner's share thereof, the Board may levy a further maintenance assessment in the amount of such actual or estimated inadequacy, which will be assessed to all Owners apportioned as provided in Section 6.03.1, if approved by a two-thirds (2/3) vote of the Class I Members and approval of the Class II Member.

3. Maintenance assessments will be due and payable to the Association when levied or in such installments during the year, and on such due dates as the Board will designate.

4. The Board will not levy assessments to defray the costs of any action or undertaking on behalf of the Association which in the aggregate exceed five percent (5%) of the budgeted gross expenses of the Association for that fiscal year and which are not part of such budgeted gross expenses, without the approval of the Members.

5. From and after December 31, 200___, the maximum maintenance assessment may be increased by the Board each year, but not more than twenty percent (20%) of the previous year's assessment, without a vote of two-thirds (2/3) of the Class I Members and approval of the Class II Member.

Section 6.04: Delinquency Assessment.

The Association will levy a delinquency assessment against any Owner or Owners as a result of whose acts, or failure or refusal to act, or otherwise comply with this Declaration, or the Subdivision Rules, monies were expended from the operating fund by the Association. Such assessment will be in the amount so expended, and will be due and payable to the Association when levied, or in such installments as the

Association will designate. Prior to the levy of a delinquency assessment the Board will hold a hearing to determine the validity and amount of the assessment upon at least 30 days notice to the Owner to be assessed at which hearing such Owner will be given an opportunity to be heard.

Section 6.05: Assessments for Capital Improvements.

The Association may also levy in any year an assessment for paying or returning, in whole or in part, the cost or proposed cost of acquisition and construction of a described capital improvement (whether the improvements constitute real or personal property), in an amount greater than can be included in the maintenance assessment, provided it has been approved by a two-thirds (2/3) vote of the Class I Members and approval of the Class II Member, which assessment will be assessed to Owners as provided for in Section 6.03.1.

Section 6.06: Reserves as Trust Funds.

Reserves for major repairs and replacements and for capital improvements to be built or acquired will be kept segregated from the other monies held by the Association as trust funds in an account or accounts labeled "Reserve Trust Fund" and will be withdrawn and used only for the purposes of major repairs and replacements or for capital improvements respectively, unless a different or other use is authorized by the vote of the members.

Section 6.07: Delinquency.

Each assessment under this Article will be the separate, distinct and personal debt and joint and several obligation of the Owners against whom it is assessed. Any assessment provided for in this Article, which is not paid when due, will be delinquent. With respect to each assessment not paid within ten (10) days after its due date, the Association may, at its election, require the Owner to pay a sum (late charge) to be determined by the Association, to pay the costs of handling the delinquent sum. Such a charge will be considered an additional assessment and collectible with the assessment for which it was charged. If any such assessment is not paid within 30 days after the delinquency date, the assessment will bear interest from the date of delinquency at a rate of eighteen percent (18%) per annum, or as otherwise set from time to time by the Association, and the Association may, at its option, bring an action at law against the Owner or Owners personally obligated to pay the same, and upon compliance with the provisions of this Article to foreclose the lien against the Lot, and there will be added to the amount of such assessment the late charge, the costs of preparing and filing the complaint in such action, and in the event a judgment is obtained, such judgment will include interest at the rate provided herein and a reasonable attorney's fee, together with the costs of action. Each Owner vests in the Association, or its assigns, the right and power to bring all actions at law or lien foreclosure against such Owner or other Owners for the collection of such delinquent assessments.

Section 6.08: Notice of Lien.

No action will be brought to foreclose an assessment lien less than 30 days after the date a notice of claim of lien is deposited in the United States mail, certified or registered, postage prepaid, to the Owner of said Lot, and the original thereof is recorded by the Association in the office of the Bernalillo County Clerk; said notice of claim must recite a good and sufficient legal description of any such Lot, the record owner or reputed owner thereof, the amount claimed (which will include the interest charges, costs and attorney's fees) and the name and address of the Association.

Section 6.09: Foreclosure Sale.

Any such sale provided for above is to be conducted in accordance with the customary practice of the court of the State of New Mexico, applicable to the foreclosure of mortgages, or in any other manner permitted or provided by law. The Association, through its duly authorized agents, will have the power to bid on the Lot at a foreclosure sale, and to acquire and hold, lease, mortgage and convey the same.

Section 6.10: Curing a Default .

Upon the timely curing of any default for which a notice of claim of lien was filed by the Association, the officers of the Association are hereby authorized to file or record, as the case may be, an appropriate release of such notice, upon payment by the defaulting owner of a fee, to be determined by the Association, to cover the costs of preparing and filing or recording such release, together with the payment of such other costs, interest or fees as will have been incurred.

Section 6.11: Cumulative Remedies.

The assessment lien and the rights to foreclosure and sale thereunder will be in addition to and not in substitution for all other rights and remedies which the Association and its assigns may have hereunder and by law, including a suit to recover a money judgment for unpaid assessments, as above provided.

Section 6.12: Certificate of Payment.

The Association will, upon demand, furnish to any Owner liable for assessments, a certificate signed by an officer of the Association, setting forth whether the assessments on a specified Lot have been paid, and the amount of the delinquency, if any. A reasonable charge may be made by the Board for the issuance of these certificates. Such certificate will be conclusive evidence of payment of any assessment therein stated to have been paid.

Section 6.13: Commencement of Annual Assessments.

The maintenance assessments provided for in this Article will commence as to each Lot on the day of the conveyance of the lot by Grantor. The first such annual assessment will be prorated for each Lot for the period from the commencement as provided in this section to the start of the next fiscal year following such commencement.

ARTICLE 7
Duties and Responsibilities of Owners

Section 7.01: Owner's Responsibility to Repair.

Each Owner will be responsible for the maintenance and repair of all Improvements to the Owner's Lot, Lot drainage in accordance with any approved drainage plan, and landscaping, except as otherwise specifically provided herein.

Section 7.02: Maintenance of Landscaping and Walls.

Each Owner will maintain the landscaping and all Yard Walls on the Owner's Lot in a neat and attractive manner. In the event that any Yard Wall separating two Lots requires structural repair, the costs of such repair will be shared equally by the two adjoining Lot Owners. All landscaping will be irrigated, trimmed and weeded as necessary at regular intervals. Each Owner will maintain the structural integrity and appearance of the Perimeter Walls located on the Owner's Lot, except that the exterior façade will be maintained by the Association. No Owner will alter or tie into the Perimeter Walls without the consent of the Association.

Section 7.03: Observance of Declaration.

Each Owner will comply with this Declaration and will cause and be responsible for Owner's family, agents, guests, contractors, employees and any person renting, leasing, or occupying Owner's dwelling to do likewise.

Section 7.04: Rights of Action.

Each Owner and the Association will have a right of action against Owners for failure to comply with the provisions of this Article 7.

ARTICLE 8
Construction and Architectural Control

Section 8.01: Architectural Control Committee.

An Architectural Control Committee for the Subdivision is hereby established initially consisting of the following three (3) persons:

At least one Board member will serve on the Committee at all times. The Committee will serve at the pleasure of the Board who will have the right to appoint, reappoint and discharge members of the Committee at will. A majority of the members of the Committee may appoint one member of the Committee to act on and for the Committee.

Section 8.02: Construction of Improvements.

Except as provided in Section 10.02:

1. Before anyone may commence on any Lot the installation or construction of, remodeling of, addition to, or alteration of any Improvement of whatsoever nature; and before anyone will paint, texture, repaint or retexture the exterior surfaces of any Improvement, there will be submitted to the Committee plans and specifications as follows:

A. Preliminary or tentative plans and specifications which will clearly show the nature of the work or installation proposed and the location thereof, which such preliminary or tentative plans will include sufficient description of materials, colors, textures, site layout, structural design, exterior elevations, signs, lighting, irrigation, utility facilities, and screening, together with a landscaping plan, and such other information as the Committee may reasonably require, as will enable the Committee to evaluate whether the proposed construction, alteration, and installation will harmonize with the motif and style of the Subdivision and be compatible with surrounding homes and comply with any Design Guidelines; and

B. After approval of the preliminary or tentative plans, including therein any requirements made by the Committee in the due and proper exercise of its discretion and powers, two complete sets of the final plans and specifications.

2. No Improvements of any kind, installations, painting or texturing, will ever be, or permitted to be, erected, constructed, installed, placed or maintained on any Lot within the Subdivision, unless and until the final plans, specifications and elevations for

such Improvements will have received written approval of the Committee in accordance with this Article 8.

3. The Committee is authorized to charge a reasonable fee for review of plans and specifications. Payment of the required charge will be a part of, and condition to, the submittal of plans and specifications for committee approval.

No Committee approval will be required for repainting or restuccoing or repairing portions of Improvements, provided that such work will be done in accordance with plans originally approved by the Committee.

4. The Committee will approve or disapprove within 30 days after receipt thereof plans and specifications which have been submitted to it. One set of plans and specifications, with the Committee's approval or disapproval and requirements endorsed thereon, will be returned to the applicant and the other copy thereof, with a duplicate endorsement thereon corresponding to the first set, will be retained in the Committee's files.

In the event that the Committee fails to approve or disapprove the plans, specifications and other information within 30 days after receipt thereof by the Committee, then such approval will not be required, provided that no structure, building or other improvement will be installed, erected, painted, textured, altered or modified which violates any of this Declaration.

The Committee has the right and power to disapprove any plans, specification or details submitted to it, if the Committee finds that the plans and specifications are not in accord with all provisions of this Declaration, or are not in accord with any Design Guidelines, or if the plans and specifications are incomplete.

5. If construction does not commence on plans which have been approved within 12 months after approval, such approval will be deemed void, and it will be necessary for the Owner to resubmit plans in accordance with this Article 8.

6. If any Improvement or work is completed or done without compliance with this Article, such Improvement or work will be deemed to have been done in compliance with this Article if no action has been commenced to enforce the provisions of this Article against such Improvement or work within three (3) years of its completion.

Section 8.03: Design Guidelines.

Any Design Guidelines may be amended by the Board, subject to the approval of Grantor (such approval will not be unreasonably withheld or delayed), so long as Grantor owns a Lot. The Committee may grant variances from any Design Guidelines, in the reasonable discretion of the Committee. The Committee will have the sole authority to interpret and apply any Design Guidelines and the decision of the

Committee with respect to application of any Design Guidelines will be final. Any amendments to any Design Guidelines will apply to construction and modifications commenced after the date of such amendment only and will not apply to require modifications to or removal of structures previously approved once the approved construction or modification has commenced. The Committee will make any Design Guidelines available to Owners and builders who seek to engage in development or construction within the Subdivision and all such persons will conduct their activities in accordance with the same.

Section 8.04: Estoppel Certificate.

Within 30 days after written request is delivered to the Committee by any Owner, and upon payment therewith to the Association of a reasonable fee to cover costs from time to time to be fixed by the Association, the Committee will provide Owner with an estoppel certificate executed by an officer of the Association and acknowledged, certifying with respect to any Improvements owned by said Owner, that as of the date thereof either (1) all Improvements and other work made or done by the Owner, or otherwise, comply with this Declaration, or (2) such Improvements or work do not so comply, in which event the certificate will also (a) identify the non-complying Improvements and work and (b) set forth with particularity the cause or causes for such noncompliance. Any purchaser from the Owner, or mortgagee or other encumbrancer will be entitled to rely on said certificate with respect to the matters therein set forth, such matters being conclusive as between Grantor, the Association, and all Owners and such purchaser, and mortgagee.

Section 8.05: Non-Liability.

Neither the Committee nor any member thereof will be liable to the Association or to any Owner, mortgagee, or any lienholders for, and each Owner, for himself, herself, his or her grantees, successors and assigns, hereby releases the Committee and all members thereof from, any damage, loss, or prejudice suffered or claimed on account of any action or failure to act performed in the scope of their authority, including, without limitation:

- A. The approval of any plans, drawings, and specifications, whether or not defective,
- B. The construction or performance of any work, whether or not pursuant to approved plans, drawings, and specifications,
- C. The development or manner or development of any property within the Subdivision, or

D. The execution and recording of an estoppel certificate whether or not the facts therein are correct; provided, however, that the officer executing the certificate, with the actual knowledge possessed by him, has acted in good faith.

Without in any way limiting the generality of the foregoing, the Committee, Board, or any member thereof, may, but is not required to, consult with or hear any Owner with respect to any plans, drawings, or specifications, or any other proposal submitted to it.

ARTICLE 9

Protection of Security Interests

Section 9.01: Right to Notice.

The Association will, upon written request, provide all Eligible Mortgagees with timely written notice of any delinquency in the payment of monthly assessments, special assessments or other charges due the Association by the Owner of a Lot which is subject to a first mortgage held by any Eligible Mortgagee and which delinquency remains uncured for a period of sixty (60) days or more.

Section 9.02: Limitation of Enforcement Against Mortgagee.

No violation by an Owner of this Declaration or enforcement of this Declaration against an Owner will defeat or render invalid the lien of any Mortgagee made in good faith and for value against the property of such Owner; however, this Declaration will be effective against any Owner whose title is acquired by foreclosure, trustee's sale, voluntary conveyance, or otherwise.

Section 9.03: Rights of Eligible Mortgagee to Information.

An Eligible Mortgagee will, upon written request, be entitled to inspect the Declaration, By-Laws, Subdivision Rules, books and records of the Association on the same basis as a Member. If an Eligible Mortgagee furnishes the Association, in writing, with its address, it will be entitled to receive within a reasonable time the financial statement for the immediately preceding fiscal year, free of charge, and will receive notice of meetings on the same basis as members.

Section 9.04: Application of Restrictions.

Except as provided in this Article or specifically provided elsewhere in this Declaration, all Mortgages and Mortgagees are bound by the provisions of this Declaration.

Section 9.05: Collection of Assessments.

A Mortgagee will be under no obligation to collect assessments.

ARTICLE 10
Limitation of Restrictions on Grantor

Section 10.01: Limitation of Restrictions on Grantor.

Grantor is undertaking the work of constructing the Subdivision. The completion of that work and the sale, rental and other disposition of the Lots is essential to the establishment of the Subdivision. In order that said work may be completed and said property be established as rapidly as possible, nothing in this Declaration will be understood or construed to:

A. Prevent Grantor or its agents, employees, and contractors from doing on the properties whatever is reasonably necessary or advisable in connection with the completion of the work; or

B. Prevent Grantor or its agents, employees, and contractors from erecting, constructing and maintaining on any part or parts of the Subdivision, such structures as may be reasonably necessary for the conduct of its business of completing the work and establishing the Subdivision, including, without limitation, sales offices, model units, general business offices for its staff, employees and contractor, and storage and parking facilities for materials and equipment, and disposing of the Subdivision in parcels by sale, lease or otherwise; or

C. Prevent Grantor from conducting on any part of the properties its business of completing the work, and of establishing and disposing of the Subdivision;

D. Prevent Grantor from maintaining such sign or signs on the Subdivision as may be necessary for its sale, lease, or disposition, or the sale, lease or disposition of any Lot.

Section 10.02: Architectural Control.

Any improvements constructed by or on behalf of Grantor in the Subdivision do not require approval of the Committee.

Section 10.03: No Amendment or Repeal.

The provisions of this Article may not be amended or repealed without the consent of Grantor.

ARTICLE 11
Miscellaneous Provisions

Section 11.01: Amendment or Repeal; Duration.

During the existence of the two (2) class voting structure, this Declaration and any provisions thereof which are in effect with respect to all or part of the Subdivision, may be amended or repealed in the following manner:

A. The approval by seventy-five percent (75%) vote or written consent of the voting power of the Class I membership in the Association and the consent of the Class II Member; and

B. The recordation of a certificate of the Secretary or an Assistant Secretary of the Association setting forth, in full, the amendment or amendments so approved, including any portion or portions of this Declaration repealed, and certifying that such amendment or amendments have been approved by the required vote or consent of the Owners, and if necessary, by the required percentage of Owners of a particular class of property or Lots.

From and after conversion to a one-class voting structure, this Declaration may be amended as stated above, provided the vote or written consent is obtained from members representing a seventy-five percent (75%) majority of the total voting power of the Association.

At any time during which Grantor is the only owner of property within the Subdivision, Grantor may release, amend or correct this Declaration by a recorded instrument of amendment or correction.

Section 11.02: Enforcement; Non-Waiver; No Forfeiture.

1. Except to the extent otherwise expressly provided herein, the Association or any Owner or Owners will have the right to enforce any and all of the provisions now or hereafter imposed by this Declaration upon other Owners, or upon any property within the Subdivision.

2. Except to the extent otherwise expressly provided herein, any Owner or Owners will have the right to enforce any and all of the provisions now or hereafter imposed by this Declaration upon the Association.

3. Every act or omission whereby any restriction, condition, or covenant of this Declaration is violated, in whole or in part, is hereby declared to be and to constitute a nuisance and may be enjoined or abated, whether or not the relief sought is for negative or affirmative action, by the Association or by an Owner or Owners, as provided for in this Section. Any provisions to the contrary notwithstanding, only the

Association or its duly authorized agents may enforce by self-help any limitation, restriction, covenant, condition, or obligation herein set forth.

4. Each remedy provided for in this Declaration is cumulative and not exclusive.

5. The failure to enforce the provisions of any limitation, restriction, covenant, condition, obligation, lien, or charge of this Declaration will not constitute a waiver of any right to enforce any such provision or any other provision of this Declaration.

6. No breach of any of the provisions of this Declaration will cause any forfeiture of title or reversion or bestow any rights of re-entry whatsoever.

7. Reasonable attorney's fees and costs may be awarded to the prevailing party in any action brought to enforce the provisions of this Declaration.

Section 11.03: Construction; Compliance with Laws; Severability; Singular and Plural; Titles.

1. All of the limitations, restrictions, covenants, and conditions of this Declaration will be liberally construed, together, to promote and effectuate the beneficial operation of the Subdivision.

2. No provision of this Declaration will be construed to excuse any person from observing any law or regulation of any governmental body having jurisdiction over such person or the Subdivision.

3. Notwithstanding other provisions in this Section, the limitations, restrictions, covenants, and conditions of this Declaration will be deemed independent and severable, and the invalidity, illegality, or partial invalidity or illegality of any provision, or portion thereof, of any of such limitations, restrictions, covenants, or conditions will not affect the validity or enforceability of any other provision.

4. The singular will include the plural and the plural, the singular, unless the context requires the contrary, and the masculine, feminine and neuter, as the context requires. The terms "shall" and "will" have the same meaning, and are mandatory.

5. The table of contents and all titles used in this Declaration, including those of Articles and Sections, are intended solely for convenience of reference and the same will not, nor will any of them affect that which is set forth in such Articles, Sections, nor any of the terms or provisions of this Declaration. Any numbered or lettered subdivision of a Section is referred to as "subsection" or "subsections" and any indented portion of this Declaration which is unnumbered and unlettered will be referred to as "Paragraph."

6. In the event of an inconsistency between this Declaration and the Bylaws, this Declaration shall govern.

Section 11.04: Lot Consolidation; Replatting.

1. No two or more lots within the Subdivision will be consolidated into one Lot unless the Board will have given its written consent, in its sole and absolute discretion and after review and approval by the Architectural Control Committee.

2. The Association can require a change in the voting rights and assessment obligation in any Lot consolidation to keep the assessment and voting rights the same after the consolidation as they were before.

3. No Lot will be replatted unless the Board will have given its written consent, in its sole and absolute discretion and after review and approval by the Architectural Control Committee.

4. Notwithstanding the foregoing, Grantor may replat the Property as required by governmental authorities, and provided that no replat materially affects any Lots conveyed to Owners before such replat.

Section 11.05: Obligations of Owners; Avoidance; Termination.

1. No Owner, through the abandonment of his Lot, may avoid the burdens or personal obligations and liabilities imposed on him by this Declaration by virtue of his being an Owner.

2. Upon the conveyance, sale, assignment or other transfer of a Lot to a new Owner, the transferring Owner will not be liable for any assessments levied with respect to such Lot after the date such transfer is recorded, and no person, after the termination of his status as an Owner and prior to his again becoming an Owner, will incur any of the obligations or enjoy any of the benefits of an Owner under this Declaration following the date of such termination.

Section 11.06: No Partition or Severance of Interests.

There will be no partition or severance of any Lot, from the Subdivision and the Grantor, Board, Association and Owners will not seek to partition or sever any part of a Lot from the Subdivision, nor will they have any right to maintain an action for judicial partition in connection with unless such right is expressly given by this Declaration. No owner will sever his Lot from its interest in the Association. Any attempt to violate the provisions of this section will be void.

Section 11.07: Notices; Documents; Delivery.

Any notice or other document permitted or required by this Declaration to be delivered may be delivered either personally or by mail. If delivery is made by mail, it

will be deemed to have been delivered 72 hours after a copy of the same has been deposited in the United States mail, postage prepaid, addressed as follows:

If to an Owner: At any house within the Subdivision owned by the Owner or at such other address given by Owner to the Association, in writing.

If to Grantor or to the Association:

Attn: _____

Albuquerque, New Mexico 871__

Any such address may be changed from time to time by any Owner, or by Grantor by notice in writing, delivered to the Association, or by the Association, by notice in writing, mailed to all Owners.

Section 11.08: Ownership of Property.

All funds and facilities provided for by this Declaration and all property of any kind held by the Association and derived from assessments of members, proceeds of insurance carried or obtained by the Association, proceeds of bonds payable to the Association or payment received for damages to the Subdivision, and any right or interest in any such property will belong to the Owners in proportion to each Owner's share of the maintenance assessment, and no assessment or the proceeds of any assessment will be considered income to the Association. No person has any right to appropriate or make use of such property, except as provided by this Declaration until and unless there has been a partition or distribution of such property. All such property will be appurtenant to each Lot in proportion to each Lot's share of the maintenance assessment and may not be severed or separated from any House, and any sale, transfer, or conveyance of the beneficial interest of the fee of any House will operate to transfer the Owner's rights in such property without the requirement of any express reference thereto.

Section 11.09: Transfer of Common Area.

By the recording of this Declaration, Grantor will transfer and convey to the Association, and the Association will accept, an easement over any Common Areas designated in the Plat or any recorded instrument. The Common Areas may be subject to any or all of the following exceptions, liens, and encumbrances:

- A. The lien of real property taxes and assessments not delinquent;
- B. Such easements and rights of way as may have been offered for dedication to a political subdivision or public organization, or public utility corporation;

PLANNING TRACKING LOG

Date	Project Name & #	Action Request	Action Taken
8/9/06	Lands of McClain Lands of Wm. Andrew McCord Page 100485,	Sketch	Comments Given

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1004851

AGENDA ITEM NO: 15

SUBJECT:

Sketch Plat

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

P.O. Box 1293

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

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION:

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

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

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee

DATE: AUGUST 9, 2006



IMPACT FEES

Development Review Board 8/9/06

Project Number 1004851

Agenda Item #15

Site: Tract 2 Lands of McClain and Tract A-3 Lands
of William Andrew McCord to be known as

Antigua Travesia Lots 1-39

Zoned S-M1

The subdivision of the 2 existing tracts into 39 residential lots will not require payment of Impact Fees. However, Impact Fees will be required at the time a building permit is issued for each new home on each lot. Using an average of 2000sf of heated building area the estimated impact fees are as follows.

1. Public Safety Facilities for the Eastside: \$552.00
2. Parks, Recs., Trails, Open Space for the N. Valley/ I-25:
\$3260.00

Reductions in impact fees may be available for qualified affordable housing in this Metropolitan Redevelopment Area. Impact Fees are to be paid at the time of issuance of building permits; however, the total Impact Fees may be paid at a rate of 67% if permits are obtained by December 29, 2006

JACK CLOUD
IMPACT FEE ADMINISTRATOR



#15

1204851

8-9-06

2006-006-3

A City of Albuquerque



DEVELOPMENT PLAN REVIEW APPLICATION

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

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: The Sawmill Development Co., LLC
 ADDRESS: P.O. Box 1808
 CITY: Tijeras
 Proprietary interest in site: Owners
 AGENT (if any): Jeff Mortensen & Associates, Inc.
 ADDRESS: 6010-B Midway Park Blvd. NE
 CITY: Albuquerque

STATE NM ZIP 87059
 STATE NM ZIP 87109

PHONE: 505-286-3600
 FAX: _____
 E-MAIL: _____
 PHONE: 505-345-4250
 FAX: 505-345-4254
 E-MAIL: dtrujillo@jmainc.org

DESCRIPTION OF REQUEST: Sketch Plat Review and Comment - To create Thirty-Nine (39) lots from the existing two tracts. To Be Known as Lots 1-39, ANTIGUA TRAVESIA

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

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

Lot or Tract No. Tract 2 and Tract A-3 Block: _____ Unit: _____
 Subdiv. / Addn. Tract 2, Lands of McClain and Tract A-3 Lands of William Andrew McCord
 Current Zoning: S-M1 Proposed zoning: n/a
 Zone Atlas page(s): H-13 No. of existing lots: 2 No. of proposed lots: 39
 Total area of site (acres): +/- 2.5659 Density if applicable: dwellings per gross acre: 15.2 dwellings per net acre: 19.7
 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. 101605920001230305 and 101305922100430306 MRGCD Map No. 35
 LOCATION OF PROPERTY BY STREETS: On or Near: 2000 Zearing Avenue NW
 Between: Rio Grande Blvd, NW and 19th Street NW

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): DRB Project No. 1004851, 06DRB - 00556 -- ZHE 1005011, 06ZHE-00980, 06ZHE-00981

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

SIGNATURE

Debie LeBlanc Trujillo

DATE August 1, 2006

(Print) Debie LeBlanc Trujillo fo Jeff Mortensen & Associates, Inc.

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>06DRB - 01095</u>	<u>SK</u>	<u>5(3)</u>	<u>\$ 0</u>
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
Hearing date <u>8-9-06</u>		Total	<u>\$ 0</u>

Debie LeBlanc Trujillo 8/1/06

Planner signature / date

Project # 1004851

2006.006.3

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

SKETCH PLAT REVIEW AND COMMENT

YOUR ATTENDANCE IS REQUIRED.

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

MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT

Your attendance is required.

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

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

MAJOR SUBDIVISION FINAL PLAT APPROVAL

Your attendance is required.

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

MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL

Your attendance is required.

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

AMENDMENT TO PRELIMINARY PLAT (with minor changes)

Your attendance is required.

AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)

AMENDMENT TO GRADING PLAN (with minor changes)

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

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

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

DRB MORTENSEN & ASSOC., INC.
DEBIE LEBLANC TREJILLO
 Applicant name (print)
Debie Leblanc Trejillo 08-01-06
 Applicant signature / date



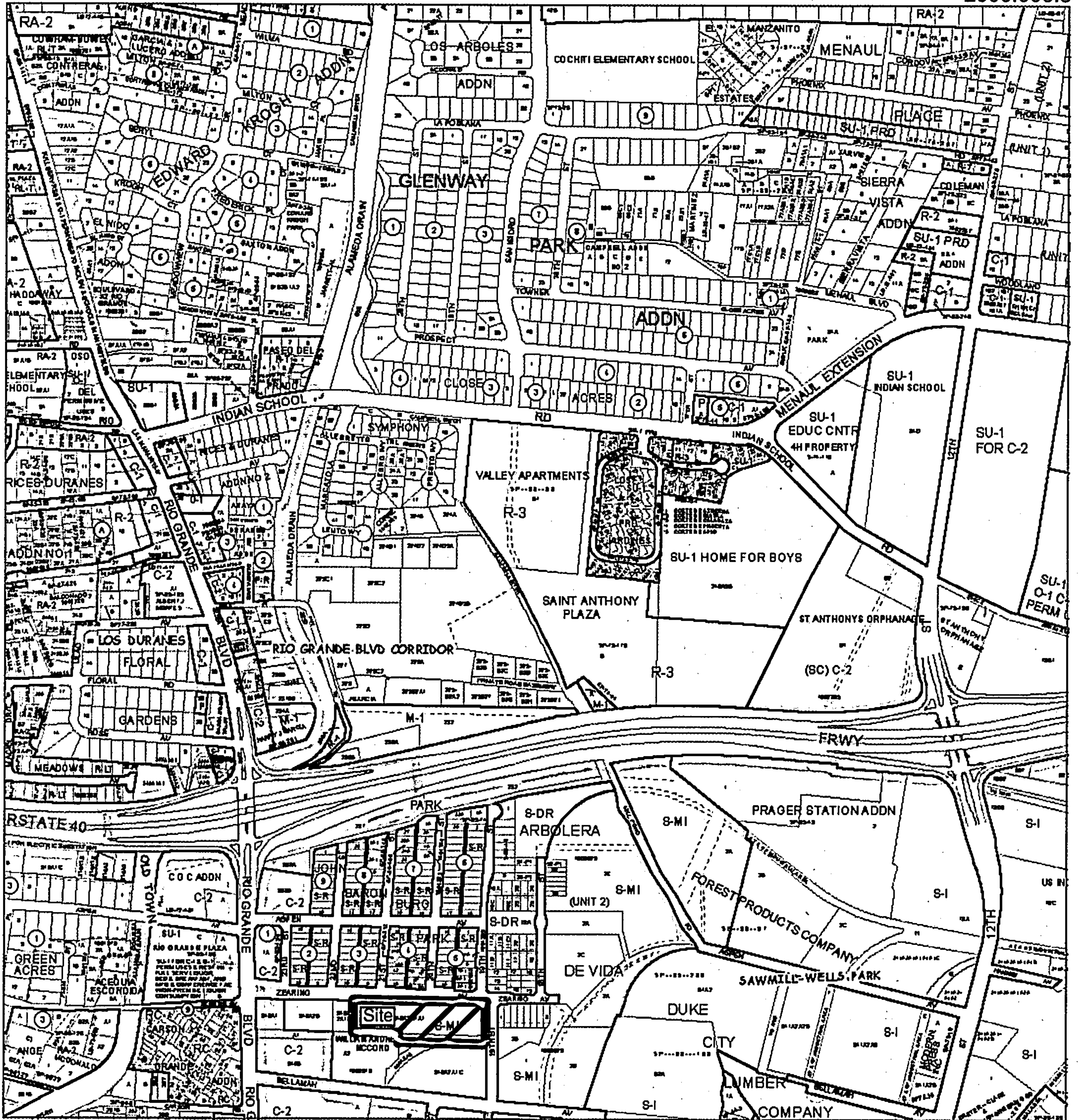
Form revised 11/04

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

Application case numbers
 06DRB- -01095

Vi Sis 8/1/06
 Planner signature / date

Project # 1004851



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

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
H-13-Z

Selected Symbols

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

Map amended through: 3/14/2006

0 750 1,500 Feet



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

2006.006.3

August 1, 2006

Sheran Matson, AICP
Planning Manager, DRB Chair
Planning Department Development & Building Services Division
City of Albuquerque
600 2nd Street, NW
Albuquerque, NM 87103

Re: Request for Sketch Plat Approval
Tract 2, Lands of McClain and Tract A-3, Lands of William Andrew McCord
To be known as Lots 1-39, Antigua Travesia

Dear Ms. Matson:

Transmitted are the following items associated with the subject request:

- DRB Application, Supplemental Form S(3) along with related fees
- Six (6) copies of the Sketch Plat
- One (1) color copy of the Sketch Plat
- Six (6) copies of Site Sketch
- City of Albuquerque Zone Atlas H-13 (with site highlighted)

On behalf of our clients, The Sawmill Development Co., LLC, we are submitting for Sketch Plat Review and Comment. We are proposing to create from the existing two tracts a thirty – nine (39) lots subdivision to be known as Lots 1-39, Antigua Travesia. We will be granting the necessary easements called out in the keyed notes on the Sketch Plat.

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
Debie LeBlanc Trujillo

DLT
Enclosures

xc: Mr. John Edge, The Sawmill Development Co., LLC w/enc.
Mr. Mark Dupree w/enc.
Mr. Guy Jackson, GJA 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.

2. **Project # 1003684**
06DRB-00325 Major-Preliminary Plat Approval
06DRB-00326 Major-Vacation of Pub Right-of-Way
06DRB-00327 Major-Vacation of Public Easements
06DRB-00329 Minor-Sidewalk Waiver
06DRB-00331 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES PA agent(s) for CAPITAL ALLIANCE INVESTMENTS LLC request(s) the above action(s) for all or a portion of Tract(s) A & B, CALABACILLAS ARROYO, Tract(s) B2B1, PARADISE HEIGHTS, UNIT 5 AND SEVILLE UNIT 7, Block(s) 7-14 (to be known as **ANASAZI RIDGE**) zoned R-1 residential zone, located on WESTSIDE BLVD NW, between UNIVERSE AVE NW and DUNN AVE NW containing approximately 73 acre(s). [REF: 04DRB01443, 05DRB00118, 05DRB00119, 05DRB00120, 05DRB00121] (A-10) **DEFERRED TO 5/3/6.**

3. **Project # 1004793**
06DRB-00416 Major-Preliminary Plat Approval
06DRB-00417 Major-Vacation of Public Easements
06DRB-00418 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES agent(s) for T S MCNANEY AND ASSOCIATES request(s) the above action(s) for all or a portion of Lot(s) 174-P1, Tract(s) B1 & B2, MIRAVISTA SUBDIVISION (to be known as **EMBUDITO CANYON SUBDIVISION**) zoned R-T, located on ELIZABETH ST SE and SOUTHERN AVE SE and containing approximately 2 acre(s). (L-21) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 4/26/06, AND THE GRADING AND DRAINAGE PLAN DATED MAY 3/16/06, THE PRELIMINARY PLAT WAS APPROVED SUBJECT TO THE PROVISIONS OF THE SUBDIVISION REGULATIONS. THE VACATION OF PUBLIC EASEMENT WAS APPROVED AS SHOWN IN EXHIBIT B. THE TEMPORARY DEFERRAL OF SIDEWALK WAS APPROVED AS SHOWN IN EXHIBIT C IN THE PLANNING FILE.**

4. **Project # 1004779**
06DRB-00393 Major-Vacation of Pub Right-of-Way

ISAACSON & ARFMAN PA agent(s) for 207 ALISO DRIVE LLC, SHEFFIELD PARTNERS LLC request(s) the above action(s) for all or a portion of Lot(s) 3-A & 4, Block(s) 3, GRANADA HEIGHTS (to be known as **ALISO LOFTS, PHASE II**) zoned R-2 residential

zone, located on ALISO DR SE, between SILVER AVE SE and ARLOTE AVE SE. [REF: V-77-8, ZA-76-152] [Deferred from 4/19/06] (K-17) THE VACATION OF PUBLIC RIGHT-OF-WAY WAS APPROVED AS SHOWN IN EXHIBIT B IN THE PLANNING FILE AND WITH THE FOLLOWING CONDITION(S): (1) EASEMENTS SHALL BE RETAINED FOR EXISTING PUBLIC WATER/SEWER LINES AS DETERMINED PRIOR TO FINAL PLAT APPROVAL.

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.

5. **Project # 1003116**
06DRB-00558 Minor-SiteDev Plan
Subd/EPC
06DRB-00559 Minor-SiteDev Plan
BldPermit/EPC
- ISAACSON & ARFMAN PA agent(s) for CLEARBROOK INVESTMENTS INC request(s) the above action(s) for A PORTION OF THE SW 1/4 OF THE SE 1/4 OF SECTION 27, T10N, R4E, **CANYON GROVE SUBDIVISION**, zoned SU-1 PRD, located on CALLE CORONADO SE SE, between HIDDEN VALLEY RD SE and TIJERAS ARROYO SE containing approximately 10 acre(s). [REF: 05EPC00020, 05EPC00021] [David Stallworth, EPC Case Planner] (L-22/M-22) DEFERRED TO 5/3/6.
6. **Project # 1004725**
06DRB-00429 Minor-SiteDev Plan
BldPermit
- RICK BENNETT ARCHITECTS agent(s) for JOHN BATTAGLIA request(s) the above action(s) for all or a portion of Tract(s) Q8-A, Q6 & Q7, **ATRISCO BUSINESS PARK, UNIT 4**, zoned SU-1 for IP special use zone, located on COORS BLVD NW, between LOS VOLCANES RD NW and FORTUNA RD NW containing approximately 1 acre(s). [REF: 06EPC-

00278] [Was Indef deferred on a no show 4/12/06](J-10) THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO ADDRESS PLANNING COMMENTS AND 3 COPIES OF THE SITE PLAN, AND TO TRANSPORTATION DEVELOPMENT FOR CURB OPENINGS ON COORS, AND 24' ACCESS EASEMENT.

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

7. **Project # 1000922**
06DRB-00555 Minor-Extension of Preliminary Plat
- WILSON & COMPANY INC agent(s) for LEGACY SUSTAINABLE DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) A, LA CUENTISTA SUBDIVISION, zoned R-1, located on KIMMICK DR NW, between URRACA ST NW and CAMINO DE PAZ NW containing approximately 47 acre(s). [REF: 05DRB-01829] (C-10/10 & D-10 & 11) A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.
8. ~~Project # 1004851~~
06DRB-00556 Minor-Prelim&Final Plat Approval
- JEFF MORTENSEN & ASSOCIATES agent(s) for CHARLES & JO ANN MCCLAIN request(s) the above action(s) for M.R.G.C.D. TRACT 340A2A1A1, zoned S-M1, located on ZEARING AVE NW, between RIO GRANDE BLVD NW and 19TH ST NW containing approximately 3 acre(s)[REF:DRB-92-177](H-13/J-13) THE PRELIMINARY PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF, AND TO TRANSPORTATION DEVELOPMENT FOR SIDEWALK ENCROACHMENTS.

9. **Project # 1004849**
06DRB-00552 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST LTD agent(s) for SOUTHWEST CAPITAL PROJECTS LLC request(s) the above action(s) for all or a portion of Tract(s) A, **GLOBE**, zoned C-2, SC, located on LOMAS BLVD NE, between LOUISIANA BLVD NE and CHAMA ST NE containing approximately 10 acre(s). [REF: Z-1364, S-1306, ZA-81-33, ZA-77-272] (K-19) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO PLANNING FOR STATEMENT FROM GEORGE RAINHART STATING THAT THERE IS ADEQUATE PARKING FOR EACH LOT AND TO TRANSPORTATION DEVELOPMENT FOR EVALUATION OF RIGHT-OF-WAY DEDICATION.**

10. **Project # 1004707**
06DRB-00210 Minor-Prelim&Final Plat
Approval
06DRB-00211 Minor-Vacation of
Private Easements

SURVEYS SOUTHWEST agent(s) for JOHN LORENTZEN request(s) the above action(s) for all or a portion of Tract(s) 269 & 270, **TOWN OF ATRISCO GRANT TOGETHER WITH 68TH STREET TRACT**, zoned C-2, located on INTERSTATE 40 NW, between HANOVER RD NW and 68TH ST NW containing approximately 5 acre(s). [*Indef deferred on 2/22/06*] (J-10) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 4/26/06 AND THE GRADING AND DRAINAGE PLAN DATED 4/17/06, THE PRELIMINARY PLAT WAS APPROVED. FINAL PLAT APPROVAL WAS DEFERRED INDEFINITELY. VACATION OF PRIVATE EASEMENTS WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

11. **Project # 1004852**
06DRB-00560 Minor-Prelim&Final Plat
Approval

ABQ ENGINEERING INC agent(s) for INTERSTATE DEVELOPMENT request(s) the above action(s) for all or a portion of Lot(s) 13-24, Block(s) 6, **ROMEO ADDITION**, zoned C-2, S-R, located on 4TH ST NW, between ROSEMONT AVE NW and MOUNTAIN RD

NW containing approximately 1 acre(s). (J-14)
**PRELIMINARY PLAT WAS APPROVED WITH
FINAL PLAT SIGN OFF DELEGATED TO
PLANNING FOR LETTER FROM JACK BASYE –
ZONING APPROVAL AND RECORDING OF PLAT.**

- 12. Project # 1003285**
06DRB-00426 Minor-Prelim&Final Plat
Approval

ALDRICH LAND SURVEYING agent(s) for
WESTLAND DEVELOPMENT CO request(s) the
above action(s) for all or a portion of Lot(s) 1, 2 & 4,
Tract(s) S, Block(s) 13, **SUNDORO SOUTH, UNIT 6**,
zoned SU-2/R-LT, located on SILICA AVE NW,
between 94TH ST NW and TUMULUS NW containing
approximately 2 acre(s). [REF: 05DRB-01296,
05DRB-00106, 05DRB-00107] [Listed as Project
#1004797 in error] [Deferred from 4/12/06] (J-9)
DEFERRED TO 5/10/06.

- 13. Project # 1003655**
05DRB-01833 Minor-Final Plat
Approval

ADIL RIZVI request(s) the above action(s) for all or a
portion of Lot(s) 8, 15, 16 & 17, Block(s) 1, Tract(s) 2,
NORTH ALBUQUERQUE ACRES, UNIT 3, (to be
known as **LA VISTA AT DESERT RIDGE TRAILS**)
zoned RD, located on WYOMING BLVD NE, between
EAGLE ROCK AVE NE and MODESTO AVE NE
containing approximately 3 acre(s). [REF:
04DRB01373] [Deferred from 12/14/05 & 1/11/06 &
2/22/06] (C-19) **DEFERRED TO 6/21/06.**

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

14. **Project # 1004850**
06DRB-00554 Minor-Sketch Plat or Plan
- EVERETT NARANJO request(s) the above action(s) for all or a portion of Lot(s) 65, **ROSSITER**, zoned R-1, located on 12TH ST NW, between BELLROSE NW and GRIEGOS NW containing approximately 1 acre(s). (F-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
15. **Project # 1004854**
06DRB-00562 Minor-Sketch Plat or Plan
- SON BROADCASTING NETWORK request(s) the above action(s) for all or a portion of Lot(s) A, Tract(s) 145-A, **LANDS OF HUBERT R TEAGUE**, zoned O-1, located on 4TH ST NW, between SAN ANDRES NW and SHANGRI LA NW containing approximately 1 acre(s). (F-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
16. Development Review Board Minutes for April 19, 2006 were approved.

Other Matters:

ADJOURNED @ 11:34 a.m.

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1004851

AGENDA ITEM NO: 8

SUBJECT:

Final Plat
Preliminary Plat

ACTION REQUESTED:

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

P.O. Box 1293

ENGINEERING COMMENTS:

No adverse comments.

Albuquerque

New Mexico 87103

RESOLUTION:

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

www.cabq.gov

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: April 26, 2006





**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT**

**April 20, 2006
DRB Comments**

ITEM # 8

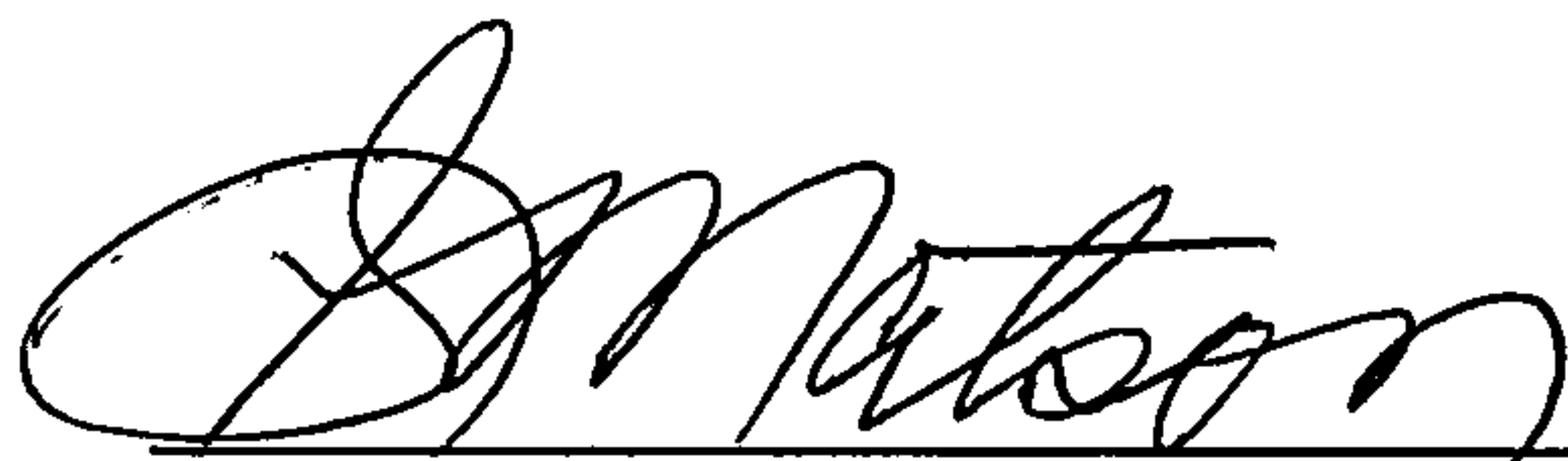
PROJECT # 1004851

APPLICATION # 06-00556

RE: MRGCD Tract 340A2A1A1/minor plat

Does the proposed replat respect the require setbacks in the Sawmill Wells Park Sector Development Plan? Page 118.

Also, the Sector Plan states that lots subdivided cannot exceed 50,000 square feet. Is the purpose of this replat to separate two existing businesses? If so, this stipulation can be waived.



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

2006.006.7

A City of Albuquerque



DEVELOPMENT PLAN REVIEW APPLICATION

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

Supplemental form

S

V

P

L

Supplemental form

ZONING

Z

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

APPEAL / PROTEST of...

A

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

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: Charles McClain, Jr. and Jo Ann McClain

ADDRESS: P.O. Box 7508

CITY: Albuquerque

Proprietary interest in site: Owners

AGENT (if any): Jeff Mortensen & Associates, Inc.

ADDRESS: 6010-B Midway Park Blvd. NE

CITY: Albuquerque

STATE NM ZIP 87194

STATE NM ZIP 87109

PHONE: 505-247-4848

FAX: 505-242-3747

E-MAIL: _____

PHONE: 505-345-4250

FAX: 505-345-4254

E-MAIL: dtrujillo@jmainc.org

DESCRIPTION OF REQUEST: To create two tracts from the existing one and dedicate in fee simple the corner radius at Zearing Ave. NW and 19th Street NW

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. MRGCD Tract 340A2A1A1- Property Map 35

Block: _____

Unit: _____

Subdiv. / Addn. MRGCD Tract 340A2A1A1- Property Map 35

Current Zoning: S-M1

Proposed zoning: n/a

Zone Atlas page(s): H-13 and J-13

No. of existing lots: 1

No. of proposed lots: 2

Total area of site (acres): +/- 2.8282

Density if applicable: dwellings per gross acre: n/a

dwellings per net acre: n/a

Within city limits? Yes. No , but site is within 5 miles of the city limits (DRB jurisdiction.)

Within 1000FT of a landfill? No

UPC No. 101605920001230305

MRGCD Map No. 35

LOCATION OF PROPERTY BY STREETS: On or Near: 2000 Zearing Avenue NW

Between: Rio Grande Blvd, NW and 19th Street NW

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX-, Z-, V-, S-, etc.): DRB-92-177

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

SIGNATURE

Debie LeBlanc Trujillo

DATE April 14, 2006

(Print) Debie LeBlanc Trujillo fo Jeff Mortensen & Associates, Inc.

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

06DRB- 00556

Action

P&F 2(3)
CMF

S.F.

Fees

\$ 285.00

\$ 20.00

\$

\$

\$

\$

Total \$ 305.00

Hearing date 04/26/06

Sandy Handley 04/18/06
Planner signature / date

Project # 1004851

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
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Extension of preliminary plat approval expires after one year.

MAJOR SUBDIVISION FINAL PLAT APPROVAL **Your attendance is required.**

- ___ Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
- ___ Design elevations & cross sections of perimeter walls **3 copies**
- ___ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
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- ___ SIA financial guaranty verification
- ___ Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
- ___ Any original and/or related file numbers are listed on the cover application
- ___ **DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.**

MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL **Your attendance is required.**

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- 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
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- Property owner's and City Surveyor's signatures on the Mylar drawing
- Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
- Signed Pre-Annexation Agreement if Annexation required.
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application
- Infrastructure list if required (verify with DRB Engineer) **NO INTERNAL ROUTING**
- ___ **DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.**

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

AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)

AMENDMENT TO GRADING PLAN (with minor changes)

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

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

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

JEFF MORTENSON & ASSOC, INC.
DEBIE LEDUNC TRILLIUS
 Applicant name (print)
Debie Ledunc Trillius 04-17-06
 Applicant signature / date



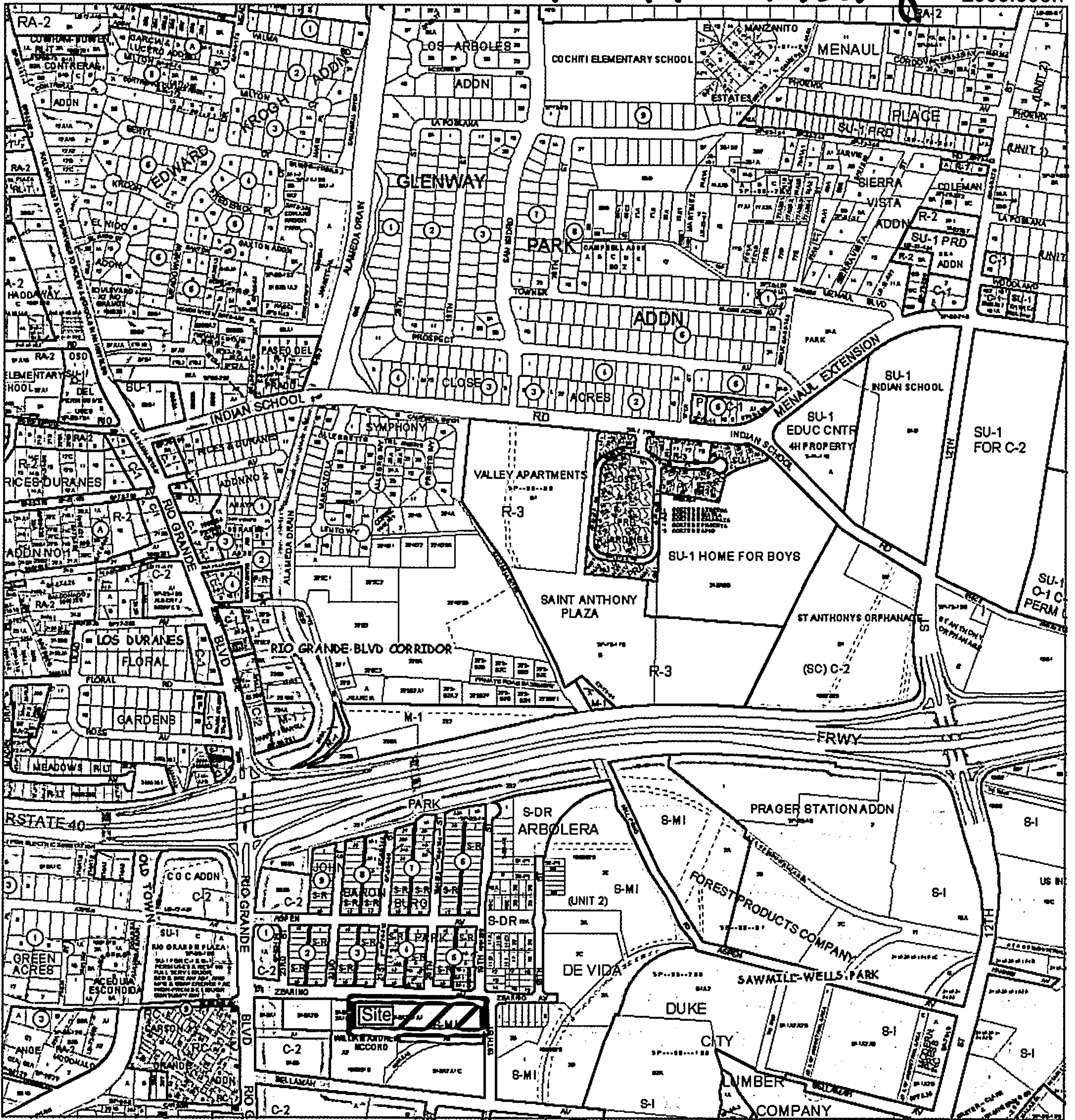
Form revised 11/04

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

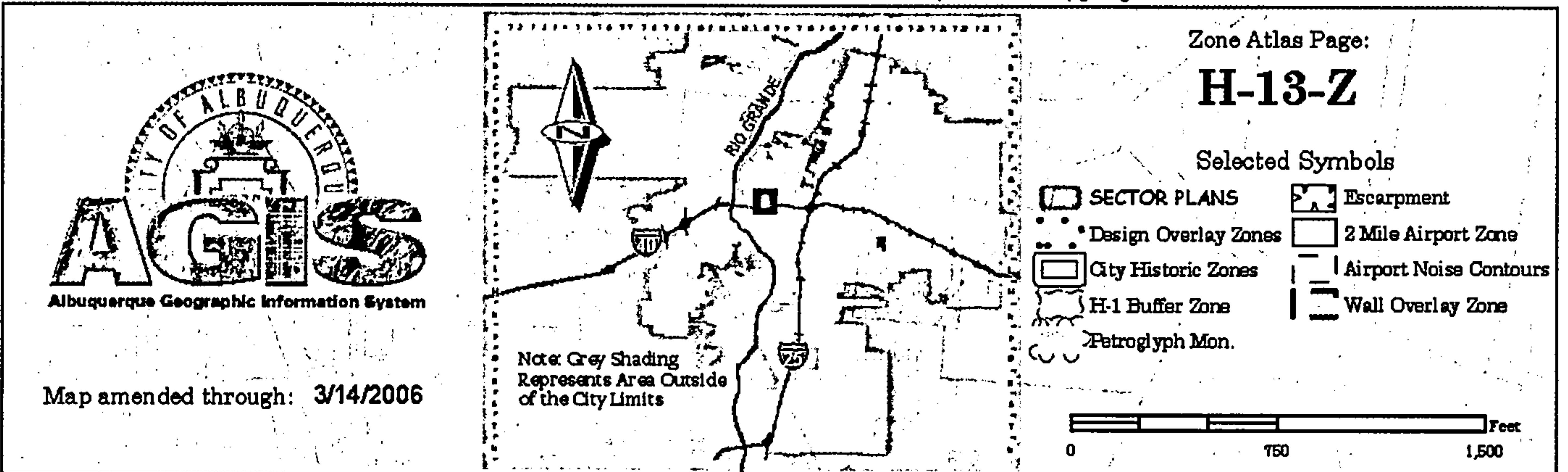
Application case numbers
06DRB - 00556

Sandy Handley 04/18/06
 Planner signature / date

Project # 1004851



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







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

2005.006.7

April 17, 2006

Sheran Matson, AICP
Planning Manager, DRB Chair
Planning Department
Development & Building Services Division
City of Albuquerque
600 2nd Street, NW
Albuquerque, NM 87103

Re: Request for Preliminary / Final Plat Approval
To be known as Tracts 1 and 2, Lands of McClain

Dear Ms. Matson:

Transmitted are the following items associated with the subject request:

- DRB Application, Supplemental Form S(3) along with related fees
- Six (6) of the Preliminary / Final Plat
- Six (6) copies of Site Sketch - *performed by previous Surveying firm*
- City of Albuquerque Zone Atlas H-13 (with site highlighted)

On behalf of our clients, Mr. Charles McClain, Jr. and Mrs. Jo Ann McClain, we are requesting to create two tracts from the existing Middle Rio Grande Conservancy District Tract 340A2A1A1, Property Map No. 35. We are proposing to dedicate in fee simple the corner radius at Zearing Avenue, NW and 19th Street, NW.

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: Mr. Charles McClain, Jr. and Mrs. Jo Ann McClain - 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.

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

PAID RECEIPT

APPLICANT NAME CHARLES McCLAIN JR & JOANN McCLAIN
AGENT JEFF MORTENSEN & ASSOCIATES INC
ADDRESS 6010-B MIDWAY PARK BLVD NE
PROJECT & APP # 1004851 / 06DRB00556
PROJECT NAME LANDS OF McCLAIN

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

MAKE A
NEW FILE
PLEASE...


***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
16622
95-681/1070
DATE 4-18-06
PAY TO THE ORDER OF City of Albuquerque \$ 305.00
Three hundred and five 00/100
DOLLARS
Manzano Office
BANK OF WEST 1-800-488-2265
FOR 2006-006-7
Charles McClain
MP
016622 107006813 2770366531

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

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

4/18/2006 10:06AM LOC: ANNX
RECEIPT# 00056178 WSH 008 TRANSH 0017
Account 441006 Fund 0110
Activity 4983000 TRSCXG
Trans Amt \$305.00
J24 Misc \$285.00
CK \$305.00
CHANGE \$0.00

4/18/2006 10:06AM LOC: ANNX
RECEIPT# 00056177 WSH 008 TRANSH 0017
Account 441032 Fund 0110
Activity 3424000 TRSCXG
Trans Amt \$305.00
J24 Misc \$20.00
Thank You