#13

COMPLETED 11/29/06 2ft

DRB CASE ACTION LOG (FINAL PLAT)

REVISED 9/28/05

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

DRB Application No.: **06DRB-01547 (FP)** Project # **1004943**

Project Name **PINNACLE PEAK TOWNHOMES**

Agent: Surveys Southwest Phone No.: 998-0303

Your request for (**SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN),** was approved on 11/15/06 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- ❑ TRANSPORTATION: _____
- ❑ _____
- ❑ _____
- ❑ _____
- ❑ _____

- ❑ UTILITIES: _____
- ❑ _____
- ❑ _____
- ❑ _____

- ❑ CITY ENGINEER / AMAFCA: _____
- ❑ _____
- ❑ _____
- ❑ _____

- ❑ PARKS / CIP: _____
- ❑ _____
- ❑ _____
- ❑ _____

- ❑ PLANNING (Last to sign): Need Rec'd Plat
- ❑ A.P.S. language on Plat ✓
- ❑ ~~AGIS~~ 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.**

Project Number 1004943

#13

DRB CASE ACTION LOG (FINAL PLAT)

REVISED 9/28/05

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Agent: Surveys Southwest Phone No.: 998-0303

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- ☐ TRANSPORTATION:
- ☐ UTILITIES:
- ☐ CITY ENGINEER / AMAFCA:
- ☐ PARKS / CIP:
- ☐ PLANNING (Last to sign): Need Recd Plat
  A.S. language on Plat
  AGIS DXF

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-Tax certificate from the County Treasurer.
-Recording fee (checks payable to the County Clerk). RECORDED DATE: _____
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- ☐ **County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.**
- ☐ **Property Management's signature must be obtained prior to Planning Department's signature.**
- ☐ **AGIS DXF File approval required.** OK
- ☐ **Copy of recorded plat for Planning.**

Project Number 1004943

4943

DXF Electronic Approval Form

DRB Project Case #: 1004943

Subdivision Name: PINNACLE PEAK TOWNHOMES LOTS 1-16

Surveyor: MITCH REYNOLDS

Contact Person: SARAH AMATO

Contact Information: 998-0303

DXF Received: 11/16/2006 Hard Copy Received: 11/16/2006

Coordinate System: NMSP Grid (NAD 27)

Approved 11·16·2006 Date

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

AGIS Use Only

Copied fc **4943** to agiscov on **11/17/2006** Contact person notified on **11/17/2006**

DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

November 15, 2006 9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer
Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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

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

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

A. Call to Order: 9:00 A.M. Adjourned: 12:25 P.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 # 1000296** 06DRB-01536 Major-Vacation of Public Easements	BOHANNAN HUSTON INC agent(s) for SCOTT PATRICK HOMES request(s) the above action(s) for all or a portion of Lot(s) 16A-P1 & 17A-P1, **OXBOW VILLAGE,** zoned SU-3, located on OXBOW VILLAGE LANE NW, between OXBOW DR NW and ST. JOSEPHS DR NW containing approximately 1 acre(s). [REF: 05DRB-00789] *[Deferred from 11/15/06]* (G-11) **DEFERRED AT THE AGENT'S REQUEST TO 11/22/06.**

2. **Project # 1000572**
06DRB-01535 Major-Vacation of Public Easements
06DRB-01538 Minor-Vacation of Private Easements

ISAACSON & ARFMAN PA agent(s) for CENTEX HOMES request(s) the above action(s) for Lot(s) 1B, 2, 3, 5A, 6, 7 & 8, **THE LENKURT PROPERTIES**, zoned SU-1 PRD, located on CHICO RD NE, between EUBANK BLVD NE and MORRIS ST NE containing approximately 23 acre(s). [REF: 06DRB-01190, 06DRB-01038, 06DRB-01040, 06DRB-01041] (K-21) **VACATION WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

3. **Project # 1005137**
06DRB-01533 Major-Vacation of Pub Right-of-Way
06DRB-01534 Major-Vacation of Public Easements

FRANK VENAGLIA request(s) the above action(s) for Lot(s) 22, Block(s) 21 CITY RIGHT-OF WAY & LANDSCAPED MEDIAN, **NEW MEXICO TOWN COMPANY ORIGINAL TOWNSITE,** zoned SU-3 special center zone, located on GOLD AVE SW, between 7TH ST SW and 8TH ST SW containing approximately 1 acre(s). [REF: 06DRB-01326] (K-14) **VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

4. **Project # 1001999**
06DRB-01528 Major-Vacation of Pub Right-of-Way

ADVANCED ENGINEERING AND CONSULTING agent(s) for MIQUEL MELENDEZ request(s) the above action(s) for all or a portion of Lot(s) 13A1 through 13A3, Block(s) 14, **RAYNOLDS ADDITION,** zoned SU-2 FOR MFR, located on 11TH ST SW, between SILVER AVE SW and GOLD AVE SW containing approximately 1 acre(s). [REF: 06DRB-01871] (K-13) **WITH THE CHANGE TO THE VACATION EXHIBIT THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

5. **Project # 1002017**
06DRB-01540 Major-Vacation of Pub Right-of-Way

MYERS, OLIVER & PRICE PC agent(s) for DAVID & PAM MONTOYA request(s) the above action(s) for all or a portion of EDITH BLVD NE between ALAMEDA NE and FRESQUEZ NE. *[Deferred from 11/15/06]* (B-17) **DEFERRED AT THE AGENT'S REQUEST TO 11/22/06.**

6. **Project # 1004075**
06DRB-01537 Major-Vacation of Pub Right-of-Way
06DRB-01539 Major-Vacation of Public Easements

BOHANNAN HUSTON INC agent(s) for MESA DEL SOL LLC request(s) the above action(s) for all or a portion of Tract(s) 4A, 4B, 4C and 1 through 15, **MESA DEL SOL,** zoned SU-2 PLANNED COMMUNITY, located on INTERSTATE 25 SW, between BROADWAY BLVD SW and LOS PICAROS RD SW containing approximately 2,294 acre(s). [REF: 06DRB-00744] *[Deferred from 11/15/06]* (R-16, Q-16, R-15, R-17, S-14, S-16, S-17, T-16) **DEFERRED AT THE AGENT'S REQUEST TO 12/13/06.**

7. **Project # 1004354**
06DRB-01541 Major-Vacation of Public Easements

TIERRA WEST LLC agent(s) for MONAHITI LLC request(s) the above action(s) for all or a portion of Lot(s) 22-26 and a portion of Lot(s) 27, Block(s) 9, Tract(s) O, **ORIGINAL TOWNSITE OF WESTLAND,** zoned C-2, located on 98TH ST NW, between CENTRAL AVE NW and VOLCANO RD NW containing approximately 2 acre(s). [REF: 06DRB-01426, ZA-96-227] (K-9) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

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) **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 A CONDITION OF FINAL PLAT: 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)."**

9. **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 & 11/15/06]* (C-18) **DEFERRED AT THE AGENT'S REQUEST TO 11/22/06.**

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

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

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.

11. **Project # 1004167**
06DRB-01611 Minor-SiteDev Plan BldPermit/EPC

CONSENSUS PLANNING agent(s) for LA ORILLA GROUP LLC request(s) the above action(s) for all or a portion of Lot(s) 10-B-1, **BOSQUE PLAZA,** zoned C-1 (SC) located on COORS BLVD NW, between LA ORILLA RD NW and BOSQUE PLAZA LANE NW containing approximately 1 acre(s). [REF: 06EPC-00066] **[Catalina Lehner, EPC Case Planner]** [Heard under Project #1004647 which is incorrect] (D-12 & E-12) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES.**

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

12. **Project # 1005247**
06DRB-01605 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for GILBERT LOVATO, K-RAM INC request(s) the above action(s) for all or a portion of Lot(s) 30, Block(s) 10, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B,** zoned SU-1 & M-1, located on OAKLAND AVE NE, between SAN MATEO BLVD NE and EAGLE AVE NE containing approximately 1 acre(s). (C-18) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

13. ~~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) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE, APS LANGUAGE AND TO RECORD.**
14. **Project # 1004918** 06DRB-01612 Minor-Prelim&Final Plat Approval	BOHANNAN HUSTON agent(s) for MESA DEL SOL LLC request(s) the above action(s) for all or a portion of Tract(s) 4-A-1, 4-A-2 & 4-A-3, **MESA DEL SOL, BUILDINGS 2 & 3,** zoned SU-2 Planned Community, located on I-25 SW, between BROADWAY BLVD SW and LOS PICAROS RD SW containing approximately 2,287 acre(s). [REF: 06DRB-00744] (R-16, Q-16, R-15, R-17, S-14, S-16, S-17 & T-16) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL PLAT DELEGATED TO TRANSPORTATION DEVELOPMENT FOR ENCROACHMENT AGREEMENT, PROOF OF RECORDED EASEMENTS & REMOVAL OF VACATION LANGUAGE AND TO PLANNING FOR AGIS DXF FILE AND TO RECORD.**
15. **Project # 1005090** 06DRB-01606 Minor-Prelim&Final Plat Approval 06DRB-01607 Minor-Sidewalk Waiver	JAMES TORRES agent(s) for MAURO TORRES & EVANGELINA TORRES request(s) the above action(s) for all or a portion of Lot(s) 130B-1, 130B-2, 130C-1, 130C-2, M.R.G.C.D. Map #31, Tract(s) 130 (to be known as **LANDS OF MAURO TORRES**) zoned RA-2, located on TEODORO RD NW, between RIO GRANDE BLVD NW and DURANES LATERAL containing approximately 1 acre(s). [REF: 06DRB-01212] *[Deferred from 11/15/06]* (F-13) **DEFERRED AT THE AGENT'S REQUEST TO 11/22/06.**

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

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

17. **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). *[Indef deferred on a no show on 11/1/06 & 11/15/06]* (L-20) **INDEFINITELY DEFERRED ON A NO SHOW.**

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

18. **Project # 1004820**
06DRB-01573 Minor-Sketch Plat or Plan

EASTERLING CONSULTANTS LLC agent(s) for AQUATIC CONSULTANTS request(s) the above action(s) for all or a portion of Tract(s) D-1-B, **ADOBE WELLS SUBDIVISION,** zoned C-2, located on EAGLE RANCH NW, between IRVING NW and WESTSIDE DR NW containing approximately 4 acre(s). (B-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

19. Project # 1005094
06DRB-01574 Minor-Sketch Plat or Plan

EASTERLING CONSULTANTS LLC agent(s) for J. K. DEVELOPMENT INC request(s) the above action(s) for all or a portion of Lot(s) 7, Block(s) A, **GRANDE HEIGHTS SUBDIVISION,** zoned R-1, located on VISTA GRANDE DR NW, between SEQUOIA RD NW and REDLANDS RD NW containing approximately 1 acre(s). (G-11) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

20. Project # 1005073
06DRB-01614 Minor-Sketch Plat or Plan

MOD HAB LLC request(s) the above action(s) for all or a portion of Lot(s) 1, 2 & 3, Block(s) 11, **ROSEMONT ADDITION,** zoned S-R, located on 12TH ST NW, between ROSEMONT NW and ARIAS NW containing approximately 1 acre(s). [REF: 06DRB-01170] (J-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

21. Approval of the Development Review Board Minutes for November 8, 2006. **APPROVAL OF DRB MINUTES WAS DEFERRED.**

ADJOURNED: 12:25 P.M.

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1004943 **AGENDA ITEM NO: 13**

SUBJECT:

Final Plat

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

Minor plat comments.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION:

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

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

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee

DATE: 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

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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 # 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.

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1004943 **AGENDA ITEM NO: 11**

SUBJECT:

Final Plat

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

Minor plat comments.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION:

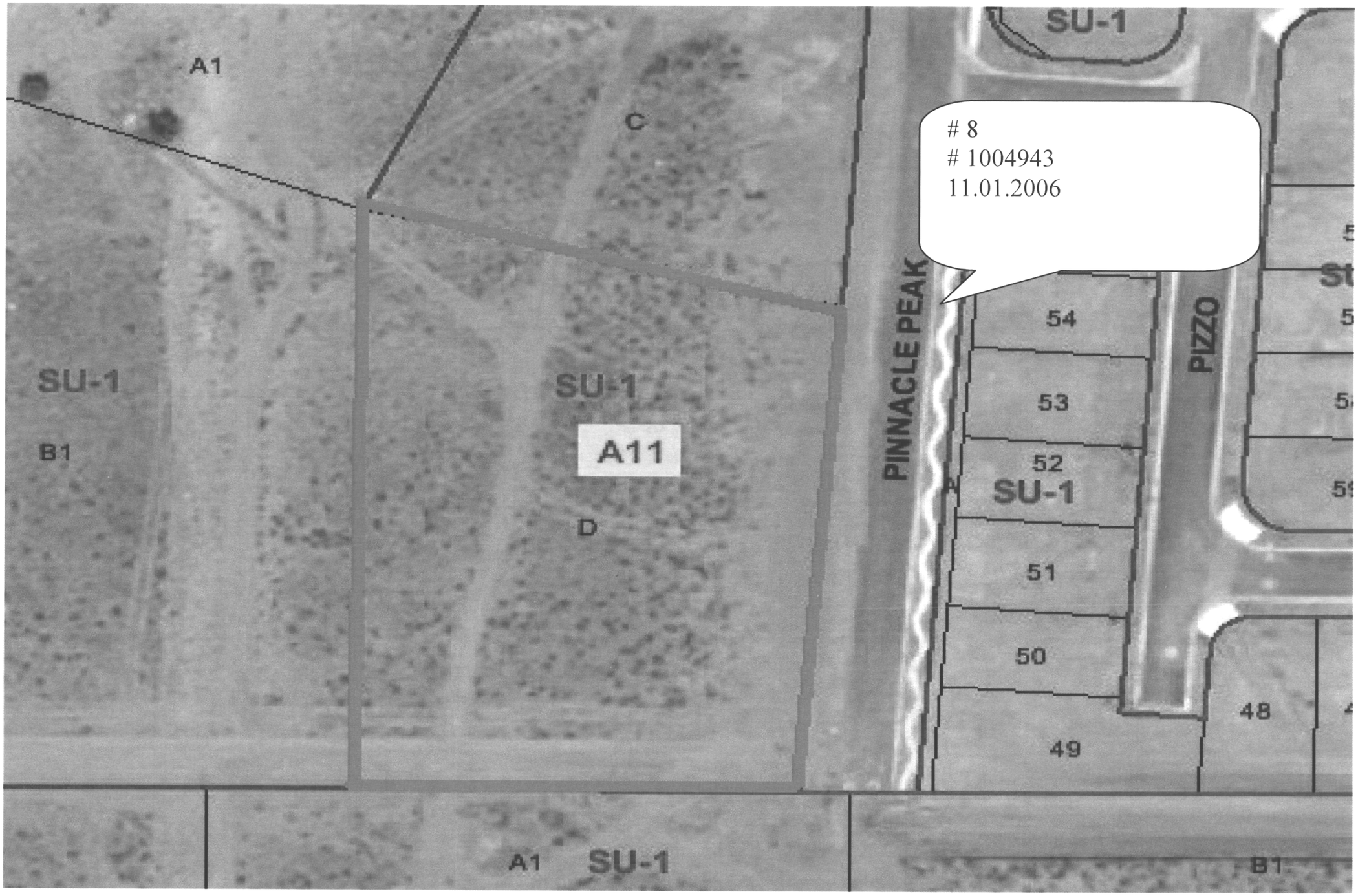
11-15-06

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


A1
C
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SU-1
PINNACLE PEAK
PIZZO
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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.

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 # 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.

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1004943 **AGENDA ITEM NO: 8**

SUBJECT:

Final Plat

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

Minor plat 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

#5

DRB CASE ACTION LOG (SITE PLAN BLD PERMIT)

Comp #5: 9/15/06

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-01165 (SBP)** Project # **1004943**

Project Name **PINNACLE PEAK TOWNHOMES**

Agent: Isaac Benton & Associates Phone No.: 243. 3499

Your request for (**SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN),** was approved on 9/13/06 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- ☐ TRANSPORTATION: _____
- ☐ _____
- ☐ _____
- ☐ _____
- ☐ _____

- ☐ UTILITIES: _____
- ☐ _____
- ☐ _____
- ☐ _____

- ☐ CITY ENGINEER / AMAFCA: _____
- ☐ _____
- ☐ _____
- ☐ _____

- ☐ PARKS / CIP: _____
- ☐ _____
- ☐ _____
- ☐ _____

- ☐ PLANNING (Last to sign): ~~Correct signature block F.P.~~ ~~wall design, rooftops - project #~~ Submitted 9/14/06
- ☐ _____
- ☐ _____
- ☐ _____

3 Copies 9/15/06

Project Number 1004943

- ☒ **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.**

#5

DRB CASE ACTION LOG (SITE PLAN BLD PERMIT)

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-01165 (SBP)** Project # **1004943**

Project Name **PINNACLE PEAK TOWNHOMES**

Agent: Isaac Benton & Associates Phone No.: 243. 3499

Your request for (**SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN),** was approved on 9/13/06 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- ☐ TRANSPORTATION:
- ☐ UTILITIES:
- ☐ CITY ENGINEER / AMAFCA:
- ☐ PARKS / CIP:
- ☐ PLANNING (Last to sign): ~~Correct signature blocks~~ ~~F.P. wall design revisions~~ ~~project #~~ 3 Copies → Submitted 9/14/06

Project Number 1004943

- ☒ **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.**

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

September 13, 2006

5. Project # 1004943
06DRB-01164 Major-Preliminary Plat Approval
06DRB-01165 Minor-SiteDev Plan BldPermit
06DRB-01167 Minor-Temp Defer SDWK

ISAAC BENTON & ASSOCIATES agent(s) for J & J REAL ESTATE PARTNERSHIP 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 R-2, located on PINNACLE PEAK NW, between SUMMER RIDGE NW and MCMAHON NW containing approximately 2 acre(s). [REF: 06DRB-00801] *[Deferred from 9/6/06] [Sidewalk Waiver was Withdrawn @ agent's request)* (A-11)

At the September 13, 2006, Development Review Board meeting, with the signing of the infrastructure list dated 9/13/06 and approval of the grading plan engineer stamp dated 8/31/06 the preliminary plat was approved with the following condition of final plat approval:

If the final plat is approved after October 31, 2006, the subdivider must comply with City Council Resolution R-06-74 regarding Pre-development Facility Fee Agreements with the Albuquerque Public Schools (APS).

The site plan for building permit was approved with final sign off delegated to Planning for 3 copies of the site plan.

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

If you wish to appeal this decision, you must do so by September 28, 2006, in the manner described below.

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

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

Please note that 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: J & J Real Estate Partnership, 106 Industrial Park Loop, Rio Rancho, NM 87124
Isaac Benton & Associates, 624 Tijeras Ave NW, 87102
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1004943 AGENDA#: 5 DATE: 9.13.06

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

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SU-1
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SU-1
SU-1
A11
B1
D
CALLE PERRO
UNSER
H1
19A1
A1
SU-1
B1
PINNACLE PEAK
VILLAGIO
PIZZO
VICENZA
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CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1004943 **AGENDA ITEM NO: 5**

SUBJECT:

Preliminary Plat
Sidewalk Deferral
Site Plan for BP

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

No objection to Sidewalk Waiver or Sidewalk Deferral request.
Infrastructure List comments.
An approved drainage report dated 8-31-06 is on file for Preliminary Plat approval.

RESOLUTION:

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

Signed I.L

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

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee

DATE: SEPTEMBER 13, 2006

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

DEVELOPMENT REVIEW BOARD
ACTION SHEET

Plaza del Sol Building, 3rd FLOOR CONFERENCE ROOM, Planning Department

September 6, 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: 12:20 P.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 # 1003366**
   06DRB-01160 Major-Two Year SIA

   ADVANCED ENGINEERING & CONSULTING LLC agent(s) for FELIX RABADI request(s) the above action(s) for all or a portion of Tract(s) T-1-A-2, TOWN OF ALAMEDA GRANT (to be known as **RABADI COMPLEX**) zoned SU-1 PRD, located on GOLF COURSE NW between IRVING BLVD NW and the CALABACILLAS ARROYO containing approximately 9 acre(s). [REF: 04EPC-00498, 04DRB-00596, 06DRB-00056] (B-12) **A ONE-YEAR EXTENSION OF THE SIA WAS APPROVED.**

2. Project # 1005033
06DRB-01056 Major-SiteDev Plan BldPermit

STUDIO SOUTHWEST ARCHITECTS agent(s) for I. P. F. D. C. request(s) the above action(s) for A PORTION OF I. P. F. D. C. (INDIAN PUEBLOS FEDERAL DEVELOPMENT CORP.) 7 ACRE SITE, **INDIAN PUEBLO COUNCIL PROPERTY,** zoned SU-1 C-2 with restrictions, located on 12^{Tth} ST NW, between INDIAN SCHOOL NW and MENAUL NW containing approximately 3 acre(s). [REF: 03EPC-01676, 03EPC-01677] *[Deferred from 8/16/06 & 8/23/06]* (H-13/H-14) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 9/6/06 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR THE SIA, SIDEWALK RESOLUTION, DIMENSIONING ON THE SITE PLAN (MEET WITH WILFRED GALLEGOS) AND 3 COPIES OF THE SITE PLAN AND PLANNING FOR 15-DAY APPEAL PERIOD, ALTA LAND SURVEY REPLATTING ISSUE IN COUNCIL ORDINANCE, MONUMENT SIGN ORIENTED TO 12TH STREET, PERCENTAGE LANDSCAPING, INDIAN SCHOOL ROAD – PRIVATE OR PUBLIC – SECURITY GATE ON SITE PLAN FOR SUBDIVISION.**

3. Project # 1002567
06DRB-01158 Major-Preliminary Plat Approval
06DRB-01163 Minor-Vacation of Private Easements
06DRB-01159 Minor-Subd Design (DPM) Variance
06DRB-01161 Minor-Sidewalk Variance
06DRB-01162 Minor-Temp Defer SDWK

ADVANCED ENGINEERING & CONSULTING LLC agent(s) for STEVE KIRK request(s) the above action(s) for all or a portion of Lot(s) 5-A-1, COLEMAN ADDITION (to be known as **HACIENDA DE LOIS SUBDIVISION**) zoned R-2 residential zone, located on 12TH ST NW, between MENAUL EXTENSION NW and LA POBLANA NW containing approximately 1 acre(s). [REF: 06DRB-00726] (H-13) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 9/6/06 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 8/31/06 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS OF FINAL PLAT: IF THE FINAL PLAT IS APPROVED AFTER OCTOBER 31, 2006, THE SUBDIVIDER MUST COMPLY WITH CITY COUNCIL RESOLUTION R-06-74 REGARDING PRE-DEVELOPMENT FACILITY FEE AGREEMENTS WITH THE ALBUQUERQUE PUBLIC SCHOOLS (APS), M.R.G.C.D. SIGNATURE ON THE PLAT UNLESS PROOF OF FINAL EASEMENT IS GIVEN, IMPROVED WALL DESIGN, 13-FEET FROM FACE OF CURB TO PROPERTY LINE SHOULD BE DEDICATED AS RIGHT-OF-WAY. THE VACATION OF THE PRIVATE**

EASEMENTS WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. A SUBDIVISION DESIGN VARIANCE FROM MINIMUM DESIGN STANDARDS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.

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

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

5. **Project # 1004943**
   06DRB-01164 Major-Preliminary Plat Approval
   06DRB-01165 Minor-SiteDev Plan BldPermit
   06DRB-01166 Minor-Sidewalk Waiver
   06DRB-01167 Minor-Temp Defer SDWK

ISAAC BENTON & ASSOCIATES agent(s) for J & J REAL ESTATE PARTNERSHIP 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 R-2, located on PINNACLE PEAK NW, between SUMMER RIDGE NW and MCMAHON NW containing approximately 2 acre(s). [REF: 06DRB-00801] *[Deferred from 9/6/06]* (A-11) **THE SIDEWALK WAIVER 06DRB-01166 WAS WITHDRAWN AT THE AGENT'S REQUEST. THE REMAINDER OF THE REQUEST WAS DEFERRED AT THE AGENT'S REQUEST TO 9/13/06.**

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

THOMPSON ENGINEERING CONSULTANTS INC agent(s) for WAREHOUSE MOLDING & DOOR CORP request(s) the above action(s) for all or a portion of Tract(s) 34, MRGCD Map 39, Lot(s) 11, Rancho Rico and Lot(s) 1-4, Powell Gardens Addition (to be known as **SUNSET VILLA ADDITION**) zoned SU-1 for PRD, located on SUNSET GARDENS RD SW between ATRISCO RD SW and ARENAL DITCH, containing approximately 15 acres. *[Deferred from 7/12/06 & 8/9/06 & 8/23/06 & 9/6/06]* (K-12) **DEFERRED AT THE AGENT'S REQUEST TO 9/20/06.**

SITE DEVELOPMENT PLANS (EPC FINAL SIGN-OFF) AMENDED PLANS AND MASTER DEVELOPMENT PLANS (CITY COUNCIL FINAL SIGN-OFF)
NOTE: IF THE APPLICANT/AGENT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THEN THE REQUEST MAY BE INDEFINITELY DEFERRED ON A NO SHOW.

7. **Project # 1004564**
06DRB-01231 Minor-SiteDev Plan BldPermit/EPC

CURRY BRANDAW ARCHITECTS request(s) the above action(s) for all or a portion of Lot(s) 19-22, Block(s) 21, Tract(s) A, NORTH ALBUQUERQUE ACRES, UNIT A (to be known as **PALOMAS RETIREMENT RESIDENCE**) zoned SU-2/O-1, located on PALOMAS AVE NE, between BARSTOW ST NE and WYOMING BLVD NE containing approximately 4 acre(s). [REF: 05EPC-01231] **[Carmen Marrone, EPC Case Planner]** (D-19) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 9/6/06 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR THE SIA AND PLANNING FOR 3 COPIES OF THE SITE PLAN AND PLAT APPROVAL BY DRB.**

8. **Project # 1004565**
06DRB-01058 Minor-SiteDev Plan Subd/EPC
06DRB-01059 Minor-SiteDev Plan BldPermit/EPC
06DRB-00908 Minor-Prelim&Final Plat Approval

WAYJOHN SURVEYING INC agent(s) for DOYLE & TRICARIO INVESTMENTS request(s) the above action(s) for all or a portion of Lot(s) 7, 8 & 9, Block(s) 16-A, SANTILLA PLACE (to be known as **CAGUA TOWNHOMES**) zoned R-LT residential zone, located on CAGUA DR NE between COPPER AVE NE and GRAND AVE NE containing approximately 1 acre(s). **[Catalina Lehner, EPC Case Planner]** *[Deferred from 8/2/06 &*

8/16/06 & 8/30/06 & 9/6/06] (K-18) **DEFERRED AT THE AGENT'S REQUEST TO 9/13/06.**

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

9. Project # 1004877
06DRB-01255 Minor-Prelim&Final Plat Approval

JEFF MORTENSEN & ASSOCIATES INC agent(s) for THE BOARD OF EDUCATION FOR THE CITY OF ALBUQUERQUE (APS REAL ESTATE OFFICE) request(s) the above action(s) for Lot(s) 1-10, Block(s) 3 & Lot(s) 1-9, Block(s) 4, MANDELL ADDITION NO. 2 (to be known as **TRACT A, A.P.S. STRONGHURST COMPLEX**) zoned M-1 light manufacturing zone, located on WOODLAND AVE NW, between MENAUL BLVD NW and 2ND ST NW containing approximately 4 acre(s). [REF: 06DRB-00634,06DRB-00635] (H-14) **PRELIMINARY AND FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

10. Project # 1002771
06DRB-01248 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for GERTRUDE ZACHARY SCHMIDT request(s) the above action(s) for all or a portion of Lot(s) 24-A, Block(s) 36, **NEW MEXICO TOWN COMPANY'S ORIGINAL TOWNSITE,** zoned SU-3 special center zone, located on 2ND ST SW, between LEAD AVE SW and COAL AVE SW containing approximately 1 acre(s). [REF: 03DRB-02147, 03DRB-01036] (K-14) **PRELIMINARY AND FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

11. Project # 1003272
06DRB-01253 Minor-Prelim&Final Plat Approval

ISAACSON & ARFMAN PA agent(s) for EAGLE ASSETS LLC request(s) the above action(s) for Lot(s) 2A1B2B, 3A1, 3A2, 4A1, ALBUQUERQUE WEST, UNIT 2 (**to be known as LOTS 2A1B2B1, 2A1B2B2, 2A1B2B3, 3A1A, 3A2A & 4A1A, ALBUQUERQUE WEST, UNIT 2**) zoned SU-1 PDA TO INCLUDE C-3 USES, located on ALL SAINTS RD NW,

between EAGLE RANCH RD NW and COORS BLVD NW containing approximately 7 acre(s). [REF: 06DRB-00941, 06DRB-01087] (C-13) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR NMU INC SIGNATURE, AGIS DXF FILE, APPLICATION OF EPC ADMINISTRATIVE AMENDMENT AND TO RECORD THE PLAT.**

12. Project # 1000922
06DRB-01224 Minor-Prelim&Final Plat Approval

WILSON & CO agent(s) for LA CUENTISTA I LLC, MICHAEL KNIGHT request(s) the above action(s) for all or a portion of Tract(s) A, **LA CUENTISTA SUBDIVISION, UNIT 1A,** zoned R-1, located on ROSA PARKS RD NW and ALOE RD NW containing approximately 2 acre(s). [REF: 05DRB-01829, 06DRB-00555] *[Deferred from 9/6/06]* (C-10) **DEFERRED AT THE AGENT'S REQUEST TO 9/13/06.**

13. Project # 1005109
06DRB-01257 Minor-Prelim&Final Plat Approval

GEORGE T RODRIGUEZ agent(s) for STEVEN L COE request(s) the above action(s) for all or a portion of Lot(s) 3-5, Block(s) 6, **MONTE VISTA SUBDIVISION,** zoned R-1 residential zone, located on WELLESLEY DR NE, between CENTRAL AVE NE and CAMPUS BLVD NE containing approximately 1 acre(s). (K-16) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR WIDTH OF STREET CURB TO CURB AND LAYOUT OF LOT 4-A AND TO PLANNING FOR AGIS DXF FILE, DEMOLITION OF HOUSE ON LOT 4 AND TO RECORD THE PLAT.**

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

14. Project # 1005078
06DRB-01177 Minor-Sketch Plat or Plan

STEVEN BURNS agent(s) for MICHELLE TOMPSON request(s) the above action(s) for all or a portion of Lot(s) 12, Block(s) 19, **EASTERN ADDITION,** zoned SU-2 RC, located on EDITH BLVD SE, between LEWIS AVE SE and GARFIELD AVE SE containing approximately 1 acre(s). *[Deferred from 8/23/06]*(L-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

15. Project # 1005108
06DRB-01256 Minor-Sketch Plat or Plan

WALLACE BINGHAM ENGINEERING agent(s) for RALPH CORIZ request(s) the above action(s) for all or a portion of Tract(s) 67-A-1 and 67-A-2, **MAP 29,** zoned R-1, located on 4TH ST NW, between VINEYARD NW and WILLOW NW containing approximately 1 acre(s). (E-15) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

16. Project # 1005106
06DRB-01251 Minor-Sketch Plat or Plan

LORETTA NARANJO LOPEZ agent(s) for MARYLOU NARANJO request(s) the above action(s) for all or a portion of Lot(s) B, **LANDS OF ARTHUR NARANJO, SORIDA ADDITION**, zoned RA-2 residential and agricultural zone, located on DURANES RD NW, between LOS LUCEROS RD NW and GUADALUPE TR NW containing approximately 1 acre(s). (H-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

17. Project # 1005107
06DRB-01254 Minor-Sketch Plat or Plan

JOSE GONZALEZ request(s) the above action(s) for all or a portion of Lot(s) 8, Block(s) 9, **TORREON ADDITION,** zoned SU-2 MR, located on THAXTON SE and EDITH SE and containing approximately 1 acre(s). (L-14) **THE**

ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.

18. Project # 1003794
06DRB-01228 Minor-Sketch Plat or Plan

SURV-TEK INC agent(s) for JMD PARTNERSHIP LTD request(s) the above action(s) for all or a portion of Tract(s) 1A, Row 1, **WEST OF WESTLAND, UNIT 1**, zoned SU-2 PCA, located on 98TH ST NW, between CENTRAL AVE NW and VOLCANO RD NW containing approximately 4 acre(s). (K-9) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

19. Approval of the Development Review Board Minutes for August 23 & August 30, 2006. **THE DEVELOPMENT REVIEW BOARD MINUTES FOR AUGUST 23 AND AUGUST 30 WERE APPROVED BY THE BOARD.**

ADJOURNED: 12:20 P.M.

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1004943 AGENDA#: 5 DATE: 9/6/06

1. Name: Bob Hall Address: 624 Texas Ave NW Zip: 87102
2. Name: _____ Address: _____ Zip: _____
3. Name: _____ Address: _____ Zip: _____
4. Name: _____ Address: _____ Zip: _____
5. Name: _____ Address: _____ Zip: _____
6. Name: _____ Address: _____ Zip: _____
7. Name: _____ Address: _____ Zip: _____
8. Name: _____ Address: _____ Zip: _____
9. Name: _____ Address: _____ Zip: _____
10. Name: _____ Address: _____ Zip: _____
11. Name: _____ Address: _____ Zip: _____
12. Name: _____ Address: _____ Zip: _____
13. Name: _____ Address: _____ Zip: _____
14. Name: _____ Address: _____ Zip: _____

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1004943 **AGENDA ITEM NO: 5**

SUBJECT:

Preliminary Plat
Sidewalk Deferral
~~Sidewalk Waiver~~
Site Plan for BP

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

No objection to ~~Sidewalk Waiver or~~ Sidewalk Deferral request.
Infrastructure List comments.
An approved drainage report dated 8-31-06 is on file for Preliminary Plat approval.

RESOLUTION: 9-13-06

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: SEPTEMBER 6, 2006

P.O. Box 1293
Albuquerque
New Mexico 87103
www.cabq.gov

Late Comment

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW,** on **Wednesday, September 6, 2006,** beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1003366
06DRB-01160 Major-Two Year SIA
No objection to Extension Request.

Comments by Roger Green

ADVANCED ENGINEERING & CONSULTING LLC agent(s) for FELIX RABADI request(s) the above action(s) for all or a portion of Tract(s) T-1-A-2, TOWN OF ALAMEDA GRANT (to be known as **RABADI COMPLEX**) zoned SU-1 PRD, located on GOLF COURSE NW between IRVING BLVD NW and the CALABACILLAS ARROYO containing approximately 9 acre(s). [REF: 04EPC-00498, 04DRB-00596, 06DRB-00056] (B-12)

Project # 1002567
06DRB-01158 Major-Preliminary Plat Approval
06DRB-01163 Minor-Vacation of Private Easements
06DRB-01159 Minor-Subd Design (DPM) Variance
06DRB-01161 Minor-Sidewalk Variance
06DRB-01162 Minor-Temp Defer SDWK
Minor revisions required on the Infrastructure List for Preliminary Plat approval.
No objection to Design Variance or Sidewalk Variance and Deferral.

ADVANCED ENGINEERING & CONSULTING LLC agent(s) for STEVE KIRK request(s) the above action(s) for all or a portion of Lot(s) 5-A-1, COLEMAN ADDITION (to be known as **HACIENDA DE LOIS SUBDIVISION**) zoned R-2 residential zone, located on 12TH ST NW, between MENAUL EXTENSION NW and LA POBLANA NW containing approximately 1 acre(s). [REF: 06DRB-00726] (H-13)

Project # 1005070
06DRB-01154 Major-Preliminary Plat Approval
06DRB-01156 Minor-Sidewalk Waiver
06DRB-01155 Minor-Temp Defer SDWK
No objection to Preliminary Plat approval, NMUI must sign the Infrastructure List.
No objection to Sidewalk Waiver/Defferal.

SURV-TEK INC & WILSON & COMPANY agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 8, THE TRAILS, UNIT 2 (to be known as **TAOS @ THE TRAILS, UNIT 2**) zoned R-D, located on WOODMONT AVE NW, between UNIVERSE BLVD NW and RAINBOW BLVD NW containing approximately 9 acre(s). (C-9)

Project # 1004943
06DRB-01164 Major-Preliminary Plat Approval
06DRB-01165 Minor-SiteDev Plan BldPermit
06DRB-01166 Minor-Sidewalk Waiver
06DRB-01167 Minor-Temp Defer SDWK
No objection to Preliminary Plat approval, NMUI must sign the Infrastructure List.
No objection to Site Plan approval.
No objection to Sidewalk Waiver/Defferral.

ISAAC BENTON & ASSOCIATES agent(s) for J & J REAL ESTATE PARTNERSHIP 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 R-2, located on PINNACLE PEAK NW, between SUMMER RIDGE NW and MCMAHON NW containing approximately 2 acre(s). [REF: 06DRB-00801] (A-11)

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

September 6, 2006

Project # 1004943
06DRB-01164 Major-Preliminary Plat Approval
06DRB-01165 Minor-SiteDev Plan BldPermit
06DRB-01166 Minor-Sidewalk Waiver
06DRB-01167 Minor-Temp Defer SDWK

ISAAC BENTON & ASSOCIATES agent(s) for J & J REAL ESTATE PARTNERSHIP 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 R-2, located on PINNACLE PEAK NW, between SUMMER RIDGE NW and MCMAHON NW containing approximately 2 acre(s). [REF: 06DRB-00801] (A-11)

AMAFCA — No adverse comments.

COG This proposed development is located in an emerging area of growth and significant downstream infrastructure and capacity issues can be expected involving multiple jurisdictions such as the County and the NMDOT. As previously requested by MRCOG staff to nearby developments, the TIS should consider these implications and coordinate off-site improvements and/or mitigation accordingly.

This development is occurring in an area where the long range transportation infrastructure is yet to be identified in the Metropolitan Transportation Plan. As such, we encourage the City's involvement in the development of the 2030 MTP for the identification of long term infrastructure needs for this and other areas of the AMPA. Platting and roadway alignments in the area need updating and should be coordinated with MRCOG as part of the current update to the 2030 MTP.

Finally, as a regional transportation planning agency MRCOG staff are concerned that the density proposed for this site will increase congestion on local roadways and river crossings already reaching capacity. While higher density can help support transit, ABQ Ride presently has no routes within the vicinity of the proposed project. Developer should coordinate with ABQ Ride to insure that development is considered in conjunction with Transit Planning.

Transit — Is it possible for adjacent pairs of townhouses to share curb cuts and driveways to reduce the number of curb cuts and increase curb space for on-street parking? No objection to the requests.

Zoning Enforcement — No adverse comments.

Neighborhood Coordination — No Association(s).

APS — Pinnacle Peak Townhomes is a proposed development that will consist of 16 townhouses. The proposed development will impact Seven Bar Elementary School, James Monroe Middle School, and Cibola High School. All three schools are exceeding capacity.

School	2006-07 Projections	2006-07 Capacity	Space Available
Seven Bar	883	850	-33
James Monroe	1,520	1,274	-246
Cibola	3,071	2,300	-771

A new northwest high school will open with a 9th grade academy in 2007. The remainder of the high school will open in 2008. The new northwest high school will relieve overcrowding at Cibola High School.

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

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

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

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

Fire Department — 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

This request is approved. PNM will retain all easement rights within roadway granted by previous plat.

Comcast — No comments received.

QWEST — No comments received.

Environmental Health — No comments received.

M.R.G.C.D. — No comments received.

Open Space Division — No adverse comments.

City Engineer

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

Transportation Development

No objection to the deferral of sidewalk. Pinnacle Peak needs to be 47' per he DPM. (Summit Court??) Is there sidewalk along the cul-de-sac? Where is the sidewalk waiver? Are these P1 lots? Where is the contribution to the signal on Unser? Street lights and signage need to be added. How was the 7' of paving determined along Pinnacle Peak Drive? Crest Drive requires a minimum of 24' of paving.

Parks & Recreation

Is this a site plan for subdivision or building permit? No objection to any of the requests.

Utilities Development — Comments will be provided at hearing.

Planning Department — Planning has no objection to the preliminary platting request.

Planning has no objection to the sidewalk waiver, and temporary deferrral of sidewalk.

The site plan for building permit request has an incomplete checklist, therefore, Planning is unable to complete the review.

Impact Fee Administrator

The creation of a new residential subdivision, deferral of sidewalks and sidewalk waiver will not require payment of Impact Fees. However, Impact Fees will be required at the time a building permit is issued for each Townhome built in this subdivision. Using an average of .05 acres for impervious acreage the estimated impact fees are as follows:

1. Roadway Facilities, NW Mesa: $1520.00
2. Public Safety Facilities, Westside: $414.00
3. Parks, Recs.,Trails, NW Mesa: $2420.00
4. Drainage Facilities, NW Mesa: $702.60

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: J & L Real Estate Partnership, 106 Industrial Park Loop, Rio Rancho, NM 87124

Isaac Benton & Associates, 624 Tijeras Ave NW, 87102

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW,** on **Wednesday, September 6, 2006,** beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1003366
06DRB-01160 Major-Two Year SIA

ADVANCED ENGINEERING & CONSULTING LLC agent(s) for FELIX RABADI request(s) the above action(s) for all or a portion of Tract(s) T-1-A-2, TOWN OF ALAMEDA GRANT (to be known as **RABADI COMPLEX**) zoned SU-1 PRD, located on GOLF COURSE NW between IRVING BLVD NW and the CALABACILLAS ARROYO containing approximately 9 acre(s). [REF: 04EPC-00498, 04DRB-00596, 06DRB-00056] (B-12)

Project # 1002567
06DRB-01158 Major-Preliminary Plat Approval
06DRB-01163 Minor-Vacation of Private Easements
06DRB-01159 Minor-Subd Design (DPM) Variance
06DRB-01161 Minor-Sidewalk Variance
06DRB-01162 Minor-Temp Defer SDWK

ADVANCED ENGINEERING & CONSULTING LLC agent(s) for STEVE KIRK request(s) the above action(s) for all or a portion of Lot(s) 5-A-1, COLEMAN ADDITION (to be known as **HACIENDA DE LOIS SUBDIVISION**) zoned R-2 residential zone, located on 12TH ST NW, between MENAUL EXTENSION NW and LA POBLANA NW containing approximately 1 acre(s). [REF: 06DRB-00726] (H-13)

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

SURV-TEK INC & WILSON & COMPANY agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 8, THE TRAILS, UNIT 2 (to be known as **TAOS @ THE TRAILS, UNIT 2**) zoned R-D, located on WOODMONT AVE NW, between UNIVERSE BLVD NW and RAINBOW BLVD NW containing approximately 9 acre(s). (C-9)

Project # 1004943
06DRB-01164 Major-Preliminary Plat Approval
06DRB-01165 Minor-SiteDev Plan BldPermit
06DRB-01166 Minor-Sidewalk Waiver
06DRB-01167 Minor-Temp Defer SDWK

ISAAC BENTON & ASSOCIATES agent(s) for J & J REAL ESTATE PARTNERSHIP 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 R-2, located on PINNACLE PEAK NW, between SUMMER RIDGE NW and MCMAHON NW containing approximately 2 acre(s). [REF: 06DRB-00801] (A-11)

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, AUGUST 21, 2006.

CITY OF PLANNING
PLANNING DEPARTMENT
PROPERTY OWNERSHIP LIST

Meeting Date: SEPTEMBER 6, 2006
Zone Atlas Page: A-11-Z
Notification Radius: 100 Ft.

Project# 1004943
App#06DRB-01164
App#06DRB-01165
App#06DRB-01166
App#06DRB-01167

Cross Reference and Location: PINNACLE PEAK BETWEEN SUMMER RIDGE AND MCMAHON

Applicant: J & L REAL ESTATE PARTNERSHIP
Address: 106 INDUSTRIAL PARK LOOP
RIO RANCH, NM 87124

Agent: ISAAC BENTON & ASSOCITES
624 TIJERAS AVENUE NW
ALBUQUERQUE, NM 87102

Special Instructions:

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

Date Mailed: AUGUST 18, 2006
Signature: YVONNE SAAVEDRA

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION
- S — X — Major Subdivision action
- S — ____ — Minor Subdivision action
- V — ____ — Vacation
- V — ____ — Variance (Non-Zoning)

SITE DEVELOPMENT PLAN
- P — ____ — for Subdivision Purposes
- P — X — for Building Permit
- P — ____ — IP Master Development Plan
- P — ____ — Cert. of Appropriateness (LUCC)

STORM DRAINAGE
- D — ____ — Storm Drainage Cost Allocation Plan

ZONING & PLANNING
- Z — ____ — Annexation
  - ____ County Submittal
  - ____ EPC Submittal
- Z — ____ — Zone Map Amendment (Establish or Change Zoning)
- Z — ____ — Sector Plan (Phase I, II, III)
- Z — ____ — Amendment to Sector, Area, Facility or Comprehensive Plan
- Z — ____ — Text Amendment (Zoning Code/Sub Regs)
- Z — ____ — Street Name Change (Local & Collector)

APPEAL / PROTEST of...
- A — ____ — Decision by DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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

APPLICANT INFORMATION:

NAME: J & J Real Estate Partnership — PHONE: 280-5771
ADDRESS: 106 Industrial Park Loop — FAX:
CITY: Rio Rancho — STATE NM — ZIP 87124 — E-MAIL:
Proprietary interest in site: Owner — List all owners: J & J Real Estate Partnership
AGENT (if any): Isaac Benton & Associates — PHONE: 243-3499
ADDRESS: 624 Tijeras Avenue NW — FAX: 243-3583
CITY: Albuquerque — STATE NM — ZIP 87102 — E-MAIL: iba@swcp.com

DESCRIPTION OF REQUEST: [redacted] Site Development for Building Permit, Subdivision Preliminary Plat Approval, Temp. Deferral of Sidewalk Construction, Sidewalk Waiver.

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

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

Lot or Tract No. Tract D — Block 0 — Unit 0
Subdiv. / Addn. Village Center North — TBK PINNACLE PEAK TOWNHOMES
Current Zoning: SU-1 R-2 — Proposed zoning: same
Zone Atlas page(s): A-11-Z — No. of existing lots: 1 — No. of proposed lots 16
Total area of site (acres) 1.36 — Density if applicable: dwellings per gross acre: 11.76 — dwellings per net acre.
Within city limits? X Yes No___, but site is within 5 miles of the city limits.) — Within 1000FT of a landfill?
UPC No. 101106641240810102 — MRGCD Map No
LOCATION OF PROPERTY BY STREETS: On or Near: Pinnacle Peak NW
Between: Summer Ridge NW — and McMahon 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.): 06-DRB-00801, 100936, 1000898

Check-off if project was previously reviewed by Sketch Plat/Plan ?, or Pre-application Review Team? Date of review: 6/14/06, 5/16/06

SIGNATURE [signature] DATE August 10, 2006

(Print) Bob Hall — ___ Applicant X Agent

FOR OFFICIAL USE ONLY — Form revised 4/04

- VA ☑ INTERNAL ROUTING
- ☑ All checklists are complete
- ☑ All fees have been collected
- ☑ All case #s are assigned
- ☑ AGIS copy has been sent
- NA ☐ 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-01144; 06DRB-01165; 06DRB-01166; 06DRB-01167

Hearing date 9-6-06

Action	S.F.	Fees
PP	S(2)	$ 995.00
SBP	P(3)	$ 385.00
SW	V	$ 0
TDS	V	$ 0
CMF	—	$ 20.00
ADV.		75.00
		Total $ 1475.00

VA SIS 8/11/06

Project # 1004943

FORM S(2): SUBDIVI - 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**

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

Bob Hall, agent
Applicant name (print)

Applicant signature / date August 10, 2006

Form revised 11/04 and **JUNE 05**

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

Application case numbers
06DRB - _____ - 01164
_____ - _____ - _____
_____ - _____ - _____

Kim Sims 8/11/06
Planner signature / date

Project # 1004943

Rec	UPC CODE	OWNER	OWNER ADDRESS	OWNER CITY	OWNER STATE	OWNER ZIPCODE	PROPERTY CLASS	TAX DISTRICT	LEGAL
1	1011066425415106 82	ENTRADA DEVELOPMENT LTD CO	4101 INDIAN SCHOOL RD NE 400	ALBUQUERQUE	NM	87110	VAC	A1A	LT 55 PLAT OF VILLA DE VILLAGI O SUBDIVISION CT G VILLAGE CENTER
2	1011066420402106 83	ENTRADA DEVELOPMENT LTD CO	4101 INDIAN SCHOOL RD NE 400	ALBUQUERQUE	NM	87110	VAC	A1A	TR A PLAT OF VILLA DE VILLAGIO SUBDIVISION A T G VILLAGE CENTER N
3	1011066419437101 35	SMITH RICHARD E & EVA M A	PO BOX 372	CEDAR CREST	NM	87008 0372	VAC	A1A	TRACT C BULK LAND PLAT OF VILL AGE CENTER NOR CONT 1.2000 A C
4	1011066425388106 76	MARTINEZ SHANNON U	10831 PIZZO DR NW	ALBUQUERQUE	NM	87114	RES	A1A	LT 49 PLAT OF VILLA DE VILLAGI O SUBDIVISION CT G VILLAGE CENTER
5	1011066424393106 77	ENTRADA DEVELOPMENT LTD CO	4101 INDIAN SCHOOL RD NE 400	ALBUQUERQUE	NM	87110	VAC	A1A	LT 50 PLAT OF VILLA DE VILLAGI O SUBDIVISION CT G VILLAGE CENTER
6	1011066424398106 78	VANTAGE BUILDERS INC	PO BOX 1443	CORRALES	NM	87048	VAC	A1A	LT 51 PLAT OF VILLA DE VILLAGI O SUBDIVISION CT G VILLAGE CENTER
7	1011066425402106 79	VANTAGE BUILDERS INC	PO BOX 1443	CORRALES	NM	87048	RES	A1A	LT 52 PLAT OF VILLA DE VILLAGI O SUBDIVISION CT G VILLAGE CENTER
8	1011066425407106 80	VANTAGE BUILDERS INC	PO BOX 1443	CORRALES	NM	87048	VAC	A1A	LT 53 PLAT OF VILLA DE VILLAGI O SUBDIVISION CT G VILLAGE CENTER
9	1011066425411106 81	VANTAGE BUILDERS INC	PO BOX 1443	CORRALES	NM	87048	RES	A1A	LT 54 PLAT OF VILLA DE VILLAGI O SUBDIVISION CT G VILLAGE CENTER
10	1011066398442101 03	SMITH RICHARD E & EVA M A	PO BOX 372	CEDAR CREST	NM	87008 0372	VAC	A1A	TR A-1 PLAT OF TRACTS A-1 AND B-1 VILLAGE CE IVISION CONT 1.4095
11	1011066384411101 04	ALEXANDER SAMUELS REALTY GROUP	92 MARK DR	LAKE ZURICH	IL	60047	VAC	A1A	TR B-1 PLAT OF TRACTS A-1 AND B-1 VILLAGE CE IVISION CONT 2.1119
12	1011066412408101 02	SMITH RICHARD E & EVA M A	PO BOX 372	CEDAR CREST	NM	87008 0372	VAC	A1A	TRACT D BULK LAND PLAT OF VILL AGE CENTER NOR CONT 1.3616 A C
13	1011066443369101 18	FINELAND LLC	10250 COLLINS AVE PH-1	MIAMI	FL	33154	VAC	A1A	PARCEL B-1 BULK LAND PLAT PARC ELS A-1, B-1, 1 FINELAND DEVELOPME
14	1011066380372101 10	TRES ESQUINAS II LLC	7620 JEFFERSON NE	ALBUQUERQUE	NM	87109	VAC	A1A	TRACT 19A-1 VACATION AMENDED P LAT & REPL OF S ITUATED WITHIN THE
15	1011066404361101 17	FINELAND LLC	10250 COLLINS AVE PH-1	MIAMI	FL	33154	VAC	A1A	PARCEL A-1 BULK LAND PLAT PARC ELS A-1, B-1, 1 FINELAND DEVELOPME

ALBUQUERQUE
Making History

City of Albuquerque

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

Date: August 2, 2006

Planning Department
Plaza Del Sol Building
600 Second St. NW
Second Floor (924-3860)

This letter will serve to notify you that on August 2, 2006 (date)

TO CONTACT NAME: Bob Hall
COMPANY/AGENCY: Isaac Benton & Associates Architects
ADDRESS/ZIP: 624 Tijeras Ave NW 87102
PHONE/FAX #: 243-3499 243-3583

Contacted the Office of Neighborhood Coordination requesting the contact names for any Recognized Neighborhood Associations affected by their request concerning a Zoning Action or Site Development Plan, etc. at Tract D1 Block 0, Unit 0, Village Center North located on Pinnacle Peak between Summer Ridge & McMahon Blvd.
zone map page(s) A-11.

Our records indicate that as of 8-2-06 (date), there were **no Recognized Neighborhood Associations** in this area.

If you have any questions about the information provided, please contact our office at (505) 924-3914 or by fax at 924-3913.

Sincerely,

Dalaina L Armona
OFFICE OF NEIGHBORHOOD COORDINATION

planning.norecognized.na.form(07/04)

New Mexico
Utilities Inc.

August 10, 2006

Mr. Gilbert Aldaz
Applied Engineering and Surveying, Inc.
1605 Blair Dr. NE
Albuquerque, NM 87112

Re: Tract D, Village Center North Subdivision

Dear Mr. Aldaz:

New Mexico Utilities, Inc., will be able to provide water and wastewater service to the above referenced site located in Albuquerque, New Mexico, County of Bernalillo, subject to the rules and regulations of the New Mexico Public Regulation Commission, the State of New Mexico Office of the State Engineer and the tariffs and policies of New Mexico Utilities, Inc.

Sincerely,
New Mexico Utilities, Inc.

Bob Gay
Vice President
General Manager

4700 Irving Blvd., N.W., Suite 201
Albuquerque, New Mexico 87114
Telephone (505) 898-2661 Fax (505) 898-6379

OR CURRENT RESIDENT
101106642541510682
ENTRADA DEVELOPMENT LTD CO
4101 INDIAN SCHOOL RD NE 400
ALBUQUERQUE, NM 87110

OR CURRENT RESIDENT
101106642439310677
ENTRADA DEVELOPMENT LTD CO
4101 INDIAN SCHOOL RD NE 400
ALBUQUERQUE, NM 87110

OR CURRENT RESIDENT
101106638441110104
ALEXANDER SAMUELS REALTY GROUP
92 MARK DR
LAKE ZURICH, IL 60047

OR CURRENT RESIDENT
101106638037210110
TRES ESQUINAS II LLC
7620 JEFFERSON NE
ALBUQUERQUE, NM 87109

Project # 1004943
ISAAC BENTON & ASSOCIATES
624 TIJERAS AVENEUE NW
ALBUQUERQUE, NM 87102

OR CURRENT RESIDENT
101106641943710135
SMITH RICHARD E & EVA M A
PO BOX 372
CEDAR CREST, NM 87008 0372

OR CURRENT RESIDENT
101106642439810678
VANTAGE BUILDERS INC
PO BOX 1443
CORRALES, NM 87048

OR CURRENT RESIDENT
101106641240810102
SMITH RICHARD E & EVA M A
PO BOX 372
CEDAR CREST, NM 87008 0372

OR CURRENT RESIDENT
101106640436110117
FINELAND LLC
10250 COLLINS AVE PH-1
MIAMI, FL 33154

OR CURRENT RESIDENT
101106642538810676
MARTINEZ SHANNON U
10831 PIZZO DR NW
ALBUQUERQUE, NM 87114

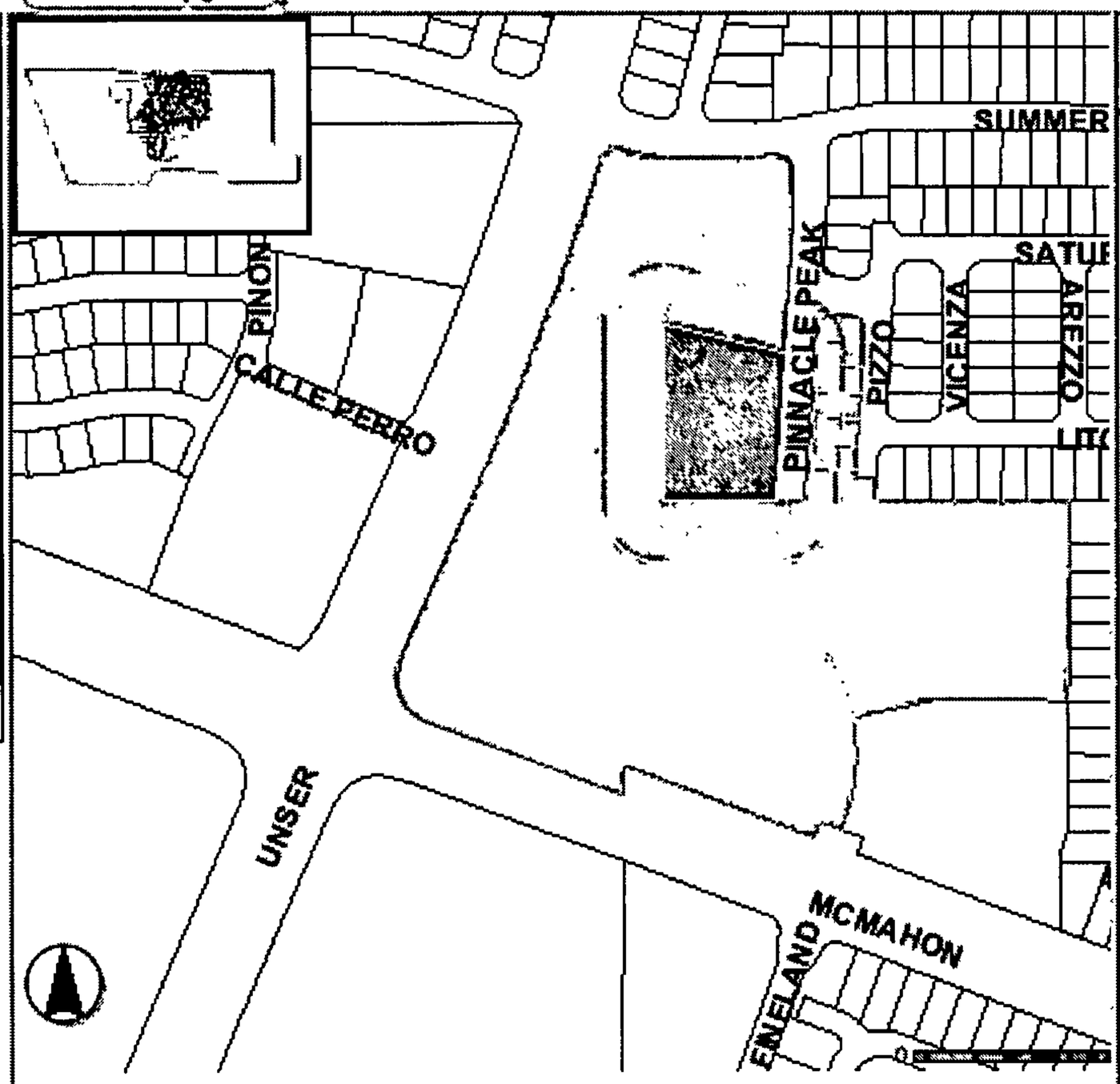
OR CURRENT RESIDENT
101106639844210103
SMITH RICHARD E & EVA M A
PO BOX 372
CEDAR CREST, NM 87008 0372

OR CURRENT RESIDENT
101106644336910118
FINELAND LLC
10250 COLLINS AVE PH-1
MIAMI, FL 33154

Project # 1004943
J & L REAL ESTATE PARTNERSHIP
106 INDUSTRIAL PARK LOOP
RIO RANCHO, NM 87124

CITY OF ALBUQUERQUE
www.cabq.gov

ALBUQUERQUE GIS DATA WEBSITE



LAYERS

- STREETS
- BASEMAP
  - PARCELS
  - LOT NUMBERS
  - METRO ADDRESS
  - ZONING
  - OWNERSHIP
  - 2FT CONTOUR
  - ADDRESS POINTS
  - LANDUSE
- INFRASTRUCTURE
- TRANSIT/SUNTRAN
- BOUNDARIES
- SITES
- ENVIRONMENT
- APS
- TRAFFIC ENG.
- AIR PHOTO
  - 2004 AIR PHOTO
  - 2002 AIR PHOTO
  - 1999 AIR PHOTO

Refresh Map

Auto Refresh

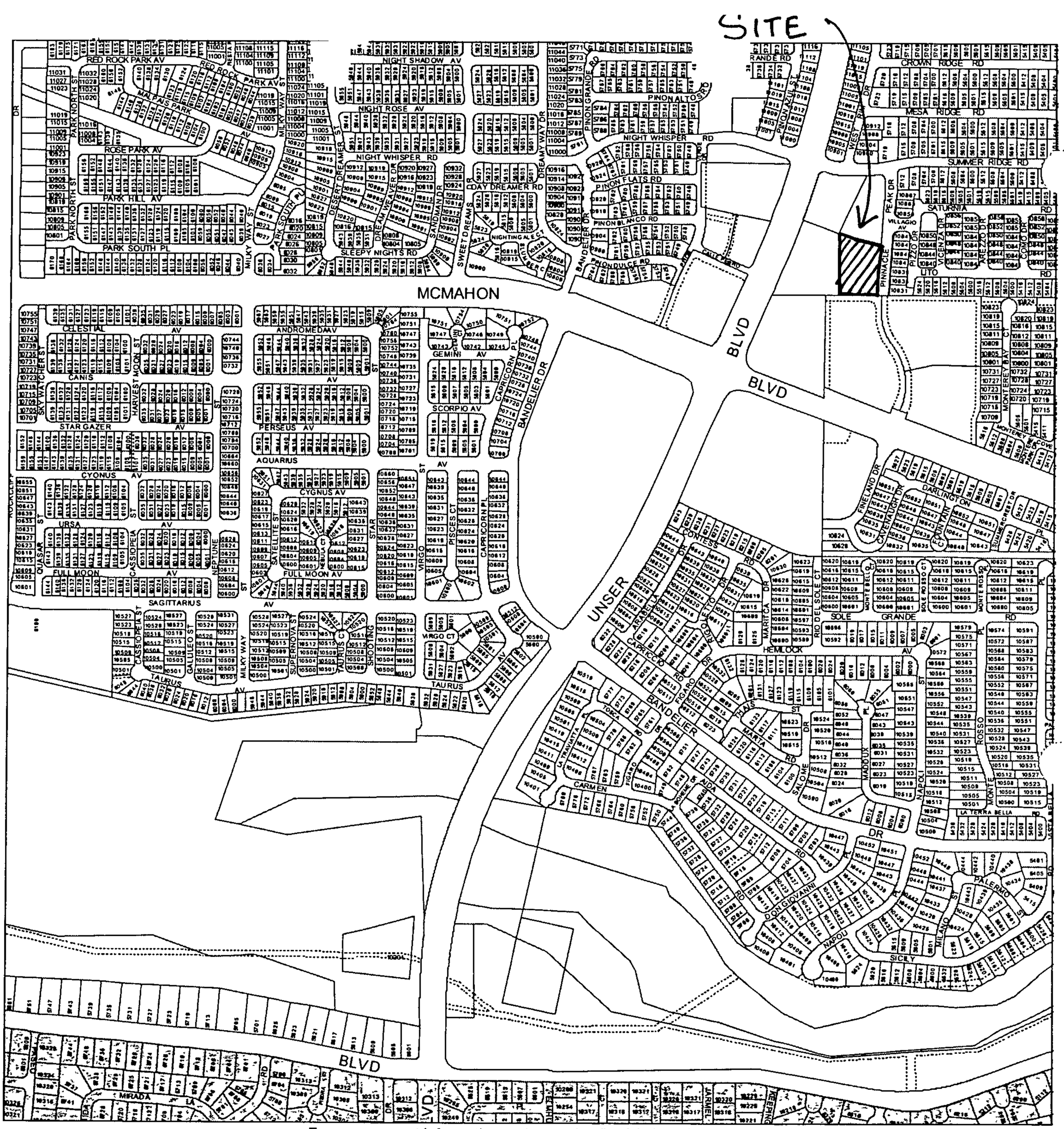
Help:

- 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.

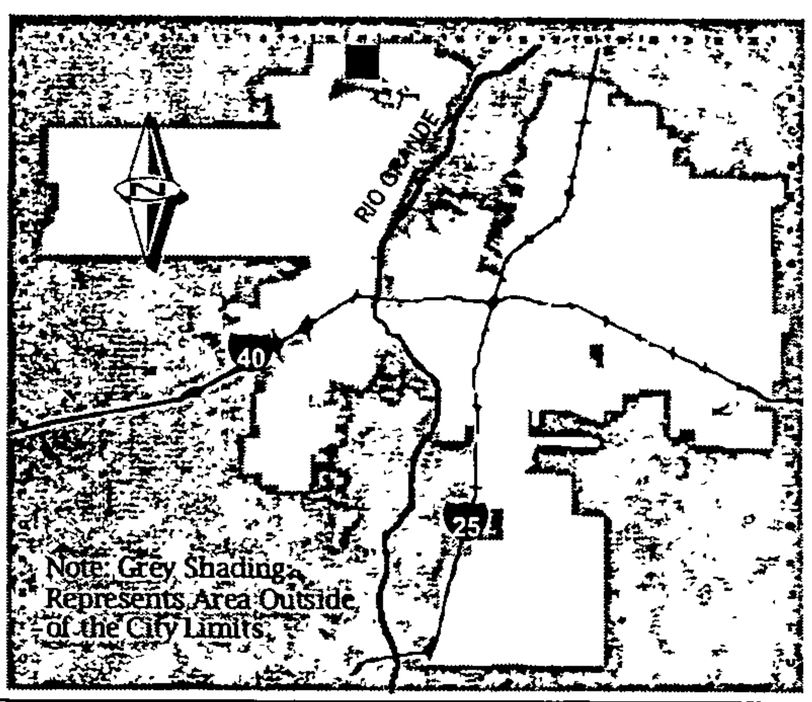
OWNERSHIP

Rec	UPC CODE	OWNER	OWNER A
1	101106642541510682	ENTRADA DEVELOPMENT LTD CO	4101 INDIAN SCH
2	101106642040210683	ENTRADA DEVELOPMENT LTD CO	4101 INDIAN SCH
3	101106641942710405	SMITH RICHARD F & EVA M A	PO BOX 272

Buffer **SEARCH** **REFRESH** **HELP** **INDEX PAGE**
CONTACT



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



Address Map Page:

A-11-Z

Map amended through: **May 01, 2006**

These addresses are for information purposes only and are not intended for address verification.

CITY OF ALBUQUERQUE
AGIS
Albuquerque Geographic Information System

0 750 1,500 Feet

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

PROJECT NAME: PINNACLE PEAK TOWN HOMES

AGIS MAP # A-11

LEGAL DESCRIPTIONS: TRACT D VILLAGE Center NORTH

✓ **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 8-10-06 (date).

[signature] — Applicant/Agent

8/11/06 — Date

[signature] — Hydrology Division Representative

8/11/06 — Date

N/A **WATER AND SEWER AVAILABILITY STATEMENT**

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

_____ — Applicant/Agent

_____ — Date

NM UT — Utilities Division Representative

_____ — Date

PROJECT # _____

Revised 4/03

EXHIBIT B

FINAL
PRE-DEVELOPMENT FACILITIES FEE AGREEMENT

THIS AGREEMENT is made by and between the Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, New Mexico ("Albuquerque Public Schools" or "APS"), a public school district organized and existing pursuant to the laws of New Mexico, and DWAYNE PINO ("Developer") effective as of this 1ST day of NOVEMBER, 2006, and pertains to the subdivision commonly known as PINNACLE PEAK TOWNHOMES and more particularly described as LOTS 1 THROUGH 16, PINNACLE PEAK TOWNHOMES WITHIN PROJECTED SECTION 2, T11N, R2E., N.M.P.M. CITY OF ALBQ, BERN. COUNTY, NEW MEXICO (the "Subdivision".) The following individual lots comprise the subdivision:

[List lots by street address; Lots which will be used for multi-family residences should be marked "multifamily- __ units" with the number of units filled in.]

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

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

WHEREAS, Developer 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:

2. Developer agrees to pay to APS a facilities fee for each dwelling unit to be constructed in the Subdivision.

3. The amount of the fee shall be:

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Page: 1 of 3
11/08/2006 01:44P
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Mary Herrera Bern. Co. AGRE R 13.00

- 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).

4. 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.

5. 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.

6. 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]."

7. 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 5 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.

Dwayne Pino

Signature

Dwayne Pino, member

Name (typed or printed) and title

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Page: 2 of 3
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Mary Herrera Bern. Co. AGRE R 13.00

Developer

STATE OF NEW MEXICO

COUNTY OF BERNALILLO

This instrument was acknowledged before me on November 2, 2006 by Dwayne Pino

_____ as Member of Americontractors, a corporation.

(Seal) OFFICIAL SEAL Sarah Amato NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 10/01/09

Sarah Amato
Notary Public

My commission expires: 10/01/09

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, 06 by Brad Winter

_____ as Executive Director/Facilites 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.

(Seal) OFFICIAL SEAL Mary Ann Rhinehart NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires: 9/13/2010

Mary Ann Rhinehart
Notary Public

My commission expires: 9/13/2010

Mary Herrera Bern. Co. AGRE R 13.00

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City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION — **S**
- ✓ Major Subdivision action FINAL
- ____ Minor Subdivision action
- ____ Vacation
- ____ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN — **V**
- ____ for Subdivision Purposes
- ____ for Building Permit — **P**
- ____ IP Master Development Plan
- ____ Cert. of Appropriateness (LUCC) — **L**

STORM DRAINAGE — **D**
- ____ Storm Drainage Cost Allocation Plan

ZONING & PLANNING — **Z** **A**
- ____ Annexation
  - ____ County Submittal
  - ____ EPC Submittal
- ____ Zone Map Amendment (Establish or Change Zoning)
- ____ Sector Plan **(Phase I, II, III)**
- ____ Amendment to Sector, Area, Facility or Comprehensive Plan
- ____ Text Amendment (Zoning Code/Sub Regs)
- ____ Street Name Change (Local & Collector)

APPEAL / PROTEST of...
- ____ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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

APPLICANT INFORMATION:

NAME: JULIE GUTIERREZ PHONE: ____
ADDRESS: 1001 INDUSTRIAL LOOP FAX: ____
CITY: RIO RANCHO STATE NM ZIP 87124 E-MAIL: ____
Proprietary interest in site: OWNER List all owners: ____
AGENT (if any): SURVEYS SOUTHWEST, LTD PHONE: 998-0303
ADDRESS: 333 LOMAS BLVD NE FAX: 998-0306
CITY: ALBQ STATE NM ZIP 87102 E-MAIL: ____

DESCRIPTION OF REQUEST: DIVIDE ONE EXISTING TRACT INTO SIXTEEN NEW LOTS, GRANT ADDITIONAL EASEMENTS & DEDICATE PUBLIC STREET R-O-W AS SHOWN / FINAL PLAT

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 1 Block: N/A Unit: N/A
Subdiv. / Addn. VILLAGE CENTER NORTH TR 1 PINNACLE PEAK TOWNHOMES
Current Zoning: SU-1 FOR MIXED USE Proposed zoning: N/A
Zone Atlas page(s): A-11-Z No. of **existing** lots: 1 No. of **proposed** lots: 16
Total area of site (acres): 1.3619 Density if applicable: dwellings per gross acre: N/A dwellings per net acre: N/A
Within city limits? ✓ Yes. No___, but site is within 5 miles of the city limits.) Within 1000FT of a landfill? NO
UPC No. 1-011-066-412-408-10102 MRGCD Map No. N/A
LOCATION OF PROPERTY BY STREETS: On or Near: PINNACLE PEAK DRIVE, NW
Between: MC MAHON BLVD NW and UNSER BLVD 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.): PROJ # 1004943
06DRB-01164, 01165 & 01167

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

SIGNATURE Dan Gurley DATE 10.23.06
(Print) Dan Gurley ___ Applicant ✓ Agent

FOR OFFICIAL USE ONLY Form revised 4/04

N/A **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
- N/A Site is within 1000ft of a landfill
- N/A F.H.D.P. density bonus
- N/A F.H.D.P. fee rebate

Application case numbers 06DRB - 01547 - ____ - ____

Hearing date 11/1/06

Action	S.F.	Fees
FP	S(3)	$ ____
CMF	___	$ 20.00
____	___	$ ____
____	___	$ ____
____	___	$ ____
		Total $ 20.00

10/24/06

Project # 1004943

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

☐ **SKETCH PLAT REVIEW AND COMMENT** **YOUR ATTENDANCE IS REQUIRED.**

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

☐ **MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT** **Your attendance is required.**

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

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

☑ **MAJOR SUBDIVISION FINAL PLAT APPROVAL** **Your attendance is required.**

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

☐ **MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL** **Your attendance is required.**

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

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

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

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

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

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

Amended preliminary plat approval expires after one year

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

Dan Graney
Applicant name (print)

Dan Graney 10.23.06
Applicant signature / date

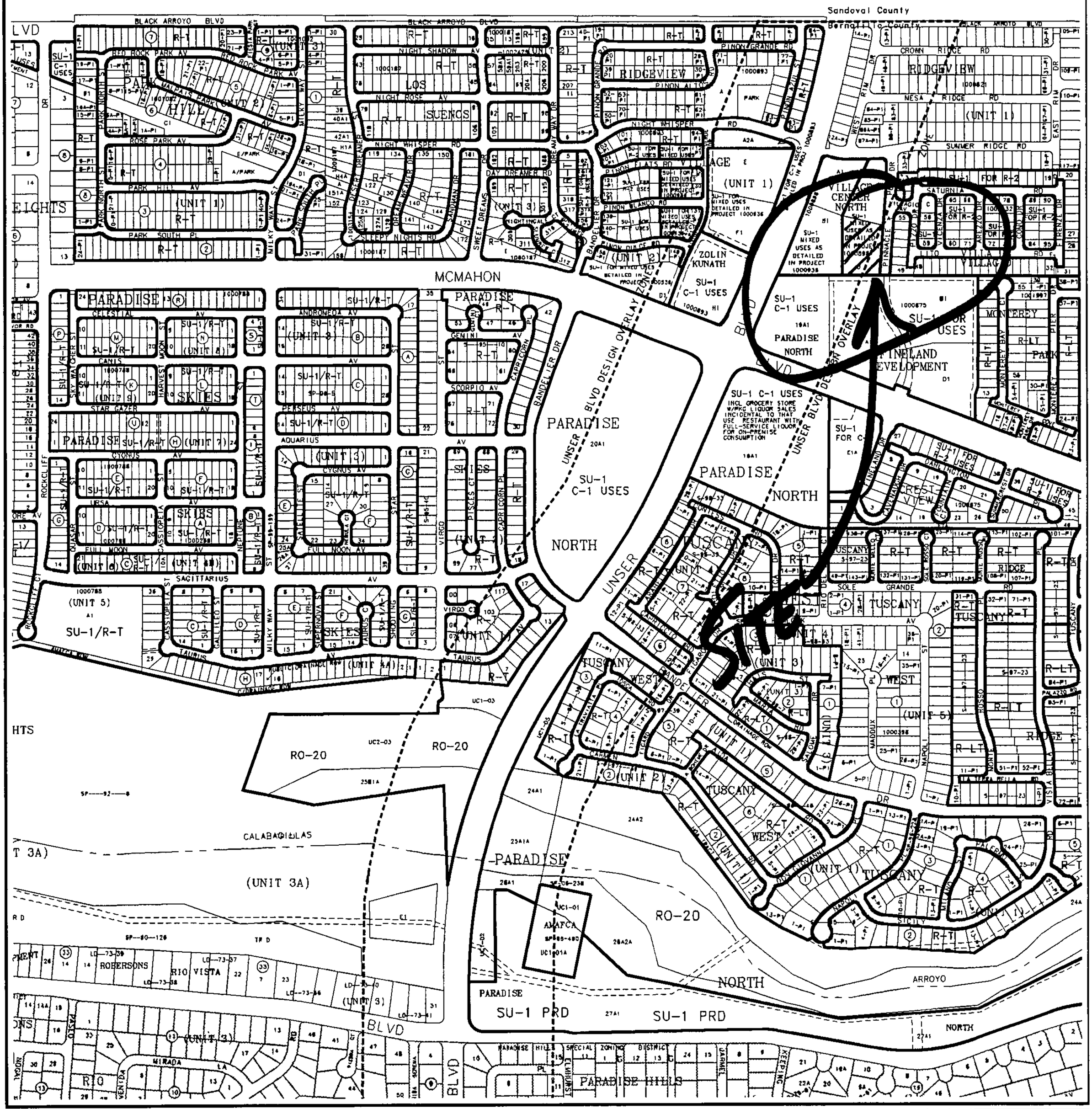
Form revised 8/04, 1/05 & 10/05

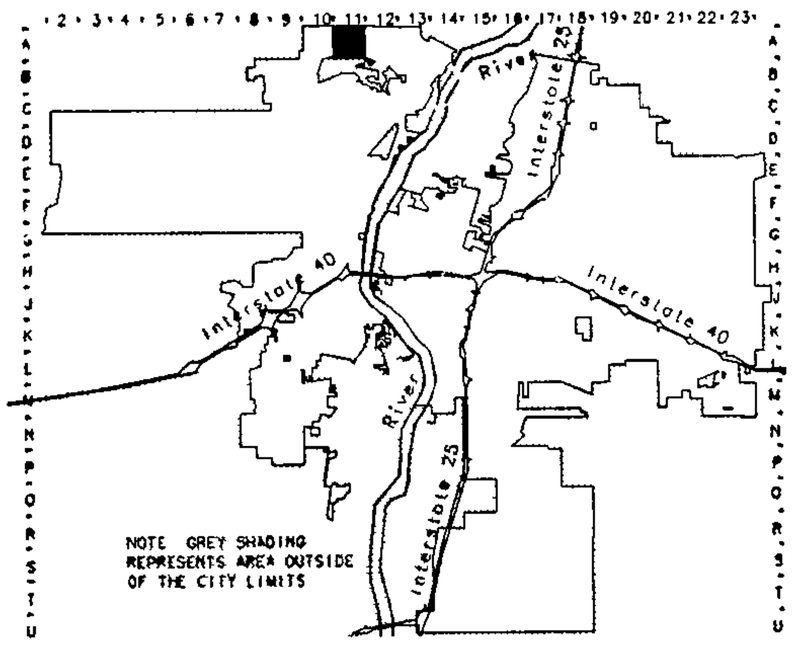
☑ Checklists complete
☑ Fees collected
☑ Case #s assigned
☑ Related #s listed

Application case numbers
06DRB - - 01547
- -
- -

KE 10/24/06
Planner signature / date

Project # 1004943





Albuquerque Geographic Information System
PLANNING DEPARTMENT
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GRAPHIC SCALE IN FEET

250 0 750 1000

Zone Atlas Page

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Map Amended through August 03, 2004

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

PAID RECEIPT

APPLICANT NAME JULIE GUTIERREZ

AGENT SURVEYS SOUTHWEST

ADDRESS 333 LOMAS

PROJECT & APP # 1004943 / 06DRB - 01547

PROJECT NAME

$ 28.00 **441032/3424000 Conflict Management Fee**

$ _____ **441006/4983000 DRB Actions**

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

$ _____ **441018/4971000 Public Notification**

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

$ 28.00 **TOTAL AMOUNT DUE**

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

SURVEYS SOUTHWEST LTD.
333 LOMAS BLVD NE
ALBUQUERQUE, NM 87102
(505) 998-0303

9119

COMPASS BANK
ALBUQUERQUE, NEW MEXICO
95-78-1070

DATE 10/24/06

PAY TO THE ORDER OF: CITY OF ALBUQUERQUE

AMOUNT $ 20.00

Twenty 00/100 ******

Security Features Included Details on back.

"009119" "107000783" 00789213 23"

No. of Lots: 16

Nearest Major Streets: Unser AV & Summer Ridge

FIGURE 12

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

AGREEMENT TO CONSTRUCT PUBLIC AND/OR PRIVATE SUBDIVISION IMPROVEMENTS

THIS AGREEMENT is made this 20th day of OCTOBER, 2006, by and between the City of Albuquerque, New Mexico ("City"), a municipal corporation, whose address is P. O. Box 1293 (One Civic Plaza), Albuquerque, New Mexico 87103, and J+J REAL ESTATE, LLC ("Subdivider"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:] NM Corporation, whose address is 106 INDUSTRIAL PARK LOOP, RIO RANCHO, NM and whose telephone number is 994-3830, is made in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

1. Recital. The Subdivider is developing certain lands within the City of Albuquerque, Bernalillo County, New Mexico, known as [existing legal description:] Tract "D" Village Center North, recorded on _____ in the records of the Bernalillo County Clerk at Book _____, pages _____ through _____ (the "Subdivision"). The Subdivider certifies that the Subdivision is owned by [state the name of the present real property owner exactly as shown on the real estate document conveying title in the Subdivision to the present owner:] J+J REAL ESTATE, LLC ("Owner").

The Subdivider has submitted and the City has approved a preliminary plat or Site Development Plan identified as Pinnacle Peak Townhomes describing Subdivider's Property.

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

2. Improvements and Construction Deadline. The Subdivider agrees to install and complete the public and/or private improvements described in Exhibit A, the required infrastructure listing ("Improvements"), to the satisfaction of the City, on or before the 3rd day of October, 2007 ("Construction Completion Deadline"), at no cost to the City. The Improvements are shown in greater detail on the Subdivider's proposed and approved plans, which have been filed with the City Engineer and are identified as Project No. 793181.

Note: To compute the Construction Completion Deadline: If a final plat will be filed after Subdivider meets the requirements of this Agreement, the Construction Completion Deadline can be no later than two years after execution of this Agreement. (See Subdivision Ordinance Section 14-14-3.) If a final plat will not be filed pursuant to this Agreement, the Construction Completion Deadline can be no later than one year after approval of the preliminary plat by the Development Review Board ("DRB"), unless

Maru Herrera Bern. Co. AGRE R 19.00
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the DRB grants an extension, not to exceed one additional year per extension, and the Subdivider processes an amendment to the Agreement. (See Subdivision Ordinance Section 14-14-3.) If this Agreement, with any amendments does not utilize the maximum time allowed for completion of construction, the Subdivider may obtain an extension of the Construction Completion Deadline if Subdivider shows adequate reason for the extension.

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

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

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

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

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

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

A. Construction Surveying. Construction surveying for the construction of the public Improvements shall be performed by Jake Arguelles, and construction surveying of the private Improvements shall be performed by Jake Arguelles. If the construction surveying is performed by an entity other than the City, the City may monitor the construction surveying and the Subdivider shall ensure that the construction surveying entity provides all construction surveying field notes, plats, reports and related data to the City which the City requires for review. Record drawings shall be provided by the entity performing the survey. The Subdivider shall pay the City a reasonable fee for any construction surveying performed by the City.

B. Construction Inspection Methods. Inspection of the construction of the public Improvements shall be performed by Applied Engineering and inspection of the private Improvements shall be performed by Applied Engineering, both New Mexico Registered Professional Engineers. If the inspection is performed by an entity other than the City, the City may monitor the inspection and the Subdivider

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09/04

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

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

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

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

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

Type of Financial Guaranty: LOAN RESERVE for: J & J REAL ESTATE LLC
Amount: $186,186.51 Name of Financial Institution or Surety providing Guaranty: WESTERN BANK, ARTESIA, NM
Date City first able to call Guaranty: October 3, 2007 -
[Construction Completion Deadline]: October 3, 2007
If Guaranty other than a Bond, last day City able to call Guaranty is: December 3, 2007
Additional information: _____

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

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

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Maru Herrera Bern. Co. AGRE R 19.00

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

SUBDIVIDER:

By [Signature]: _____
Name: JULIE GUTIERREZ
Title: J+J REAL ESTATE LLC
Dated: 10/10/06 MANAGING MEMBER

CITY OF ALBUQUERQUE

_____
City Engineer
Dated: 10-20-06

10/20/06 10-16-06

SUBDIVIDER'S NOTARY

STATE OF NewMexico
COUNTY OF Bernalillo) ss.

This instrument was acknowledged before me on 10th day of October, 20 06 by [name of person:] JULIE GUTIERREZ, [title or capacity, for instance, "President" or "Owner":] MANAGING MEMBER of [Subdivider:] J+J REAL ESTATE LLC

_____
Notary Public

My Commission Expires: 3/26/08

CITY'S NOTARY

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

This instrument was acknowledged before me on 20 day of October, 20 06 by Richard Dourte, City Engineer of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

_____
Notary Public

My Commission Expires:
July 5, 2010

OFFICIAL SEAL
LISA CORNEJO
NOTARY PUBLIC-STATE OF NEW MEXICO
My commission expires 7-5-2010

EXHIBIT A AND POWER OF ATTORNEY ATTACHED

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POWER OF ATTORNEY

NOTE: Must be signed and notarized

Project Number:_____

FIGURE 12

ORIGINAL

INFRASTRUCTURE LIST

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

Date Submitted: 08-11-06
Date Site Plan Approved: _____
Date Preliminary Plat Approved: 9/13/06
Date Preliminary Plat Expires: 9/13/07
DRB Project No.: 1004943
DRB Application No.: 06DRB-01164

Pinnacle Peak Townhomes
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Tract "D", Village Center North Subdivision
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		2'-6"	Standard Curb & Gutter	Pinnacle Peak Ct.	Pinnacle Peak Drive	Cul-De-Sac	1	1	1
		28' F to F	Permanent Residential Paving	Pinnacle Peak Ct.	Pinnacle Peak Drive	Cul-De-Sac	1	1	1
		4' Wide	Concrete Sidewalk *	Pinnacle Peak Ct	Pinnacle Peak Drive	Cul-De-Sac	1	1	1
		8"	Sanitary Sewer w/ 16 Services	Pinnacle Peak Ct.	Pinnacle Peak Drive	Cul-De-Sac	1	1	1
		6"	Waterline w/ 16 3/4" Water Services	Pinnacle Peak Ct	Pinnacle Peak Drive	Cul-De-Sac	1	1	1
							1	1	1
		2'-6"	Standard Curb & Gutter	Pinnacle Peak Drive	Crown Dr.	North Property Line	1	1	1
		7' Wide	Permanent Residential Paving	Pinnacle Peak Drive	Crown Dr.	North Property Line	1	1	1
		6' Wide	Concrete Sidewalk *	Pinnacle Peak Drive	Crown Dr.	North Property Line	1	1	1

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Const Engineer
		2'-6"	Standard Curb & Gutter	Crown Dr.	West Property Line	Pinnacle Peak Dr.	/	/	/
		22'-0" Wide	Permanent Residential Paving	Crown Dr.	West Property Line	Pinnacle Peak Drive	/	/	/
		6' Wide	Concrete Sidewalk	Crown Dr.	West Property Line	Pinnacle Peak Drive	/	/	/
							/	/	/
		6' Wide	Sidewalk Culvert	Pinnacle Peak Ct.	West PL	Cul-De Sac	/	/	/
		24"	Storm Drain RCP	Crown Dr.	Pinnacle Peak Drive	100' West	/	/	/
							/	/	/
							/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
							/	/	/
							/	/	/
							/	/	/
							/	/	/

* STREET LIGHTS AND SIGNAGE PER DRC REQMTS. CMC

NOTES

1 Engineer's Certification of the Grading Plan Required Prior to Release of SIA and Financial Guarantee

2 * Sidewalk Deferred

3 Signal Contribution to Unser Av/Summer Ridge (1.36acres/6.32acres) x $69,000.00 = $14,848.00 Contribution For This Development

MOD Procedure "C"

AGENT/OWNER

Gilbert Aldaz
NAME (print)

Applied Engr. Inc.
FIRM

08-02-06
SIGNATURE - date

MAXIMUM TIME ALLOWED TO CONSTRUCT THE IMPROVEMENTS WITHOUT A DRB EXTENSION: _____

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

DRB CHAIR - date 9/13/06

TRANSPORTATION DEVELOPMENT - date 9-13-06

UTILITY DEVELOPMENT - date 9/13/06

CITY ENGINEER - date 9/13/06

PARKS & GENERAL SERVICES - date 9/13/06

AMAFCA - date

_____ - date 9-10-06

_____ - date NMUI

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

FINANCIAL GUARANTY AMOUNT

10/02/2006

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

Project Description:

Project ID #: 793181, Pinnacle Peak Townhomes Subdivision, Phase/Unit

Requested By: **Gilbert Aldaz, PE w/ Applied Engineering & Surveying**

Approved estimate amount:		$116,664.73
Contingency Amount:	10.00%	$11,666.47
Subtotal:		$128,331.20
NMGRT	6.875%	$8,822.77
Subtotal:		$137,153.97
Engineering Fee	6.60%	$9,052.16
Testing Fee	2.00%	$2,743.08
Subotal:		$148,949.21
FINANCIAL GUARANTY RATE		1.25
Retainage Amount:		$.00
TOTAL FINANCIAL GUARANTY REQUIRED		**$186,186.51**

APPROVAL: DATE:

10-2-06

Notes: 10% contingency, plans not approved. Cert for grading & drainage required prior to release of financial guaranty.

Western Bank

P.O. Drawer 500
320 West Texas

FAX (505) 746-4583
Telephone (505) 748-1345
Artesia, New Mexico 88211-0500

WILLIAM M. DAMPEER
Chairman and Chief Executive Officer

October 4, 2006

Chief Administrative Officer
City of Albuquerque
P O Box 1293
Albuquerque, New Mexico 87103

RE: Loan Reserve for: J & J Real Estate LLC
City of Albuquerque Project No. 793181
Project Name: PINNACLE PEAK TOWN HOME SUBDIVISION

Gentlemen:

This letter is to advise the City of Albuquerque ("City") that, at the request of J & J Real Estate LLC, Western Bank ("Financial Institution") in Artesia, New Mexico, holds as a loan reserve the sum of One Hundred Eighty Six Thousand One Hundred Eighty Six Dollars and 51/00 ($186,186.51) ("Loan Reserve") for the exclusive purpose of providing the financial guarantee which the City requires ("Subdivider") to provide for the installation of the improvements which must be constructed at the Pinnacle Peak Town Home Subdivision, Project No. 793181 ("Project"). The amount of the Loan Reserve is 125% of the City's estimated cost of improvements as required by the City's Subdivision Ordinance. The improvements are identified in the agreement between the City of Albuquerque and Subdivider, which was recorded on 10-20-06 in the records of the Clerk of Bernalillo County, New Mexico in Book Misc. A126, at pages 789 to 789 ("Earlier Agrement").

1) Reduction of Reserve. If the Assistant Director of Public Works/Engineering for the City, or that person's authorize designee, determines that it is appropriate to release a specified amount of the loan reserves as the result of the Subdivider's construction of a portion of the required infrastructure, then the Assistant Director of Public Works/Engineering, or that person's authorized designee, may execute an "Authorization to Release" which will authorize the Financial Institution to release a specified amount from the loan reserves. The Authorization to Release will state the amount of the "reduced Loan Reserve Balance" which must be maintained following the reduction. The Reduced Loan Reserve Balance shall not be reduced by more than 90% of the City's estimated cost of the Project until the Project is accepted by the City. When the Financial Institution receives the Authorization to Release, which has been signed by the City, the Financial Institution may reduce the loan reserve to the Reduced Loan Reserve Balance.

2) Liability of Financial Institution. Although the City may approve the Financial Institution's release of a part of the loan reserves, the approval will not constitute the City's final acceptance of part or all of the Project. However, no matter what agreement exists between the Subdivider and the City, the total liability of the Financial Institution

to the City with respect to the loan reserves established pursuant to this Loan Reserve Letter shall at all times be limited to the lesser of the amount stated in this Loan Reserve Letter or the latest Reduced Loan Reserve Balance authorized in writing by the City, and the Financial Institution's liability to the City under this Loan Reserve Letter shall cease upon termination of the loan reserve as provided in Section 4 herein.

3) Draw on Reserve. If by October 3, 2007 the improvements described in the Agreement have not been fully installed, inspected, approved and accepted by the City, then, upon presentation between October 3, 2007 and December 3, 2007 inclusive, the City may demand payment from the Financial Institution up to the lesser of the amount stated in this Loan Reserve Balance authorized in writing by the City. The City may demand payment by delivering to the Financial Institution a certified "Demand for Payment" executed by the CAO for the CAO's authorized designee, which shall state that the Subdivider has failed to comply with the terms of the Agreement and also shall state the estimated cost of completing the improvements, specified in the Agreement ("Estimated Cost of Completion"). Upon receipt of the Demand for Payment, the Financial Institution promptly shall draw from the loan reserves by cashier's check to the City of Albuquerque the amount of 125%, of the estimated cost of completion, not to exceed the lesser of the total Reduced Loan Reserve Balance authorized in writing by the City. The Financial Institution shall deliver the cashier's check promptly to the City.

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

A. Sixty (60) days after the City accepts the completed improvements specified in the Agreement; or

B. City delivery of the Demand for Payment and the Financial Institution's payment to the City by cashier's check as required Section "3" herein; or

C. Expiration of the date December 3, 2007; or

D. Written termination of this Loan Reserve Letter, signed by its Chief Administrative Officer of the City.

Western Bank,

By: William M Dampeer
William M. Dampeer, Chairman & CEO

ACCEPTED:
City of Albuquerque

By:_____

No. of Lots: 16

Nearest Major Streets: Unser AV & Summer Ridge

FIGURE 12

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

AGREEMENT TO CONSTRUCT PUBLIC AND/OR PRIVATE SUBDIVISION IMPROVEMENTS

THIS AGREEMENT is made this 20th day of OCTOBER, 2006, by and between the City of Albuquerque, New Mexico ("City"), a municipal corporation, whose address is P. O. Box 1293 (One Civic Plaza), Albuquerque, New Mexico 87103, and J+J REAL ESTATE, LLC ("Subdivider"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:] NM Corporation, whose address is 106 INDUSTRIAL PARK LOOP, RIO RANCHO, NM and whose telephone number is 994-3830, is made in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

1. Recital. The Subdivider is developing certain lands within the City of Albuquerque, Bernalillo County, New Mexico, known as [existing legal description:] Tract "D" Village Center North, recorded on _____ in the records of the Bernalillo County Clerk at Book _____, pages _____ through _____ (the "Subdivision"). The Subdivider certifies that the Subdivision is owned by [state the name of the present real property owner exactly as shown on the real estate document conveying title in the Subdivision to the present owner:] J+J REAL ESTATE, LLC ("Owner").

The Subdivider has submitted and the City has approved a preliminary plat or Site Development Plan identified as Pinnacle Peak Townhomes describing Subdivider's Property.

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

2. Improvements and Construction Deadline. The Subdivider agrees to install and complete the public and/or private improvements described in Exhibit A, the required infrastructure listing ("Improvements"), to the satisfaction of the City, on or before the 3rd day of October, 2007 ("Construction Completion Deadline"), at no cost to the City. The Improvements are shown in greater detail on the Subdivider's proposed and approved plans, which have been filed with the City Engineer and are identified as Project No. 793181.

Note: To compute the Construction Completion Deadline: If a final plat will be filed after Subdivider meets the requirements of this Agreement, the Construction Completion Deadline can be no later than two years after execution of this Agreement. (See Subdivision Ordinance Section 14-14-3.) If a final plat will not be filed pursuant to this Agreement, the Construction Completion Deadline can be no later than one year after approval of the preliminary plat by the Development Review Board ("DRB"), unless

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

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

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

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

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

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

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

A. Construction Surveying. Construction surveying for the construction of the public Improvements shall be performed by Jake Arguelles, and construction surveying of the private Improvements shall be performed by Jake Arguelles. If the construction surveying is performed by an entity other than the City, the City may monitor the construction surveying and the Subdivider shall ensure that the construction surveying entity provides all construction surveying field notes, plats, reports and related data to the City which the City requires for review. Record drawings shall be provided by the entity performing the survey. The Subdivider shall pay the City a reasonable fee for any construction surveying performed by the City.

B. Construction Inspection Methods. Inspection of the construction of the public Improvements shall be performed by Applied Engineering and inspection of the private Improvements shall be performed by Applied Engineering, both New Mexico Registered Professional Engineers. If the inspection is performed by an entity other than the City, the City may monitor the inspection and the Subdivider

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

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

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

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

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

Type of Financial Guaranty: LOAN RESERVE for: J & J REAL ESTATE LLC
Amount: $ 186,186.51 Name of Financial Institution or Surety providing Guaranty: WESTERN BANK, ARTESIA, NM
Date City first able to call Guaranty: October 3, 2007 -
[Construction Completion Deadline]: October 3, 2007
If Guaranty other than a Bond, last day City able to call Guaranty is: December 3, 2007
Additional information: _____

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

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

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

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

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

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

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

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

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

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

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

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Maru Herrera Bern. Co. AGRE R 19.00

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

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

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

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

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

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

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

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

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

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

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

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Maru Herrera Bern. Co. AGRE R 19.00 Bk-A126 Pg-789

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

SUBDIVIDER:

By [Signature]:
Name: JULIE GUTIERREZ
Title: J+J REAL ESTATE LLC
Dated: 10/10/06 MANAGING MEMBER

CITY OF ALBUQUERQUE

City Engineer
Dated: 10-20-06

10/20/06 10-16-06

SUBDIVIDER'S NOTARY

STATE OF NewMexico
COUNTY OF Bernalillo) ss.

This instrument was acknowledged before me on 10th day of October, 20 06 by [name of person:] JULIE GUTIERREZ, [title or capacity, for instance, "President" or "Owner":] MANAGING MEMBER of [Subdivider:] J+J REAL ESTATE LLC

Angela Luecke
Notary Public

My Commission Expires: 3/26/08

CITY'S NOTARY

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

This instrument was acknowledged before me on 20 day of October, 20 06 by Richard Dourte, City Engineer of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

Lisa Cornejo
Notary Public

My Commission Expires:
July 5, 2010

OFFICIAL SEAL
LISA CORNEJO
NOTARY PUBLIC-STATE OF NEW MEXICO
My commission expires 7-5-2010

EXHIBIT A AND POWER OF ATTORNEY ATTACHED

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Maru Herrera Bern. Co. AGRE R 19.00

POWER OF ATTORNEY

NOTE: Must be signed and notarized

Project Number:_____

FIGURE 12

INFRASTRUCTURE LIST

Date Submitted: 08-11-06
Date Site Plan Approved:_____
Date Preliminary Plat Approved: 9/13/06
Date Preliminary Plat Expires: 9/13/07
DRB Project No.: 1004943
DRB Application No.: 06DRB-01164

ORIGINAL

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

Pinnacle Peak Townhomes
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Tract "D", Village Center North Subdivision
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		2'-6"	Standard Curb & Gutter	Pinnacle Peak Ct.	Pinnacle Peak Drive	Cul-De-Sac	1	1	1
		28' F to F	Permanent Residential Paving	Pinnacle Peak Ct.	Pinnacle Peak Drive	Cul-De-Sac	1	1	1
		4' Wide	Concrete Sidewalk *	Pinnacle Peak Ct	Pinnacle Peak Drive	Cul-De-Sac	1	1	1
		8"	Sanitary Sewer w/ 16 Services	Pinnacle Peak Ct.	Pinnacle Peak Drive	Cul-De-Sac	1	1	1
		6"	Waterline w/ 16 3/4" Water Services	Pinnacle Peak Ct	Pinnacle Peak Drive	Cul-De-Sac	1	1	1
							1	1	1
		2'-6"	Standard Curb & Gutter	Pinnacle Peak Drive	Crown Dr.	North Property Line	1	1	1
		7' Wide	Permanent Residential Paving	Pinnacle Peak Drive	Crown Dr.	North Property Line	1	1	1
		6' Wide	Concrete Sidewalk *	Pinnacle Peak Drive	Crown Dr.	North Property Line	1	1	1

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		2'-6"	Standard Curb & Gutter	Crown Dr.	West Property Line	Pinnacle Peak Dr.	/	/	/
		22'-0" Wide	Permanent Residential Paving	Crown Dr.	West Property Line	Pinnacle Peak Drive	/	/	/
		6' Wide	Concrete Sidewalk	Crown Dr.	West Property Line	Pinnacle Peak Drive	/	/	/
							/	/	/
		6' Wide	Sidewalk Culvert	Pinnacle ~~Peak Ct.~~	~~West~~ PL	Cul-De Sac	/	/	/
		24"	Storm Drain RCP	Crown Dr.	Pinnacle Peak Drive	100' West	/	/	/
							/	/	/
							/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
							/	/	/
							/	/	/
							/	/	/
							/	/	/

* STREET LIGHTS AND SIGNAGE PER DRC REQMTS. [illegible]

NOTES

1 Engineer's Certification of the Grading Plan Required Prior to Release of SIA and Financial Guarantee

△1 2 * Sidewalk Deferred

3 Signal Contribution to Unser Av/ Summer Ridge (1.36acres/6.32acres) × $69,000.00 = $14,848.00 Contribution For This Development

MOD. Procedure "C"

AGENT/OWNER

Gilbert Aldaz
NAME (print)

Applied Engr. Inc.
FIRM

[signature] 08-02-06
SIGNATURE - date

MAXIMUM TIME ALLOWED TO CONSTRUCT THE IMPROVEMENTS WITHOUT A DRB EXTENSION: _____

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

[signature] 9/13/06
DRB CHAIR - date

[signature] 9-13-06
TRANSPORTATION DEVELOPMENT - date

Roger A Green 9/13/06
UTILITY DEVELOPMENT - date

Bradley L. Bingham 9/13/06
CITY ENGINEER - date

Christina Sandoval 9/13/06
PARKS & GENERAL SERVICES - date

_____
AMAFCA - date

[signature] 8-10-06
_____ - date NMUI

_____
_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

FINANCIAL GUARANTY AMOUNT

10/02/2006

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

Project Description:

Project ID #: 793181, Pinnacle Peak Townhomes Subdivision, Phase/Unit

Requested By: **Gilbert Aldaz, PE w/ Applied Engineering & Surveying**

Approved estimate amount:		$116,664.73
Contingency Amount:	10.00%	$11,666.47
Subtotal:		$128,331.20
NMGRT	6.875%	$8,822.77
Subtotal:		$137,153.97
Engineering Fee	6.60%	$9,052.16
Testing Fee	2.00%	$2,743.08
Subotal:		$148,949.21
FINANCIAL GUARANTY RATE		1.25
Retainage Amount:		$.00
TOTAL FINANCIAL GUARANTY REQUIRED		**$186,186.51**

APPROVAL: DATE:

10-2-06

Notes: 10% contingency, plans not approved. Cert for grading & drainage required prior to release of financial guaranty.

Western Bank

P.O. Drawer 500
320 West Texas

FAX (505) 746-4583
Telephone (505) 748-1345
Artesia, New Mexico 88211-0500

WILLIAM M. DAMPEER
Chairman and Chief Executive Officer

October 4, 2006

Chief Administrative Officer
City of Albuquerque
P O Box 1293
Albuquerque, New Mexico 87103

RE: Loan Reserve for: J & J Real Estate LLC
City of Albuquerque Project No. 793181
Project Name: PINNACLE PEAK TOWN HOME SUBDIVISION

Gentlemen:

This letter is to advise the City of Albuquerque ("City") that, at the request of J & J Real Estate LLC, Western Bank ("Financial Institution") in Artesia, New Mexico, holds as a loan reserve the sum of One Hundred Eighty Six Thousand One Hundred Eighty Six Dollars and 51/00 ($186,186.51) ("Loan Reserve") for the exclusive purpose of providing the financial guarantee which the City requires ("Subdivider") to provide for the installation of the improvements which must be constructed at the Pinnacle Peak Town Home Subdivision, Project No. 793181 ("Project"). The amount of the Loan Reserve is 125% of the City's estimated cost of improvements as required by the City's Subdivision Ordinance. The improvements are identified in the agreement between the City of Albuquerque and Subdivider, which was recorded on 10 20 06 in the records of the Clerk of Bernalillo County, New Mexico in Book Misc. A126, at pages 789 to 789 ("Earlier Agrement").

1) Reduction of Reserve. If the Assistant Director of Public Works/Engineering for the City, or that person's authorize designee, determines that it is appropriate to release a specified amount of the loan reserves as the result of the Subdivider's construction of a portion of the required infrastructure, then the Assistant Director of Public Works/Engineering, or that person's authorized designee, may execute an "Authorization to Release" which will authorize the Financial Institution to release a specified amount from the loan reserves. The Authorization to Release will state the amount of the "reduced Loan Reserve Balance" which must be maintained following the reduction. The Reduced Loan Reserve Balance shall not be reduced by more than 90% of the City's estimated cost of the Project until the Project is accepted by the City. When the Financial Institution receives the Authorization to Release, which has been signed by the City, the Financial Institution may reduce the loan reserve to the Reduced Loan Reserve Balance.

2) Liability of Financial Institution. Although the City may approve the Financial Institution's release of a part of the loan reserves, the approval will not constitute the City's final acceptance of part or all of the Project. However, no matter what agreement exists between the Subdivider and the City, the total liability of the Financial Institution

to the City with respect to the loan reserves established pursuant to this Loan Reserve Letter shall at all times be limited to the lesser of the amount stated in this Loan Reserve Letter or the latest Reduced Loan Reserve Balance authorized in writing by the City, and the Financial Institution's liability to the City under this Loan Reserve Letter shall cease upon termination of the loan reserve as provided in Section 4 herein.

3) Draw on Reserve. If by October 3, 2007 the improvements described in the Agreement have not been fully installed, inspected, approved and accepted by the City, then, upon presentation between October 3, 2007 and December 3, 2007 inclusive, the City may demand payment from the Financial Institution up to the lesser of the amount stated in this Loan Reserve Balance authorized in writing by the City. The City may demand payment by delivering to the Financial Institution a certified "Demand for Payment" executed by the CAO for the CAO's authorized designee, which shall state that the Subdivider has failed to comply with the terms of the Agreement and also shall state the estimated cost of completing the improvements, specified in the Agreement ("Estimated Cost of Completion"). Upon receipt of the Demand for Payment, the Financial Institution promptly shall draw from the loan reserves by cashier's check to the City of Albuquerque the amount of 125%, of the estimated cost of completion, not to exceed the lesser of the total Reduced Loan Reserve Balance authorized in writing by the City. The Financial Institution shall deliver the cashier's check promptly to the City.

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

A. Sixty (60) days after the City accepts the completed improvements specified in the Agreement; or

B. City delivery of the Demand for Payment and the Financial Institution's payment to the City by cashier's check as required Section "3" herein; or

C. Expiration of the date December 3, 2007; or

D. Written termination of this Loan Reserve Letter, signed by its Chief Administrative Officer of the City.

Western Bank,

By: William M Dampeer
William M. Dampeer, Chairman & CEO

ACCEPTED:
City of Albuquerque

By:_____

No. of Lots: 16
Nearest Major Streets
Unser AN &
Summer Ridge

FIGURE 19
SIDEWALK DEFERRAL AGREEMENT
PROJECT NO. 793181

THIS AGREEMENT is made this 20TH day of OCTOBER, 2006, by and between the City of Albuquerque, New Mexico ("City"), a municipal corporation, whose address is P.O. Box 1293 (One Civic Plaza), Albuquerque, New Mexico 87103 and J+J REAL ESTATE LLC ("Developer"), whose address is 106 INDUSTRIAL PARK LOOP, RIO RANCHO, NM and whose telephone number is 994-3830, a (state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:) NM corporation, is made in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

WHEREAS, the Developer is developing certain lands within the City of Albuquerque, County of Bernalillo, State of New Mexico, known as (existing legal description) Pinnacle Peak Townhomes Tract D, Village CENTER North SUBDIVISION (the "Subdivision"); and

WHEREAS, the Developer has submitted and the City has approved Developer's development plans and (state "preliminary" or "final":) FINAL plat, to be identified as (state name of plat:) Pinnacle Peak Townhomes; and

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

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

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

THEREFORE, the City and the Developer agree:

1.A. Sidewalk Construction Deadline. Developer has obtained a sidewalk deferral, as shown in the attached Exhibit "A", which is a copy of the Development Review Board's decision regarding the deferral granted. Developer agrees to utilize the City's sidewalk permit process and complete the sidewalk to the satisfaction of the City by October 3, 2007 ("Sidewalk Construction Deadline").

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

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Maru Herrera Bern. Co. AGRE R 15.00

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

Type of Financial Guaranty: LOAN RESERVE FOR: J & J REAL ESTATE LLC
Amount: $ 18,470.29 Name of Financial Institution or Surety providing Guaranty: WESTERN BANK, ARTESIA, NM
Date City first able to call Guaranty (Sidewalk Construction Deadline): October 3, 2007.
If Guaranty other than a Bond, last day City able to call Guaranty is: December 3, 2007.
Additional Information: _____

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

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

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

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

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Maru Herrera Bern. Co. AGRE R 15.00 Bk-A126 Pg-788

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

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

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

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

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

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

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

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

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

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

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Maru Herrera Bern. Co. AGRE R 15.00

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

DEVELOPER:

By (Signature): JULIE GUTIERREZ
Name: J+J REAL ESTATE LLC
Title: MANAGING MEMBER
Dated: 10/16/06

CITY OF ALBUQUERQUE:

City Engineer
Dated: 10-20-06

10/20/06

10-16-06

DEVELOPER'S NOTARY

STATE OF New Mexico)
) ss.
COUNTY OF Bernalillo)

This instrument was acknowledged before me on 6th day of October, 2006 by (name of person:) JULIE GUTIERREZ, (title or capacity, for instance, "President" or "Owner":) MANAGING MEMBER of (Developer:) J+J REAL ESTATE, LLC.

Angela Rueckle
Notary Public

My Commission Expires: 3/2/08

CITY'S NOTARY

STATE OF New Mexico)
) ss.
COUNTY OF Bernalillo)

This instrument was acknowledged before me on 20 day of October, 2006 by Richard Dourte, City Engineer of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

Lisa Cornejo
Notary Public

My Commission Expires:
July 5, 2010

OFFICIAL SEAL
LISA CORNEJO
NOTARY PUBLIC-STATE OF NEW MEXICO
My commission expires 7-5-2010

EXHIBIT "A" ATTACHED

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EXHIBIT "A"

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

September 13, 2006

5. Project # 1004943
06DRB-01164 Major-Preliminary Plat Approval
06DRB-01165 Minor-SiteDev Plan BldPermit
06DRB-01167 Minor-Temp Defer SDWK

ISAAC BENTON & ASSOCIATES agent(s) for J & J REAL ESTATE PARTNERSHIP 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 R-2, located on PINNACLE PEAK NW, between SUMMER RIDGE NW and MCMAHON NW containing approximately 2 acre(s). [REF: 06DRB-00801] *[Deferred from 9/6/06] [Sidewalk Waiver was Withdrawn @ agent's request)* (A-11)

At the September 13, 2006, Development Review Board meeting, with the signing of the infrastructure list dated 9/13/06 and approval of the grading plan engineer stamp dated 8/31/06 the preliminary plat was approved with the following condition of final plat approval:

If the final plat is approved after October 31, 2006, the subdivider must comply with City Council Resolution R-06-74 regarding Pre-development Facility Fee Agreements with the Albuquerque Public Schools (APS).

The site plan for building permit was approved with final sign off delegated to Planning for 3 copies of the site plan.

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

If you wish to appeal this decision, you must do so by September 28, 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.

FINANCIAL GUARANTY AMOUNT

10/02/2006

Type of Estimate: Sidewalk Deferral

Project Description:

Project ID #: 793181, Pinnacle Peak Townhomes Subdivision, Phase/Unit:

Requested By: **Gilbert Aldaz, PE w/Applied Engineering & Surveying**

Approved estimate amount:		$13,825.71
NMGRT	6.875%	$950.52
Subtotal:		$14,776.23
125% FINANCIAL GUARANTY RATE		1.25
TOTAL FINANCIAL GUARANTY REQUIRED		**$18,470.29**

APPROVAL: DATE:

10-2-06

Notes:

Western Bank

P.O. Drawer 500
320 West Texas

FAX (505) 746-4583
Telephone (505) 748-1345
Artesia, New Mexico 88211-0500

WILLIAM M. DAMPEER
Chairman and Chief Executive Officer

October 4, 2006

Chief Administrative Officer
City of Albuquerque
P O Box 1293
Albuquerque, New Mexico 87103

RE: Loan Reserve for: J & J Real Estate LLC
City of Albuquerque Project No. 793181
Project Name: PINNACLE PEAK TOWN HOME SUBDIVISION

Gentlemen:

This letter is to advise the City of Albuquerque ("City") that, at the request of J & J Real Estate LLC, Western Bank ("Financial Institution") in Artesia, New Mexico, holds as a loan reserve the sum of Eighteen Thousand Four Hundred Seventy Dollars and 29/100 ($18,470.29) ("Loan Reserve") for the exclusive purpose of providing the financial guarantee which the City requires ("Subdivider") to provide for the installation of the improvements which must be constructed at the Pinnacle Peak Town Home Subdivision, Project No. 793181 ("Project"). The amount of the Loan Reserve is 125% of the City's estimated cost of improvements as required by the City's Subdivision Ordinance. The improvements are identified in the agreement between the City of Albuquerque and Subdivider, which was recorded on 10 20 06 in the records of the Clerk of Bernalillo County, New Mexico in Book Misc. A126, at pages 788 to 788 ("Earlier Agrement").

1) Reduction of Reserve. If the Assistant Director of Public Works/Engineering for the City, or that person's authorize designee, determines that it is appropriate to release a specified amount of the loan reserves as the result of the Subdivider's construction of a portion of the required infrastructure, then the Assistant Director of Public Works/Engineering, or that person's authorized designee, may execute an "Authorization to Release" which will authorize the Financial Institution to release a specified amount from the loan reserves. The Authorization to Release will state the amount of the "reduced Loan Reserve Balance" which must be maintained following the reduction. The Reduced Loan Reserve Balance shall not be reduced by more than 90% of the City's estimated cost of the Project until the Project is accepted by the City. When the Financial Institution receives the Authorization to Release, which has been signed by the City, the Financial Institution may reduce the loan reserve to the Reduced Loan Reserve Balance.

2) Liability of Financial Institution. Although the City may approve the Financial Institution's release of a part of the loan reserves, the approval will not constitute the City's final acceptance of part or all of the Project. However, no matter what agreement exists between the Subdivider and the City, the total liability of the Financial Institution

to the City with respect to the loan reserves established pursuant to this Loan Reserve Letter shall at all times be limited to the lesser of the amount stated in this Loan Reserve Letter or the latest Reduced Loan Reserve Balance authorized in writing by the City, and the Financial Institution's liability to the City under this Loan Reserve Letter shall cease upon termination of the loan reserve as provided in Section 4 herein.

3) Draw on Reserve. If by October 3, 2007 the improvements described in the Agreement have not been fully installed, inspected, approved and accepted by the City, then, upon presentation between October 3, 2007 and December 3, 2007 inclusive, the City may demand payment from the Financial Institution up to the lesser of the amount stated in this Loan Reserve Balance authorized in writing by the City. The City may demand payment by delivering to the Financial Institution a certified "Demand for Payment" executed by the CAO for the CAO's authorized designee, which shall state that the Subdivider has failed to comply with the terms of the Agreement and also shall state the estimated cost of completing the improvements, specified in the Agreement ("Estimated Cost of Completion"). Upon receipt of the Demand for Payment, the Financial Institution promptly shall draw from the loan reserves by cashier's check to the City of Albuquerque the amount of 125%, of the estimated cost of completion, not to exceed the lesser of the total Reduced Loan Reserve Balance authorized in writing by the City. The Financial Institution shall deliver the cashier's check promptly to the City.

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

A. Sixty (60) days after the City accepts the completed improvements specified in the Agreement; or

B. City delivery of the Demand for Payment and the Financial Institution's payment to the City by cashier's check as required Section "3" herein; or

C. Expiration of the date December 3, 2007; or

D. Written termination of this Loan Reserve Letter, signed by its Chief Administrative Officer of the City.

Western Bank,

By: William M Dampeer
William M. Dampeer, Chairman & CEO

ACCEPTED:
City of Albuquerque

By:_____

Project Number:_____

FIGURE 12

Claire

Date Submitted: 08-11-06
Date Site Plan Approved:_____
Date Preliminary Plat Approved: 9/13/06
Date Preliminary Plat Expires: 9/13/07
DRB Project No.: 1004943
DRB Application No.: 06DRB-01164

#5 ORIGINAL

INFRASTRUCTURE LIST

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

Pinnacle Peak Townhomes
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Tract "D", Village Center North Subdivision
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		2'-6"	Standard Curb & Gutter	Pinnacle Peak Ct.	Pinnacle Peak Drive	Cul-De-Sac	/	/	/
		28' F to F	Permanent Residential Paving	Pinnacle Peak Ct.	Pinnacle Peak Drive	Cul-De-Sac	/	/	/
		4' Wide	Concrete Sidewalk *	Pinnacle Peak Ct	Pinnacle Peak Drive	Cul-De-Sac	/	/	/
		8"	Sanitary Sewer w/ 16 Services	Pinnacle Peak Ct.	Pinnacle Peak Drive	Cul-De-Sac	/	/	/
		6"	Waterline w/ 16 3/4" Water Services	Pinnacle Peak Ct	Pinnacle Peak Drive	Cul-De-Sac	/	/	/
							/	/	/
		2'-6"	Standard Curb & Gutter	Pinnacle Peak Drive	Crown Dr.	North Property Line	/	/	/
		7' Wide	Permanent Residential Paving	Pinnacle Peak Drive	Crown Dr.	North Property Line	/	/	/
		6' Wide	Concrete Sidewalk *	Pinnacle Peak Drive	Crown Dr.	North Property Line	/	/	/

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		2'-6"	Standard Curb & Gutter	Crown Dr.	West Property Line	Pinnacle Peak Dr.	/	/	/
		22'-0" Wide	Permanent Residential Paving	Crown Dr.	West Property Line	Pinnacle Peak Drive	/	/	/
		6' Wide	Concrete Sidewalk *	Crown Dr.	West Property Line	Pinnacle Peak Drive	/	/	/
							/	/	/
		6' Wide	Sidewalk Culvert	Pinnacle Peak Ct.	West PL	Cul-De Sac	/	/	/
		24"	Storm Drain RCP	Crown Dr.	Pinnacle Peak Drive	100' West	/	/	/
							/	/	/
							/	/	/
							/	/	/
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							/	/	/
							/	/	/
							/	/	/
							/	/	/

NAME OF PLAT AND/OR SITE PLAN_____

ORIGINAL

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
							/	/	/
							/	/	/
							/	/	/
							/	/	/

* STREET LIGHTS AND SIGNAGE PER DRC REQMTS.

NOTES

1 Engineer's Certification of the Grading Plan Required Prior to Release of SIA and Financial Guarantee

2 * Sidewalk Deferred

3 Signal Contribution to Unser Av/Summer Ridge
(1.36acres/6.32acres) x $69,000.00 = ($14,848.00 Contribution For This Development

MOD. PROCEDURE "C"

AGENT / OWNER

Gilbert Aldaz
NAME (print)

Applied Engr. Inc.
FIRM

08-02-06
SIGNATURE - date

MAXIMUM TIME ALLOWED TO CONSTRUCT THE IMPROVEMENTS WITHOUT A DRB EXTENSION: _____

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

9/13/06
DRB CHAIR - date

9-13-06
TRANSPORTATION DEVELOPMENT - date

9/13/06
UTILITY DEVELOPMENT - date

Bradley L. Bingham 9/13/06
CITY ENGINEER - date

Christina Sandoval 9/13/06
PARKS & GENERAL SERVICES - date

_____
AMAFCA - date

8-10-06
_____ - date NMUI

_____
_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

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

PAID RECEIPT

APPLICANT NAME J & J REAL ESTATES

AGENT ISAAC BENTON & ASSOC

ADDRESS 624 TIJERAS

PROJECT & APP # 1004943 / 06DRB01164 - 01167

PROJECT NAME PENNACLE PEAK TOWNHOMES

$ _____ **441032/3424000 Conflict Management Fee**

$ 110.00 **441006/4983000 DRB Actions** DEFERRAL

$ _____ **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

$ 110.00 **TOTAL AMOUNT DUE**

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

THIS DOCUMENT HAS A COLORED BACKGROUND AND MICROPRINTING. THE REVERSE SIDE INCLUDES AN ARTIFICIAL WATERMARK.

Isaac Benton & Associates
624 Tijeras Ave. NW
Albuquerque, NM 87102
505-243-3499

New Mexico Educators Federal Credit Union
P.O. Box 8530
Albuquerque, NM 87102
1-800-356-3178

95-8366 / 3070

6254

9/12/2006

PAY TO THE ORDER OF City of Albuquerque $ **110.00

One Hundred Ten and 00/100**********

City of Albuquerque
Treasury Division

9/12/2006 2:54PM LOC ANNX
RECEIPT# 00068235 WS# 007 TRANS# 0026
Account 441006 FUND 3070
Activity 4983000 PROJ#
Trans Amt
J24 Misc

MEMO Pinnacle Peak - DRB resubmittal

AUTHORIZED SIGNATURE

⑈307083665⑈ 001840081⑈ 6254

CR $110.00
CHANGE $0.00

Thank You

ISAAC BENTON & ASSOCIATES AIA

Ms. Claire Senova, DRB Administrative Assistant
City of Albuquerque Planning Department
600 2nd Street NW
Albuquerque, NM 87102

September 11, 2006

Re: Item #5 on 06DRB01166

Dear Ms. Senova,

Isaac Benton & Associates AIA officially request that Item #5 on 06DRB01166 the sidewalk waver be withdrawn.
Thank you for your prompt attention to this matter .

Sincerely,

Bob Hall, AIA

624 TIJERAS AVENUE NW • ALBUQUERQUE, NM 87102 • TEL: 505.243.3499 • FAX: 505.243.3583 • E-MAIL: iba@swcp.com

FAX / MEMO

From: **ISAAC BENTON & ASSOCIATES AIA**
624 TEXAS AVENUE NW
ALBUQUERQUE, NM 87102
PHONE: 505-243-3499
FAX: 505-243-3583
E-MAIL: iba@swcp.com

To: COA Planning Department

Attn: Claire Senova – 924-5864

Project: 06DRB01166

Number of pages including this page: 2

Date: September 11, 2006

If all pages are not transmitted clearly, please contact us immediately. Notes/Description of information transmitted:

FILE

Alexander Samuels
Realty Group, LLC

Robert W. Kunath, Manager
92 Mark Drive
Hawthorn Woods, IL 60047-9140
(847) 540-8175
Cell Phone 847-921-8175
Email: bobkunath@att.net

September 1, 2006

Ms. Sheran Matson, Chairperson
City of Albuquerque
Development Review Board

Via email: smatson@cabq.gov

Re: DRB Hearing September 6, 2006
Project # 1004943

Dear Ms. Matson,

I have been advised of and reviewed the above project plans for townhomes in Village Center North. Alexander Samuels has an interest in the application, as we own Tract B-1 immediately to the west of the subject tract.

Based on our review of the plans, be note our comments below:

1. The comment sheet submitted by "Transportation Development", comment "5" requests that a contribution be made by the applicant towards the proposed signalization at Night Whisper (Summer Ridge) and User Boulevard. I reviewed the infrastructure list and could not find a provision for the signal.
2. Pinnacle Peak Drive N. W. as shown on the Plat indicates a 52' Right of Way. However, the proposed extension of Pinnacle Peak Drive N. W. south into the Fineland Development tract appears to show a 60' Right of Way.

Thank you for you review of our comments. If you have any questions, please contact me by phone or email.

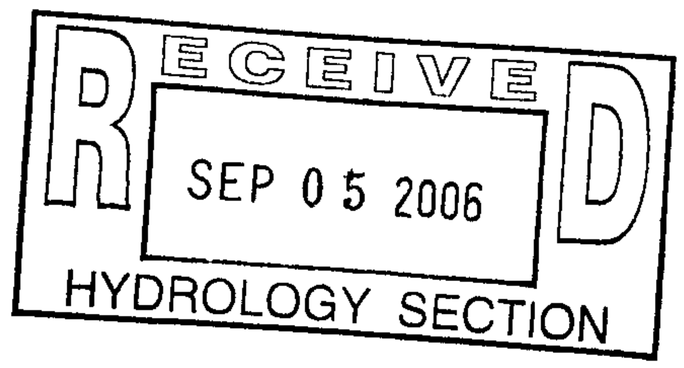
Sincerely,

Bob Kunath

Cc: Cliff Spirock via email: CFSpirock@communitysciences.com

Alexander Samuels
Realty Group, LLC

Robert W. Kunath, Manager
92 Mark Drive
Hawthorn Woods, IL 60047-9140
(847) 540-8175
Cell Phone 847-921-8175
Email: bobkunath@att.net
September 1, 2006



Ms. Sheran Matson, Chairperson
City of Albuquerque
Development Review Board

Via email: smatson@cabq.gov

Re: DRB Hearing September 6, 2006
Project # 1004943

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Thank you for you review of our comments. If you have any questions, please contact me by phone or email.

Sincerely,

Bob Kunath

Cc: Cliff Spirock via email: CFSpirock@communitysciences.com

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION
- S — X — Major Subdivision action
- S — ____ — Minor Subdivision action
- S — ____ — Vacation
- V — ____ — Variance (Non-Zoning)

SITE DEVELOPMENT PLAN
- P — ____ — for Subdivision Purposes
- P — X — for Building Permit
- P — ____ — IP Master Development Plan
- P — ____ — Cert. of Appropriateness (LUCC)

STORM DRAINAGE
- L — ____ — Storm Drainage Cost Allocation Plan

ZONING & PLANNING
- Z — ____ — Annexation
- Z — ____ — County Submittal
- Z — ____ — EPC Submittal
- Z — ____ — Zone Map Amendment (Establish or Change Zoning)
- Z — ____ — Sector Plan (Phase I, II, III)
- Z — ____ — Amendment to Sector, Area, Facility or Comprehensive Plan
- Z — ____ — Text Amendment (Zoning Code/Sub Regs)
- Z — ____ — Street Name Change (Local & Collector)

APPEAL / PROTEST of...
- A — ____ — Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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

APPLICANT INFORMATION:

NAME: J & J Real Estate Partnership PHONE: 280-5771

ADDRESS: 106 Industrial Park Loop FAX: ____

CITY: Rio Rancho STATE NM ZIP 87124 E-MAIL: ____

Proprietary interest in site: Owner List all owners: J & J Real Estate Partnership

AGENT (if any): Isaac Benton & Associates PHONE: 243-3499

ADDRESS: 624 Tijeras Avenue NW FAX: 243-3583

CITY: Albuquerque STATE NM ZIP 87102 E-MAIL: iba@swcp.com

DESCRIPTION OF REQUEST: [redacted] Site Development for Building Permit, Subdivision Preliminary Plat Approval, Temp. Deferral of Sidewalk Construction, Sidewalk Waiver.

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

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

Lot or Tract No. Tract D Block: 0 Unit 0

Subdiv. / Addn. Village Center North TBK PINNACLE PEAK TOWNHOMES

Current Zoning: SU-1 R-2 Proposed zoning: same

Zone Atlas page(s): A-11-Z No. of existing lots: 1 No. of proposed lots: 16

Total area of site (acres): 1.36 Density if applicable: dwellings per gross acre: 11.76 dwellings per net acre: ____

Within city limits? X Yes. No___, but site is within 5 miles of the city limits.) Within 1000FT of a landfill? ____

UPC No. 101106641240810102 MRGCD Map No. ____

LOCATION OF PROPERTY BY STREETS: On or Near: Pinnacle Peak NW

Between: Summer Ridge NW and McMahon 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.): 06-DRB-00801, 100936, 1000898

Check-off if project was previously reviewed by Sketch Plat/Plan ?, or Pre-application Review Team ?. Date of review: 6/14/06, 5/16/06

SIGNATURE [signature] DATE August 10, 2006

(Print) Bob Hall ___ Applicant X Agent

FOR OFFICIAL USE ONLY Form revised 4/04

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

Application case numbers
06DRB - 01164
06DRB - 01165
06DRB - 01166
06DRB - 01167
___ - ___ - ___

Hearing date 9-6-06

Action	S.F.	Fees
PP	3(z)	$ 995.00
SBP	P(3)	$ 385.00
SW	V	$ 0
TDS	V	$ 0
CMF	___	$ 20.00
ADV.		75.00
		Total $ 1475.00

[signature] 8/11/06

Project # 1004943

FORM S(2): SUBDIVISION - _.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**

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

Bob Hall, agent
Applicant name (print)

August 10, 2006
Applicant signature / date

Form revised 11/04 and **JUNE 06**

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

Application case numbers
06DRB - _____ - 01164
_____ - _____ - _____
_____ - _____ - _____

8/11/06
Planner signature / date

Project # 1004943

FORM P(3): SITE PLAN REVIEW - D.R.B. MEETING (UNADVERTISED)

❑ **SKETCH PLAN REVIEW AND COMMENT** **Maximum Size: 24" x 36"**

__ Scaled site sketch and related drawings showing proposed land use including structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etc. (folded to fit into an 8.5" by 14" pocket) **6** copies.
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the request
__ Any original and/or related file numbers are listed on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

❑ **SITE DEVELOPMENT PLAN FOR SUBDIVISION** **Maximum Size: 24" x 36"**

__ Scaled site plan and related drawings (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
__ Letter of authorization from the property owner if application is submitted by an agent
__ Copy of the document delegating approval authority to the DRB
__ Completed Site Plan for Subdivision Checklist
__ Infrastructure List, if relevant to the site plan
__ Fee (see schedule)
__ Any original and/or related file numbers are listed on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar** to the meeting for sign-off. **Your attendance is required.**

☒ **SITE DEVELOPMENT PLAN FOR BUILDING PERMIT** **Maximum Size: 24" x 36"**

X Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6** copies.
X Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. **6** copies.
X Solid Waste Management Department signature on Site Plan
X Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
X Letter briefly describing, explaining, and justifying the request
X Letter of authorization from the property owner if application is submitted by an agent
X Copy of the document delegating approval authority to the DRB
X Infrastructure List, if relevant to the site plan
X Completed Site Plan for Building Permit Checklist
X Copy of Site Plan with Fire Marshal's stamp
X Fee (see schedule)
X Any original and/or related file numbers are listed on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar** to the meeting for sign-off. **Your attendance is required.**

❑ **AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION** **Maximum Size: 24" x 36"**

❑ **AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT** **Maximum Size: 24" x 36"**

__ Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) **6** copies.
__ DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) Copies as needed above
__ 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
__ Letter of authorization from the property owner if application is submitted by an agent
__ Infrastructure List, if relevant to the site plan
__ Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
__ Fee (see schedule)
__ Any original and/or related file numbers are listed on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar** to the meeting for sign-off. **Your attendance is required.**

❑ **D.R.B. FINAL SIGN-OFF FOR E.P.C. APPROVED S.D.P. for SUBDIVISION**

❑ **D.R.B. FINAL SIGN-OFF FOR E.P.C. APPROVED S.D.P. for BUILDING PERMIT**

__ Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6** copies.
__ Approved Grading and Drainage Plan (folded to fit into an 8.5" by 14" pocket) **6** copies.
__ Solid Waste Management Department signature on Site Plan (not required for SDP for Subdivision)
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter carefully explaining how each EPC condition has been met **and** a copy of the EPC Notification of Decision
__ Infrastructure List, if relevant to the site plan
__ Copy of Site Plan with Fire Marshal's stamp (not required for SDP for Subdivision)
__ Any original and/or related file numbers are listed on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar** to the meeting for sign-off. **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.

BOB HALL
Applicant name (print)

8/11/06
Applicant signature / date

Form revised **APRIL 2006**

☑ Checklists complete
☐ Fees collected
☑ Case #s assigned
☐ Related #s listed

Application case numbers
04DRB - _____ - 01165
_____ - _____ - _____
_____ - _____ - _____

8/11/06
Planner signature / date

Project # 1004943

FORM V: SUBDIVISION VARIANCES & VACATIONS

☐ **BULK LAND VARIANCE** **(PUBLIC HEARING CASE)**

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

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

☐ **VACATION OF PUBLIC RIGHT-OF-WAY**

☐ **VACATION OF PUBLIC EASEMENT**

___ The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24** copies. (Not required for dedicated and City owned public right-of-way.)
___ Drawing showing the easement or right-of-way to be vacated, its relation to existing streets, etc. (not to exceed 8.5" by 14") **24** copies
___ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
___ Letter briefly describing, explaining, and justifying the request
___ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
___ Sign Posting Agreement
___ Fee (see schedule)
___ Any original and/or related file numbers are listed on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB Public hearings are approximately ONE MONTH after the filing deadline. <u>Your attendance is required.</u>

☐ **SUBDIVISION DESIGN VARIANCE (VARIANCE FROM MINIMUM STANDARDS OF THE DPM**

☐ **SIDEWALK DESIGN VARIANCE**

☒ **SIDEWALK WAIVER**

X Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") **6** copies
X Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
X Letter briefly describing, explaining, and justifying the variance or waiver
X Any original and/or related file numbers are listed on the cover application

DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. <u>Your attendance is required.</u>

☒ **TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**

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

X Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") **6** copies
X Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
X Letter briefly describing, explaining, and justifying the deferral or extension
X Any original and/or related file numbers are listed on the cover application

DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. <u>Your attendance is required.</u>

☐ **VACATION OF PRIVATE EASEMENT**

___ The complete document which created the private easement (not to exceed 8.5" by 14") **6** copies
___ Scale drawing showing the easement to be vacated, its relation to existing streets, etc. (folded to fit into an 8.5" by 14" pocket) **6** copies
___ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
___ Letter briefly describing, explaining, and justifying the vacation
___ Letter of authorization from the grantors and the beneficiaries
___ Fee (see schedule)
___ Any original and/or related file numbers are listed on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. <u>Your attendance is required.</u>

☐ **VACATION OF RECORDED PLAT**

___ **6** copies of the recorded plat to be vacated.
___ **6** copies of documents justifying the vacation.
___ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
___ Letter briefly describing, explaining, and justifying the vacation
___ Any original and/or related file numbers are listed on the cover application
___ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail rece
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. <u>Your attendanc required.</u>

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

Applicant name (print)

Applicant signature / date 8/10/06

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

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

Application case numbers
04DRB-_____-01164
04DRB-_____-01167
_____-_____-_____

8/11/06
Planner signature / date

Project # 1004943

SITE

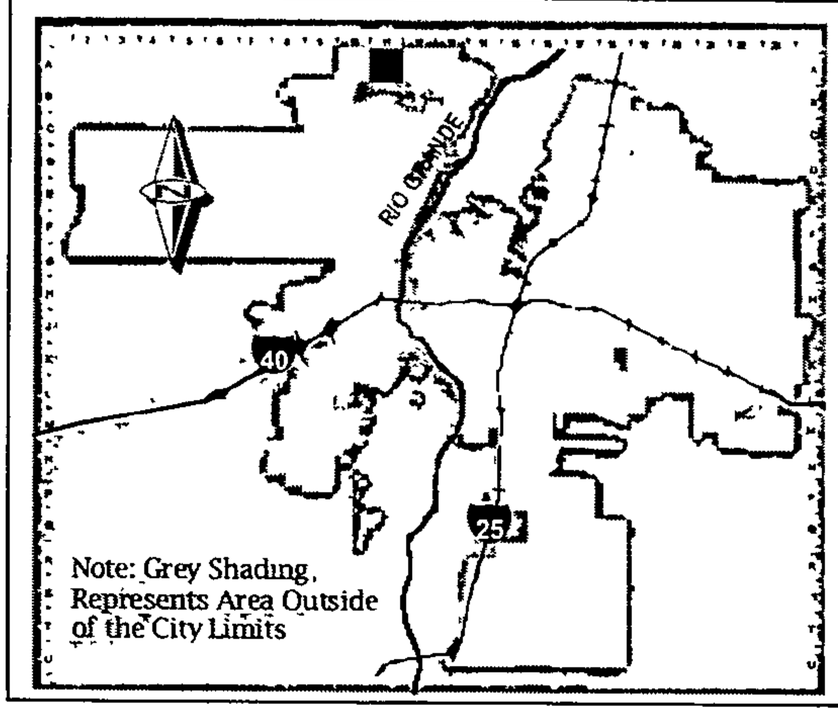
MCMAHON

BLVD

BLVD

UNSER

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



Address Map Page:

A-11-Z

Map amended through: **May 01, 2006**

These addresses are for information purposes only and are not intended for address verification.

Albuquerque Geographic Information System

0 750 1,500 Feet

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

PROJECT NAME: PINNACLE PEAK TOWN HOMES

AGIS MAP # A-11

LEGAL DESCRIPTIONS: TRACT D VILLAGE Center NORTH

✓ **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 8-10-06 (date).

[signature]
Applicant/Agent

8/11/06
Date

[signature]
Hydrology Division Representative

8/11/06
Date

N/A **WATER AND SEWER AVAILABILITY STATEMENT**

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

_____
Applicant/Agent

_____
Date

NM UT
Utilities Division Representative

_____
Date

PROJECT # _____

Revised 4/03

ISAAC
BENTON &
ASSOCIATES AIA

August 10, 2006

Ms. Sheran Matson
City of Albuquerque
Development Review Board
600 2nd St. NW
Albuquerque, New Mexico 87103

RE: Pinnacle Peak Townhouse Development
Site Development Plan for Building Permit
Major Subdivision Preliminary Plat Approval

Dear Ms. Matson and DRB Committee Members:

Isaac Benton and Associates Architects have been retained by J & J Real Estate Partnership to design a townhouse project for a site located off of Pinnacle Peak Road N.W.

The proposed project is a permissive use under the current zoning. The builder is required to develop the following documents for submittal to the City of Albuquerque DRB committee:

1. Site Development Plan for Subdivision
2. Site Development Plan for Building Permit
3. Major Subdivision Preliminary Plat Approval

These documents have been developed based upon the comments obtained from the DRB Committee following Sketch Plat Review and a subsequent meeting with Wilfred Gallegos regarding the on-street parking capability and driveway layouts.

The following information is available on the existing property:

Applicable Plans and Policies: Albuquerque/Bernalillo County Comprehensive Plan; Westside Strategic Plan and Northwest Mesa Escarpment Plan.

The legal description: Track D, Block 0, Unit 0, Village Center North

Address: A new cul de sac street will be developed to serve the development. It is located off of Pinnacle Peak between Summer Ridge and McMahon NW.

624 TIJERAS AVENUE NW • ALBUQUERQUE, NM 87102 • TEL: 505.243.3499 • FAX: 505.243.3583 • E-MAIL: iba@swcp.com

Zoning: SU-1, R-2.

Proposed Use: Residential townhomes allowed under the zoning.

Property Size: 1.36 Acres.

Neighbors:

East: Single Family Detached, Track G, Village Center North, SU-1 for R-2
North: Undeveloped Track C, Village Center North, O-1
South: Undeveloped Track A, Lands of Simon Gluckman & Helen Fine, SU-1
West: Undeveloped Track B-1, Village Center North, C-1

Site Amenities: The site is an undeveloped parcel with native vegetation. It is comprised of native sandy soils. It slopes from South to Northwest. There are public utility and street easements located along the East and South boundary line.

Proposed Development:

Isaac Benton & Associates Architects has been fortunate to have worked with several small builders in the design and development of infill housing projects. These projects are in line with our firm's commitment to helping Albuquerque grow up rather than out. Our design philosophy is to design energy efficient attractive homes that meet the needs of the surrounding community and homebuyer. This project falls in line with those goals. It also falls in line with the City's desire to develop infill projects rather than more fringe growth. Isaac Benton & Associates feels fortunate to be working with Ameri-Contractors on this project. They currently are developing townhomes under construction on Marna Lynn Ave. and strive to provide an affordable yet architecturally interesting project.

The site's allowable development has uses, which would impact the neighborhood much greater than the proposed housing. We have completed preliminary designs of three bedroom, two story town homes of 1,650 square feet each. Based on the unit layout and site amenities, we can fit 16 units on the site.

We have spent time on the site and have not noted any pedestrian traffic through it. The housing development to the east does not allow any ability for pedestrian traffic to cross due to the existing 6' high CMU wall. A pedestrian connection to the commercial property to the west will be provided as required by the original SU-1 plan. The developer would like to delay the construction of on-site sidewalks on Summit Court NW until construction of the town homes has begun.

The developer will construct ½ of the width of the roadway south of the site until adjacent development has been planned and occurs. The area is currently undeveloped.

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Per the Office of Neighborhood Coordination, as of our last inquiry on August 2, there are no recognized Neighborhood Associations in the area to notify.

Agent / Contact person:

Bob Hall, AIA
Principal
Isaac Benton & Associates Architects
624 Tijeras Ave. NW
Albuquerque, New Mexico 87102

505-243-3499 (work)
505-243-3583 (Fax)
bhall@swcp.com

We have included the following attachments for your use;

a. City of Albuquerque Development Plan Review Application
b. Zoning atlas page A-11-Z
c. Site Development Plan (Scale 1" = 20' 0")
d. Letter from developer / property purchaser noting Isaac Benton & Associates as agent
e. Site Development Master Plan for Village Center North
f. Office Community & Neighborhood Coordina6tion inquiry response
g. Notice of Decision document and attachments
h. Site photos

We look forward to working with you and the DRB members to insure that this project meets your needs and expectations.

Sincerely,

Bob Hall, AIA
Principal

Cc: Dwayne Pino

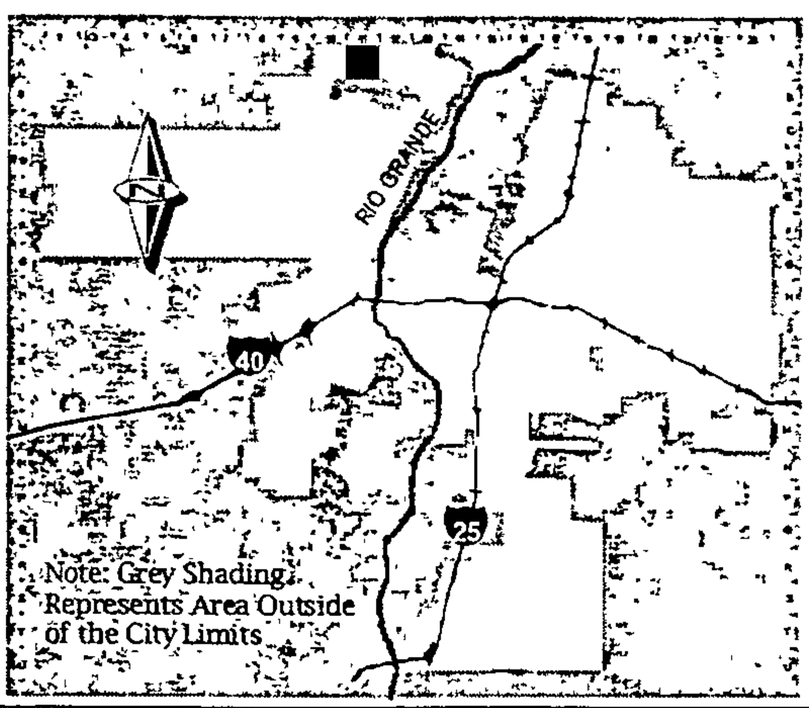
SITE

MCMAHON

BLVD

UNSER

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



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Map amended through: **May 01, 2006**

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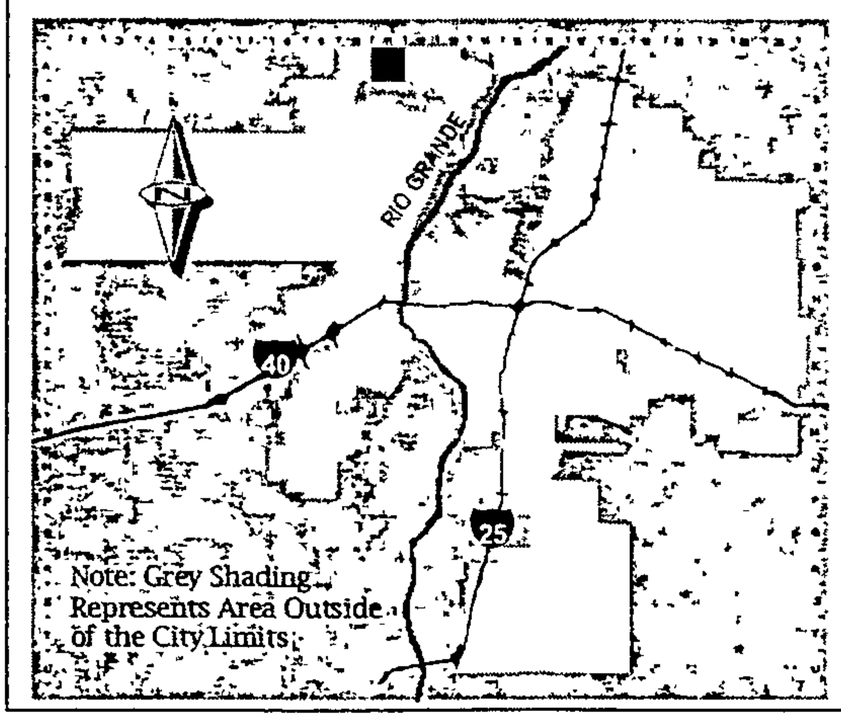

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CITY OF ALBUQUERQUE
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ISAAC
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August 10, 2006

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505-243-3499 (work)
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We look forward to working with you and the DRB members to insure that this project meets your needs and expectations.

Sincerely,

Bob Hall, AIA
Principal

Cc: Dwayne Pino

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT *CHECKLIST*

Revised: 4/18/2006

This checklist will be used to verify the completeness of site plans submitted for review by the Environmental Planning Commission and Development Review Board. Because development proposals vary in type and scale, there may be submittal requirements that are not specified here. Nonetheless, applicants are responsible for providing a complete submittal. Certification as specified below is required.

I CERTIFY THAT THE SUBMITTED SITE DEVELOPMENT PLAN IS COMPLETE AND ACCURATE, AND THAT ALL APPLICABLE INFORMATION AS SPECIFIED IN THIS CHECKLIST IS PROVIDED. FURTHER, I UNDERSTAND THAT THIS APPLICATION IS BEING ACCEPTED PROVISIONALLY AND THAT INACCURATE AND/OR INCOMPLETE INFORMATION MAY RESULT IN THE SUBSEQUENT REJECTION OF THE APPLICATION OR IN A DELAY OF ONE MONTH OR MORE IN THE DATE THE APPLICATION IS SCHEDULED FOR PUBLIC HEARING.

8/11/06

Applicant or Agent Signature / Date

NOTE: MAXIMUM SIZE FOR SUBMITTAL IS 24" X 36".

Site development plan packets shall be composed of the following plan sheets (unless otherwise approved in writing prior to submittal by the Planning Department):

1. **Site Plan** (including utilities and easements)
2. **Landscaping Plan**
3. **Preliminary Grading Plan** (A separate Grading Plan sheet is required for a sites 1 acre or more.)
4. **Building and Structure Elevations**
5. **Conceptual Utility Plan**

Submitted plan packets must be organized in the above manner. The following checklist describes the minimum information necessary for each plan element. **The Applicant must include all checklist items on their site plan drawings and confirm inclusion by checking off the items below. Non-applicable items must be labeled "N/A." Each non-applicable designation must be explained by notation on the Checklist.**

Accompanying Material

X A. 8-1/2" x 11" reduction for each plan sheet.

X B. **Written project summary**. Each application must include a brief narrative description of the proposed project, its primary features and how compatibility with the surrounding context has been achieved.

SHEET #1 - SITE PLAN

A. General Information

X 1. Date of drawing and/or last revision

X 2. Scale: 1.0 acre or less 1" = 10'
1.0 - 5.0 acres 1" = 20'
Over 5 acres 1" = 50'
Over 20 acres 1" = 100' *[Other scales as approved by staff]*

X 3. Bar scale

X 4. North arrow

X 5. Scaled vicinity map

X 6. Property lines (clearly identify)

X 7. Existing and proposed easements (identify each)

X 8. Phases of development including location and square footages of structures, circulation, parking and landscaping

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT *CHECKLIST* *Revised: 4/18/2006*

B. Proposed Development

1. Structural

X A. Location of existing and proposed structures (distinguish between existing & proposed)
X B. Square footage of each structure
X C. Proposed use of each structure
X D. Temporary structures, signs and other improvements
X E. Walls, fences, and screening: indicate height, length, color and materials
X F. Dimensions of all principal site elements or typical dimensions thereof
___ G. Loading facilities
X H. Site lighting (indicate height & fixture type)
X I. Indicate structures within 20 feet of site
___ J. Elevation drawing of refuse container and enclosure, if applicable.

2. Parking and Internal Circulation

X A. Parking layout with spaces numbered per aisle and totaled.
___ 1. **Location and typical dimensions**, including handicapped spaces
___ 2. **Calculations:** spaces required: 0 provided: 0
Handicapped spaces required: 0 provided: 0

X B. Bicycle parking & facilities
___ 1. Bicycle racks, spaces required: 0
provided: 0
___ 2. Other bicycle facilities, if applicable

X C. Vehicular Circulation (Refer to Chapter 23 of DPM)
X 1. Ingress and egress locations, including width and curve radii dimensions
X 2. Drive aisle locations, including width and curve radii dimensions
X 3. End aisle locations, including width and curve radii dimensions
NA 4. Location & orientation of refuse enclosure, with dimensions
X 5. Curb cut locations and dimensions

X D. Pedestrian Circulation
X 1. Location and dimensions of all sidewalks and pedestrian paths
X 2. Location and dimension of drive aisle crossings, including paving treatment
X 3. Location and description of amenities, including patios, benches, tables, etc.

3. Streets and Circulation

X A. Locate and identify adjacent public and private streets and alleys.
X 1. Existing and proposed pavement widths, right-of-way widths and curve radii
X 2. Identify existing and proposed turn lanes, deceleration lanes and similar features related to the functioning of the proposal, with dimensions
X 3. Location of traffic signs and signals related to the functioning of the proposal
X 4. Identify existing and proposed medians and median cuts
X 5. Sidewalk widths and locations, existing and proposed

NA B. Identify Alternate transportation facilities within site or adjacent to site
0 1. Bikeways and bike-related facilities

NO 2. Pedestrian trails and linkages
NO 3. Bus facilities, including routes, bays and shelters existing or required

4. Utilities

X 1. Fire hydrant locations, existing and proposed.
X 2. Distribution lines
X 3. Right-of-Way and easements, existing and proposed, on the property and adjacent to the boundaries, with identification of types and dimensions.
X 4. Existing water, sewer, storm drainage facilities (public and/or private).
X 5. Proposed water, sewer, storm drainage facilities (public and/or private)

5. Phasing

– NA A. Proposed phasing of improvements and provision for interim facilities. Indicate phasing plan, including location and square footage of structures and associated improvements including circulation, parking and landscaping.

SHEET #2 - LANDSCAPING PLAN

Landscaping may be shown on sheet #1 with written approval from Planning Department staff.

X 1. Scale - must be same as scale on sheet #1 - Site plan
X 2. Bar Scale
X 3. North Arrow
X 4. Property Lines
X 5. Existing and proposed easements
X 6. Identify nature of ground cover materials
  X A. Impervious areas (pavement, sidewalks, slope pavings, curb and gutters, etc.)
  X B. Pervious areas (planting beds, grass, ground cover vegetation, etc.)
  X C. Ponding areas either for drainage or landscaping/recreational use
X 7. Identify type, location and size of plantings (common and/or botanical names).
  X A. Existing, indicating whether it is to preserved or removed.
  X B. Proposed, to be established for general landscaping.
  X C. Proposed, to be established for screening/buffering.
X 8. Describe irrigation system
X 9. Planting Beds, indicating square footage of each bed
X 10. Turf Area - only 20% of landscaped area can be high water turf; provide square footage and percentage.
– Home owner – 11. Responsibility for Maintenance (statement)
X 12. Statement of compliance with Water Conservation...Ordinance, see article 6-1-1-1.
X 13. Landscaped area requirement; square footage and percent (specify clearly on plan)
X 14. Landscaped area provided; square footage and percent (specify clearly on plan)

SHEET #3 –PRELIMINARY GRADING PLAN –

The Preliminary Grading Plan provides the Planning Commission and staff with an understanding of site topography and how it relates to adjacent property. Planning staff may waive or allow adjustments to the Preliminary Grading Plan requirements for sites that are small, relatively flat and have no existing or proposed extraordinary drainage facilities. Waivers must be obtained in writing from the City Engineer prior to application submittal.

Grading information for sites that are under 1 acre can be included on Sheet #1.

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT *CHECKLIST* *Revised: 4/18/2006*

A. General Information

X 1. Scale - must be same as Sheet #1 - Site Plan
X 2. Bar Scale
X 3. North Arrow
X 4. Property Lines
X 5. Existing and proposed easements
X 6. Building footprints
X 7. Location of Retaining walls

B. Grading Information

X 1. On the plan sheet, provide a narrative description of existing site topography, proposed grading improvements and topography within 100 feet of the site.
X 2. Indicate finished floor elevation and provide spot elevations for all corners of the site (existing and proposed) and points of maximum cut or fill exceeding 1 foot.
X 3. Identify ponding areas, erosion and sediment control facilities.
X 4. Cross Sections
Provide cross section for all perimeter property lines where the grade change is greater than 4 feet at the point of the greatest grade change. Provide one additional cross section in each direction within no more than 100 feet of the reference point.

SHEET #4 - BUILDING AND STRUCTURE ELEVATIONS

A. General Information

X A. Scale (minimum of 1/8" or as approved by Planning Staff).
X B. Bar Scale
X C. Detailed Building Elevations for each facade
X 1. Identify facade orientation
X 2. Dimensions of facade elements, including overall height and width
X 3. Location, material and colors of windows, doors and framing
X 4. Materials and colors of all building elements and structures

X E. Site Development Plans for single family residential projects with multiple units may require submittal of specific information on building features in lieu of elevation drawings for each building. Applicants are advised to discussed submittal requirements with Planning Department staff.

B. Signage

X 1. Site location(s)
X 2. Sign elevations to scale
X 3. Dimensions, including height and width
X 4. Sign face area - dimensions and square footage clearly indicated
— NA — 5. Lighting
X 6. Materials and colors for sign face and structural elements.

Applicants should make sure that the submitted site development plan drawings are accurate and complete, and that items specified in this checklist have been clearly indicated on the plan drawings as required.

New Mexico
Utilities Inc.

August 10, 2006

Mr. Gilbert Aldaz
Applied Engineering and Surveying, Inc.
1605 Blair Dr. NE
Albuquerque, NM 87112

Re: Tract D, Village Center North Subdivision

Dear Mr. Aldaz:

New Mexico Utilities, Inc., will be able to provide water and wastewater service to the above referenced site located in Albuquerque, New Mexico, County of Bernalillo, subject to the rules and regulations of the New Mexico Public Regulation Commission, the State of New Mexico Office of the State Engineer and the tariffs and policies of New Mexico Utilities, Inc.

Sincerely,
New Mexico Utilities, Inc.

Bob Gay
Vice President
General Manager

4700 Irving Blvd., N W , Suite 201
Albuquerque, New Mexico 87114
Telephone (505) 898-2661 Fax (505) 898-6379

ALBUQUERQUE
Making History

City of Albuquerque

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

Date: August 2, 2006

Planning Department
Plaza Del Sol Building
600 Second St. NW
Second Floor (924-3860)

This letter will serve to notify you that on August 2, 2006 (date)

TO CONTACT NAME: Bob Hall
COMPANY/AGENCY: Isaac Benton & Associates Architects
ADDRESS/ZIP: 624 Tijeras Ave NW 87102
PHONE/FAX #: 243-3499 243-3583

Contacted the Office of Neighborhood Coordination requesting the contact names for any Recognized Neighborhood Associations affected by their request concerning a Zoning Action or Site Development Plan, etc. at Tract D, Block 0, Unit 0, Village Center North located on Pinnacle Peak between Summer Ridge & McMahon Blvd.
zone map page(s) A-11.

Our records indicate that as of 8-2-06 (date), there were **no Recognized Neighborhood Associations** in this area.

If you have any questions about the information provided, please contact our office at (505) 924-3914 or by fax at 924-3913.

Sincerely,

Dalaina L Armona
OFFICE OF NEIGHBORHOOD COORDINATION

planning.norecognized.na.form(07/04)

DEVELOPER INQUIRY SHEET

(To be completed prior to application submittal)

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

Cell Tower [ ]; Private Development [x]; City Project [ ]; -OR- Other [ ]

CONTACT NAME: Bob Hall

COMPANY NAME: Isaac Benton & Associates Architects

ADDRESS/ZIP: 624 Tijeras Avenue NW, Albuquerque NM 87102

PHONE: 243-3499 FAX: 243-3583

NEIGHBORHOOD ASSOCIATION INFORMATION

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

Tract D, Block 0, Unit 0, Village Center NOrth

LEGAL DESCRIPTION

LOCATED ON Pinnacle Peak

STREET NAME OR OTHER IDENTIFYING LANDMARK

BETWEEN Summer Ridge AND

STREET NAME OR OTHER IDENTIFYING LANDMARK

McMahon Blvd.

STREET NAME OR OTHER IDENTIFYING LANDMARK

THE SITE IS INDICATED ON THE FOLLOWING ZONE ATLAS PAGE (A-11-Z).

(PLEASE MARK/HATCH ZONE MAP WHERE PROPERTY IS LOCATED)

(Zone Map MUST be provided with request)

8/2/06

ISAAC
BENTON &
ASSOCIATES AIA

August 10, 2006

Ms. Sheran Matson
City of Albuquerque
Development Review Board
600 2nd St. NW
Albuquerque, New Mexico 87103

RE: Pinnacle Peak Townhouse Development
Site Development Plan for Building Permit
Major Subdivision Preliminary Plat Approval

Dear Ms. Matson and DRB Committee Members:

Isaac Benton and Associates Architects have been retained by J & J Real Estate Partnership to design a townhouse project for a site located off of Pinnacle Peak Road N.W.

The proposed project is a permissive use under the current zoning. The builder is required to develop the following documents for submittal to the City of Albuquerque DRB committee:

1. ~~Site Development Plan for Subdivision~~ NA
2. Site Development Plan for Building Permit
3. Major Subdivision Preliminary Plat Approval

These documents have been developed based upon the comments obtained from the DRB Committee following Sketch Plat Review and a subsequent meeting with Wilfred Gallegos regarding the on-street parking capability and driveway layouts.

The following information is available on the existing property:

Applicable Plans and Policies: Albuquerque/Bernalillo County Comprehensive Plan; Westside Strategic Plan and Northwest Mesa Escarpment Plan.

The legal description: Track D, Block 0, Unit 0, Village Center North

Address: A new cul de sac street will be developed to serve the development. It is located off of Pinnacle Peak between Summer Ridge and McMahon NW.

624 TIJERAS AVENUE NW • ALBUQUERQUE, NM 87102 • TEL: 505.243.3499 • FAX: 505.243.3583 • E-MAIL: iba@swcp.com

Zoning: SU-1, R-2.

Proposed Use: Residential townhomes allowed under the zoning.

Property Size: 1.36 Acres.

Neighbors:

East: Single Family Detached, Track G, Village Center North, SU-1 for R-2
North: Undeveloped Track C, Village Center North, O-1
South: Undeveloped Track A, Lands of Simon Gluckman & Helen Fine, SU-1
West: Undeveloped Track B-1, Village Center North, C-1

Site Amenities: The site is an undeveloped parcel with native vegetation. It is comprised of native sandy soils. It slopes from South to Northwest. There are public utility and street easements located along the East and South boundary line.

Proposed Development:

Isaac Benton & Associates Architects has been fortunate to have worked with several small builders in the design and development of infill housing projects. These projects are in line with our firm's commitment to helping Albuquerque grow up rather than out. Our design philosophy is to design energy efficient attractive homes that meet the needs of the surrounding community and homebuyer. This project falls in line with those goals. It also falls in line with the City's desire to develop infill projects rather than more fringe growth. Isaac Benton & Associates feels fortunate to be working with Ameri-Contractors on this project. They currently are developing townhomes under construction on Marna Lynn Ave. and strive to provide an affordable yet architecturally interesting project.

The site's allowable development has uses, which would impact the neighborhood much greater than the proposed housing. We have completed preliminary designs of three bedroom, two story town homes of 1,650 square feet each. Based on the unit layout and site amenities, we can fit 16 units on the site.

We have spent time on the site and have not noted any pedestrian traffic through it. The housing development to the east does not allow any ability for pedestrian traffic to cross due to the existing 6' high CMU wall. A pedestrian connection to the commercial property to the west will be provided as required by the original SU-1 plan. The developer would like to delay the construction of on-site sidewalks on Summit Court NW until construction of the town homes has begun.

The developer will construct ½ of the width of the roadway south of the site until adjacent development has been planned and occurs. The area is currently undeveloped.

624 TIJERAS AVENUE NW • ALBUQUERQUE, NM 87102 • TEL: 505.243.3499 • FAX: 505.243.3583 • E-MAIL: iba@swcp.com

Per the Office of Neighborhood Coordination, as of our last inquiry on August 2, there are no recognized Neighborhood Associations in the area to notify.

Agent / Contact person:

Bob Hall, AIA
Principal
Isaac Benton & Associates Architects
624 Tijeras Ave. NW
Albuquerque, New Mexico 87102

505-243-3499 (work)
505-243-3583 (Fax)
bhall@swcp.com

We have included the following attachments for your use;

a. City of Albuquerque Development Plan Review Application
b. Zoning atlas page A-11-Z
c. Site Development Plan (Scale 1" = 20' 0")
d. Letter from developer / property purchaser noting Isaac Benton & Associates as agent
e. Site Development Master Plan for Village Center North
f. Office Community & Neighborhood Coordina6tion inquiry response
g. Notice of Decision document and attachments
h. Site photos

We look forward to working with you and the DRB members to insure that this project meets your needs and expectations.

Sincerely,

Bob Hall, AIA
Principal

Cc: Dwayne Pino

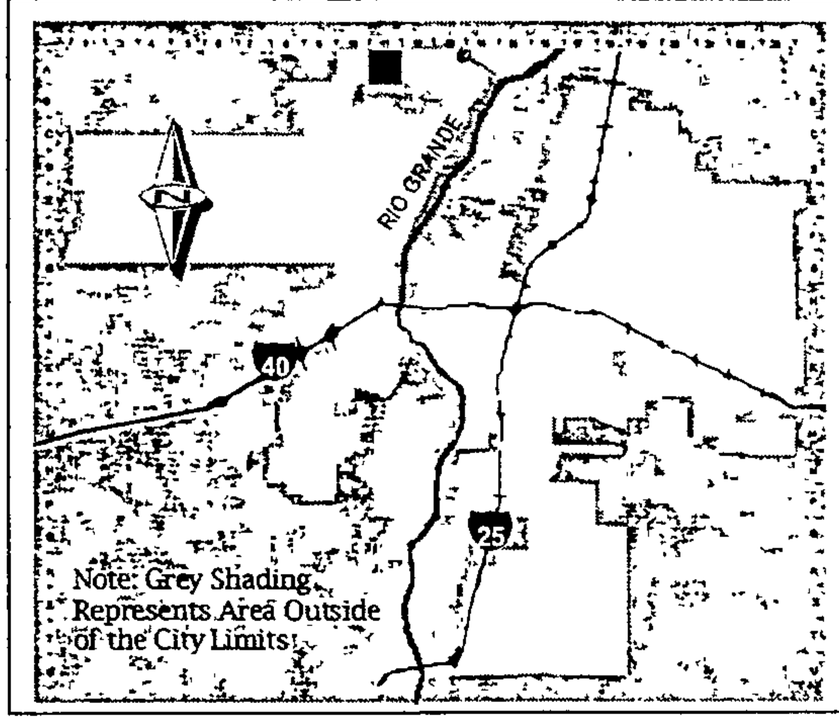
SITE

MCMAHON

BLVD

UNSER

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



Address Map Page:

A-11-Z

Map amended through: **May 01, 2006**

Albuquerque Geographic Information System

These addresses are for information purposes only and are not intended for address verification.

Feet

0 750 1,500

CITY OF ALBUQUERQUE

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

APPLICANT: J&J Real Estate Partnership **DATE OF REQUEST:** 8/10/06 **ZONE ATLAS PAGE(S):** A-11-Z

CURRENT:

ZONING SU-1 R-2

PARCEL SIZE (AC/SQ. FT.) 1.36 acres

LEGAL DESCRIPTION:

LOT OR TRACT # D BLOCK # 0

SUBDIVISION NAME Village Center North

REQUESTED CITY ACTION(S):

ANNEXATION	[ ]	SECTOR PLAN	[ ]	SITE DEVELOPMENT PLAN:	
COMP. PLAN	[ ]	ZONE CHANGE	[ ]	A) SUBDIVISION [X]	BUILDING PERMIT [X]
AMENDMENT	[ ]	CONDITIONAL USE	[ ]	B) BUILD'G PURPOSES [ ]	ACCESS PERMIT [ ]
				C) AMENDMENT [ ]	OTHER [ ]

PROPOSED DEVELOPMENT:

NO CONSTRUCTION/DEVELOPMENT [ ]

NEW CONSTRUCTION [XX]

EXPANSION OF EXISTING DEVELOPMENT [ ]

GENERAL DESCRIPTION OF ACTION: [1]

OF UNITS: 16

BUILDING SIZE: 1,650 (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 _____ DATE 8/11/06

(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 [X] BORDERLINE [ ]

THRESHOLDS MET? YES [ ] NO [X] 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.***

Tony Loyd
TRAFFIC ENGINEER

8-11-06
DATE

Air Quality Impact Analysis (AQIA) May Be Required:

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

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

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

8/11/06
DATE

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

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

Revised June 27, 2005

ALBUQUERQUE
Making History

City of Albuquerque

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

Date: August 2, 2006

Planning Department
Plaza Del Sol Building
600 Second St. NW
Second Floor (924-3860)

This letter will serve to notify you that on August 2, 2006 (date)

TO CONTACT NAME: Bob Hall
COMPANY/AGENCY: Isaac Benton & Associates Architects
ADDRESS/ZIP: 624 Tijeras Ave NW 87102
PHONE/FAX #: 243-3499 243-3583

Contacted the Office of Neighborhood Coordination requesting the contact names for any Recognized Neighborhood Associations affected by their request concerning a Zoning Action or Site Development Plan, etc. at Tract D1 Block 0, Unit 0, Village Center North located on Pinnacle Peak between Summer Ridge & McMahon Blvd.
zone map page(s) A-11.

Our records indicate that as of 8-2-06 (date), there were **no Recognized Neighborhood Associations** in this area.

If you have any questions about the information provided, please contact our office at (505) 924-3914 or by fax at 924-3913.

Sincerely,

Dalaina L Armona
OFFICE OF NEIGHBORHOOD COORDINATION

planning.norecognized.na.form(07/04)

DEVELOPER INQUIRY SHEET

(To be completed prior to application submittal)

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PHONE: 243-3499 FAX: 243-3583

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Tract D, Block 0, Unit 0, Village Center NOrth

LEGAL DESCRIPTION

LOCATED ON Pinnacle Peak

STREET NAME OR OTHER IDENTIFYING LANDMARK

BETWEEN Summer Ridge AND

STREET NAME OR OTHER IDENTIFYING LANDMARK

McMahon Blvd.

STREET NAME OR OTHER IDENTIFYING LANDMARK

THE SITE IS INDICATED ON THE FOLLOWING ZONE ATLAS PAGE (A-11-Z).

(PLEASE MARK/HATCH ZONE MAP WHERE PROPERTY IS LOCATED)

(Zone Map MUST be provided with request)

8/2/06

Project Number:_____

FIGURE 12

Date Submitted: 08-11-06
Date Site Plan Approved:_____
Date Preliminary Plat Approved:_____
Date Preliminary Plat Expires:_____
DRB Project No.: 1004943
DRB Application No.:_____

INFRASTRUCTURE LIST

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

Pinnacle Peak Townhomes
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Tract "D", Village Center North Subdivision
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		2'-6"	Standard Curb & Gutter	Pinnacle Peak Ct.	Pinnacle Peak Drive	Cul-De-Sac	/	/	/
		28' F to F	Permanent Residential Paving	Pinnacle Peak Ct.	Pinnacle Peak Drive	Cul-De-Sac	/	/	/
		4' Wide	Concrete Sidewalk *	Pinnacle Peak Ct	Pinnacle Peak Drive	Cul-De-Sac	/	/	/
		8"	Sanitary Sewer w/ 16 Services	Pinnacle Peak Ct.	Pinnacle Peak Drive	Cul-De-Sac	/	/	/
		6"	Waterline w/ 16 3/4" Water Services	Pinnacle Peak Ct	Pinnacle Peak Drive	Cul-De-Sac	/	/	/
							/	/	/
		2'-6"	Standard Curb & Gutter	Pinnacle Peak Drive	Crest Dr.	North Property Line	/	/	/
		7' Wide	Permanent Residential Paving	Pinnacle Peak Drive	Crest Dr.	North Property Line	/	/	/
		4' Wide	Concrete Sidewalk *	Pinnacle Peak Drive	Crest Dr.	North Property Line	/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		2'-6"	Standard Curb & Gutter	Crest Dr.	West Property Line	Pinnacle Peak Dr.	/	/	/
		18'-6" Wide	Permanent Residential Paving	Crest Dr.	West Property Line	Pinnacle Peak Drive	/	/	/
		4' Wide	Concrete Sidewalk*	Crest Dr.	West Property Line	Pinnacle Peak Drive	/	/	/
							/	/	/
							/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
							/	/	/
							/	/	/
							/	/	/
							/	/	/

NOTES

1 Engineer's Certification of the Grading Plan Required Prior to Release of SIA and Financial Guarantee

2 * Sidewalk Deferred

3

AGENT / OWNER

Gilbert Aldaz
NAME (print)

Applied Engr. Inc.
FIRM

08-02-06
SIGNATURE - date

MAXIMUM TIME ALLOWED TO CONSTRUCT THE IMPROVEMENTS WITHOUT A DRB EXTENSION: _____

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

_____ DRB CHAIR - date

_____ TRANSPORTATION DEVELOPMENT - date

_____ UTILITY DEVELOPMENT - date

_____ CITY ENGINEER - date

_____ PARKS & GENERAL SERVICES - date

_____ AMAFCA - date
8-10-06

_____ - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

New Mexico Utilities Inc.

August 10, 2006

Mr. Gilbert Aldaz
Applied Engineering and Surveying, Inc.
1605 Blair Dr. NE
Albuquerque, NM 87112

Re: Tract D, Village Center North Subdivision

Dear Mr. Aldaz:

New Mexico Utilities, Inc., will be able to provide water and wastewater service to the above referenced site located in Albuquerque, New Mexico, County of Bernalillo, subject to the rules and regulations of the New Mexico Public Regulation Commission, the State of New Mexico Office of the State Engineer and the tariffs and policies of New Mexico Utilities, Inc.

Sincerely,
New Mexico Utilities, Inc.

Bob Gay
Vice President
General Manager

4700 Irving Blvd., N.W., Suite 201
Albuquerque, New Mexico 87114
Telephone (505) 898-2661 Fax (505) 898-6379

Project Number:_____

FIGURE 12

Date Submitted: 08-11-06
Date Site Plan Approved:_____
Date Preliminary Plat Approved:_____
Date Preliminary Plat Expires:_____
DRB Project No.: 1004943
DRB Application No.:_____

INFRASTRUCTURE LIST

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

Pinnacle Peak Townhomes
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Tract "D", Village Center North Subdivision
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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							/	/	/
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		4' Wide	Concrete Sidewalk *	Pinnacle Peak Drive	Crest Dr.	North Property Line	/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		2'-6"	Standard Curb & Gutter	Crest Dr.	West Property Line	Pinnacle Peak Dr.	/	/	/
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		4' Wide	Concrete Sidewalk*	Crest Dr.	West Property Line	Pinnacle Peak Drive	/	/	/
							/	/	/
							/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
							/	/	/
							/	/	/
							/	/	/
							/	/	/

NOTES

1 Engineer's Certification of the Grading Plan Required Prior to Release of SIA and Financial Guarantee

2 * Sidewalk Deferred

3

AGENT / OWNER

Gilbert Aldaz
NAME (print)

Applied Engr. Inc.
FIRM

08-02-06
SIGNATURE - date

MAXIMUM TIME ALLOWED TO CONSTRUCT THE IMPROVEMENTS WITHOUT A DRB EXTENSION: _____

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

DRB CHAIR - date

PARKS & GENERAL SERVICES - date

TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

8-10-06
_____ - date

UTILITY DEVELOPMENT - date

CITY ENGINEER - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

DEVELOPMENT REVIEW BOARD

TRANSPORTATION DEVELOPMENT

Standard Comment Sheet

DRB- 1004943 Item No. 20 Zone Atlas A-11

DATE ON AGENDA 6-14-06

INFRASTRUCTURE REQUIRED (X)YES ( )NO

CROSS REFERENCE: _____

_____

TYPE OF APPROVAL REQUESTED:

(X)SKETCH PLAT ( )PRELIMINARY PLAT ( )FINAL PLAT

( )SITE PLAN REVIEW AND COMMENT ( )SITE PLAN FOR SUBDIVISION

( )SITE PLAN FOR BUILDING PERMIT

No.	Comment
1)	Standard infrastructure per DPM is required.
2)	Minimum right-of-way per DPM is 47' *New*
3)	Are these P1 lots? (use of a r=40' cul-de-sac)
4)	Applicant needs to provide cross sections of the adjoining streets. Are the sidewalks in place?
5)	This project needs to contribute towards the signalization at Night Whisper and Unser.
6)	Sight distance onto Pinnacle Park needs to be maintained (~200 ft)

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

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1004943 **AGENDA ITEM NO: 20**

SUBJECT:

Sketch Plat/Plan

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

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

RESOLUTION:

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

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: June 14, 2006

P.O. Box 1293
Albuquerque
New Mexico 87103
www.cabq.gov

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
June 14, 2006
DRB Comments

ITEM # 20

PROJECT # 1004943 **APPLICATION # 06-00801**

RE: Tract D, Village Center North/sketch plat

Site Plan should read "Site Development Plan for Building Permit"
Perimeter wall designs need to be approved.

The site plan must clearly show the proposed individual lots.

A plat is going to be required for this development.

Will there be sidewalk or a pedestrian path around the cul de sac? If so, there should be an easement across property lines assuming the lot lines go to the street.

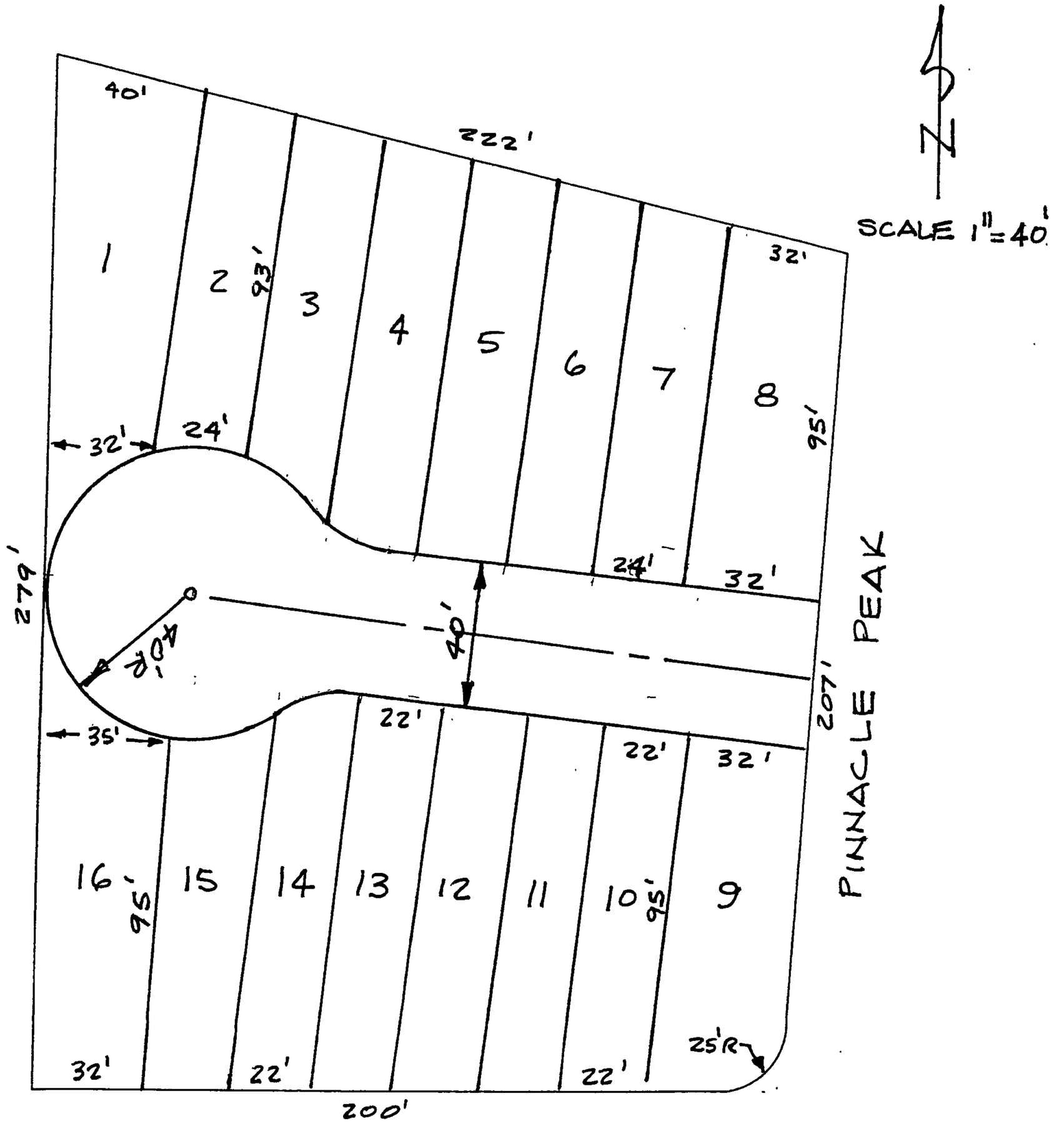
The lot area and width follows RT zone requirements.

Other comments pertaining to how the site plan follows the Site Plan for Subdivision requirements will be given when the site plan application is made.

Andrew Garcia

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

EXHIBIT "A"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SCALE 1"=40'
40'
222'
32'
1
2
23'
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5
6
7
8
95'
32'
24'
24'
32'
279'
40'R
40'
207'
PINNACLE PEAK
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14
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10
95'
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32'
22'
22'
25'R
200'

PRE-APPLICATION DISCUSSION

NOTE: PRE APPLICATION DISCUSSIONS ARE PROVIDED TO ASSIST APPLICANTS IN ACQUIRING INFORMATION ON PROCESS AND REQUIREMENTS PERTAINING TO THEIR REQUEST. THE INTERPRETATION OF SPECIFIC USES ALLOWED WITHIN VARIOUS ZONES IS THE RESPONSIBILITY OF THE ZONING ENFORCEMENT OFFICER, AS PROVIDED FOR BY THE COMPREHENSIVE ZONING CODE. ANY STATEMENTS REGARDING ZONING AT THE PRE APPLICATION DISCUSSION ARE NOT CERTIFICATES OF ZONING.

PA # 06-054 APPLICANT Kathy Aldaz TEL.#: 237-1456 FAX #: _____

RECEIVED BY Yvonne Saavedra DATE 5-9-06

APPOINTMENT TIME & DATE: 2:15 pm; May 16, 2006

Appointment requests received by Friday will be scheduled for Tuesday of the following week, if times are available. Requests received after Friday will be scheduled for the following Tuesday. **Please contact the Planning Division at 924-3860 for more information.**

1. **BRIEFLY DESCRIBE REQUEST:** (What do you plan to develop on this site?)

Develop Vacant Tract into 16 Townhomes that are attached

2. **RESPOND TO THE FOLLOWING QUESTIONS:**

Size of site 1.36 acres Existing Zoning: SU-1 R-2 Proposed Zoning : Same

Previous zone change or site plan approval case #s for this site: #100936 & 1000898

Applicable Area or Sector Development Plans: Westside/Mcmahon Corridor

Residential: Type and # of Units Proposed: Townhomes-16 Units

Commercial: Estimated building square footage: _____ No. Of Employees: _____

3. **LOCATION OF REQUEST:** Provide a legal description of property and indicate location using surrounding streets. Indicate significant landmarks or notable features in the vicinity. **Include Zone atlas number.**

Tract D Summer Ridge and Pinnace Peak
Streets near Unser Blvd.
A-11-Z

4. **WHAT QUESTIONS OR CONCERNS DO YOU HAVE REGARDING THIS REQUEST:**

Can this site be developed with Density of 16 lots proposed?

16/1.36 = 11.76 du/acre – medium density

1. AGENCY REPRESENTATIVES PRESENT AT MEETING

924-3814

Planning: ☑ **Carmen Marrone** ☐ **Others** Petra Morris, Maggie Gould

Transportation: ☐ **Tony Loyd** ☐ **Others** _____

ONC: ☑ **Don Newton** ☐ **Others** _____

Others: _____

2. TYPE OF APPLICATION ANTICIPATED / APPROVAL AUTHORITY

☐ **Zone Map Amendment** ☐ **EPC Approval** ☐ **City Council Approval**

☐ **Sector Dev. Plan Amendment:** ☐ **EPC Approval** ☐ **City Council Approval**

☐ **Site Dev. Plan for Subdivision:** ☐ **EPC Approval** ☐ **City Council Approval**

☑ **Site Dev. Plan for Bldg. Permit:** ☐ **EPC Approval** ☑ **DRB Approval**

☐ **Annexation:** **(EPC Review with City Council Approval)** ☐ **DRB Approval**

☐ **OTHER**

3. SUMMARY OF PRT DISCUSSION

- SU-1-R-2 allows apts - 20du/acre
- Westside Strategic Plan; Westside Mc Mahon Corridor Plan
- R-T development requires DRB approval of site dev. plan
- 1 neighborhood assoc - Skies West - notification req.
- site plan must comply with any and all conditions of approved site plan for subdivision - #1000898, EPC 00128-00000-01514
- per R-T standards
- 550# usable open space req. per [redacted] lot

4. SIGN & DATE TO VERIFY ATTENDANCE & RECEIPT OF THIS SUMMARY

(PRT DISCUSSIONS ARE INFORMATIONAL & NON-BINDING)

Carmen Marrone

PRT CHAIRMAN / DATE

APPLICATION OR AGENT / DATE

City of Albuquerque
Planning Department
Development Services Division
P.O. Box 1293
Albuquerque, New Mexico 87103

Bob Kunath & Howard Zolin
92 Mark Drive
Hawthron Woods, Ill 60047

Date: January 19, 2001

OFFICIAL NOTIFICATION OF DECISION

FILE: 00110 00000 01639/00128 00000 01640
LEGAL DESCRIPTION: for the SE ¼ of NW ¼ T115, R2E, and portion of SE ¼ of NW ¼ of SE T11N, R2E, located on the northwest corner of Unser and McMahon, containing approximately 21 acres. (A-11) Russell Brito, Staff Planner

On January 18, 2001, the Environmental Planning Commission voted to approve 00110 00000 01639, a zone map amendment from R-1 to SU-1 for Mixed Use (for that portion of the site within the designated Village Center): C-1 Permissive Uses Including Package Liquor Sales Ancillary to a Retail Grocery of 20,000 Square Feet Minimum and Restaurant with Alcoholic Drink Sales for On-Premise Consumption and Excluding Automobile Related Retail and Services Uses and Drive-Up Facilities (Maximum 4.5 Acres); O-1 Uses; and R-2 Uses (Minimum of 35% of the Gross Property Area) AND from R-1 to SU-1 for R-2 Uses (for that portion of the site outside of the designated Village Center), for SE ¼ of the NE ¼ within the Town of Alameda Grant, T11S, R2E, and a portion of the SE ¼ of the NW ¼ of S2, T11N, R2E, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for a zone map amendment from R-1 zoning to SU-1 for R-2 and SU-1 for Mixed Use (Commercial, Office and Residential) zoning, for an approximately 21 acre site located near the intersection of McMahon and Unser Boulevards NW.

2. This is a request to reaffirm zoning that was approved by the Environmental Planning Commission in 1998 (Z-97-119), but not finalized.

3. The establishment of SU-1 for Mixed Use (Commercial, Office and Residential) zoning furthers the applicable *Comprehensive Plan* policies by allowing for a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers a variety and choice in housing, transportation, work areas, and life styles, while creating a visually pleasing built environment.

4. The establishment of SU-1 for Mixed Use (Commercial, Office and Residential) zoning furthers the applicable policies of the *West Side Strategic Plan* by providing for neighborhood commercial, public and quasi-public uses with pedestrian and bicycle linkages to adjacent and nearby neighborhoods.

5. The requested zoning furthers the policies of the *Westside/McMahon Corridor Transportation and Land Use Guide* by being generally consistent with the density, type and hierarchy of uses as illustrated in Attachment A of the Guide.

6. The request meets the requirements of R-270-1980, specifically: the existing zoning is inappropriate because of changed neighborhood or community conditions and a different use category is more advantageous to the community as articulated in the *West Side Strategic Plan* and the *Westside/McMahon Corridor Transportation and Land Use Guide*.

7. Only that portion of the subject site within the West Side Strategic Plan designated Village Center boundaries are proposed to allow commercial uses. The remaining portion of the site outside of the Village Center is proposed to be zoned SU-1 for R-2 Uses.

8. This zone map amendment is accompanied by a site development plan for subdivision that demonstrates how the zoning will be utilized. The site should be replatted to reflect the boundaries of the approved zoning.

CONDITIONS:

1. The site shall be replatted to reflect the boundaries of the approved zoning.

On January 18, 2001, the Environmental Planning Commission voted to approve 00128 00000 01640, a site development plan for subdivision, for SE ¼ of the NE ¼ within the Town of Alameda Grant, T11S, R2E, and a portion of the SE ¼ of the NW ¼ of S2, T11N, R2E, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for approval of a site development plan for subdivision for an approximately 21 acre site located near the intersection of McMahon and Unser Boulevards NW.

2. This site plan request is nearly identical to an EPC approved, but not signed-off site plan from 1999 (Z-99-118). This site plan request accompanies a request to reaffirm zoning that was approved by the EPC in 1998 (Z-97-119), but not finalized.

3. The submitted site plan furthers the applicable goals and policies of the *Comprehensive Plan* by proposing the development of a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers a variety and choice in housing, transportation, work areas, and life styles, while creating a visually pleasing built environment.

4. The submitted site plan furthers the applicable policies and intent of the *West Side Strategic Plan* by proposing the development of the Village Center with a land use and lot configuration that encourages neighborhood commercial, public and quasi-public uses, and other uses appropriate for Village Centers.

5. The submittal conforms to the density, type and hierarchy of uses as illustrated in the *Westside/McMahon Corridor Transportation and Land Use Guide*.

6. The requirements of the *Zoning Code* for a site development plan for subdivision have been met by this submittal.

7. The proposed property line boundary adjustment should occur at the time of platting at the Development Review Board and should not affect the approved zoning or land use allotments for this site or the adjacent site.

8. Delegation of the SU-1 for R-2 zoned parcel in the residential portion of the SU-1 for mixed use zone parcel to the DRB is warranted to enable the cohesive development of these areas with the RT zoned site to the north if they are developed at RT densities or less.

CONDITIONS:

1. The submittal of this site plan to the DRB shall meet all EPC conditions. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.

2. This proposed property and zone line boundary adjustments shall occur at the time of platting at the Development Review Board and shall not affect the approved zoning or land use allotments for this site or any adjacent site.

3. Public Works Department Conditions:
   a. Completion of the required TIS must be done prior to the submittal of the site plan for building permit for any of the remaining parcels regardless of the proposed land use. Access to the adjacent major streets will be determined as part of the required TIS.
   b. All the requirements of previous actions taken by the EPC and the DRB must be completed and /or provided for.
   c. An availability statement from New Mexico Utilities Inc. will be required. Required infrastructure must be financially guaranteed prior to site plan and or plat approval by the Development Review Board. All infrastructure must be designed to City of Albuquerque standards, including water and/or sanitary sewer lines owned and operated by NMUI.
   d. This project shall help complete McMahon and the signal at McMahon / Unser, and possibly the McMahon / Ellison / Golf Course intersection.

e. Dedication of right-of-way for McMahon Boulevard per the Long Range Roadway System map, 32 foot minimum from the northern edge of the existing 124 right-of-way (all within the adjoining gas line easement).
f. Dedication of right-of-way for Unser Boulevard per the Long Range Roadway System map, 78 foot minimum from the street centerline.
g. Access to McMahon Boulevard shall be limited to a full access at Bandelier Drive (the westernmost access shown on the site plan) and a right-in/right-out access at approximately 400 feet west of Unser Boulevard.
h. Access to Unser Boulevard shall be limited to a full access approximately 1,200 feet north of McMahon Boulevard, and an additional right-in, right-out, left-in access approximately 700 feet north of McMahon Boulevard.
i. Dedication of additional right-of-way along McMahon Boulevard and Unser Boulevard as required by the City Engineer to provide for on-street bicycle lanes and an adjoining 10-foot multi-purpose trail facility.

4. The 2 monument village signs shall have a maximum height of 12 feet.

5. The SU-1 for R-2 zoned area and the residential portion of the SU-1 for Mixed Use zoned area (Parcel B) are delegated to the DRB if they are developed at RT densities or less.

IF YOU WISH TO APPEAL THIS DECISION, YOU MUST DO SO BY **FEBRUARY 2, 2001** IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE OF $50 IS REQUIRED AT THE TIME THE APPEAL IS FILED.

Appeal to the City Council: Persons aggrieved with any determination of the Environmental Planning Commission acting under this ordinance and who have legal standing as defined in Section 14-16-4-4.B.2 of the City of Albuquerque Comprehensive Zoning Code may file an appeal to the City Council by submitting written application on the Planning Department form to the Planning Department within 15 days of the Planning Commission's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal, and 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. The City Council may decline to hear the appeal if it finds that all City plans, policies and ordinances have been properly followed. If it decides that all City plans, policies and ordinances have not been properly followed, it shall hear the appeal. Such appeal, if heard, shall be heard within 45 days of its filing.

YOU WILL RECEIVE NOTIFICATION IF ANY OTHER PERSON FILES AN APPEAL. IF THERE IS NO APPEAL, YOU CAN RECEIVE BUILDING PERMITS AT ANY TIME AFTER THE APPEAL DEADLINE QUOTED ABOVE, PROVIDED ALL CONDITIONS IMPOSED AT THE TIME OF APPROVAL HAVE BEEN MET. SUCCESSFUL APPLICANTS ARE REMINDED THAT OTHER REGULATIONS OF THE CITY MUST BE COMPLIED WITH, EVEN AFTER APPROVAL OF THE REFERENCED APPLICATION(S).

Successful applicants should be aware of the termination provisions for Site Development Plans specified in Section 14-16-3-11 of the Comprehensive Zoning Code. Generally plan approval is terminated 7 years after approval by the EPC.

Sincerely,

Russell Brito

For Robert R. McCabe, AIA, APA
Planning Director

RM/RB/ac

cc: Consensus Planning, 924 Park Ave. SW, Albuq. NM 87102
Ric Nordgren, Horizon Hills Neigh. Assoc., 10600 Sole Rosso Ct NW, Albuq. NM 87114
Julia Wilson, Horizon Hills Neigh. Assoc., 5705 Carmen Rd. NW, Albuq. NM 87114
William Davis, Skies West Neigh. Assoc., 10636 Capricorn Pl. NW, Albuq. NM 87114
Joanne Webb, Skies West Neigh. Assoc., 10724 Capricorn Pl. NW, Albuq. NM 87114

UNSER BOULEVARD

Tract F-1 2.11 Acres SU-1 FOR MIXED USES: C-1

Tract A-1 1.44 Acres SU-1 FOR MIXED USES: C-1

Tract D 1.36± Acres SU-1 FOR MIXED USES: R-2

Tract C 1.200 Acres SU-1 FOR MIXED USES: O-1

10' PUBLIC UTILITY EASEMENT GRANTED WITH THE FILING OF THIS PLAT.

PORTION OF SE 1/4 OF NW 1/4 OF NE 1/4 OF PROJECTED SECTION 2 & REMAINDER OF UNSER CREATION

KENNETH

(TIE) S61°07'32"E 601.72'

201.62'

225.47'

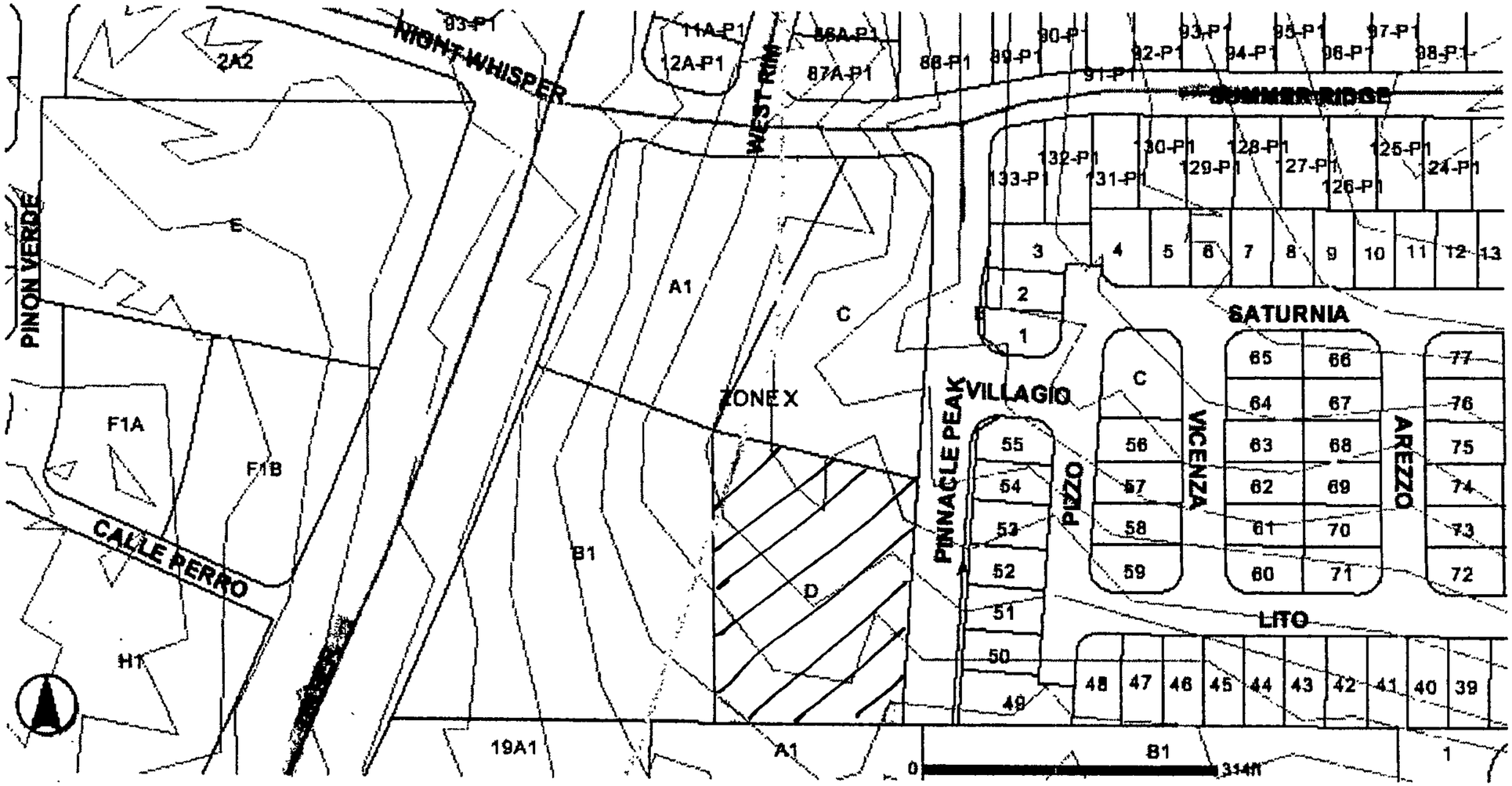
111.69'

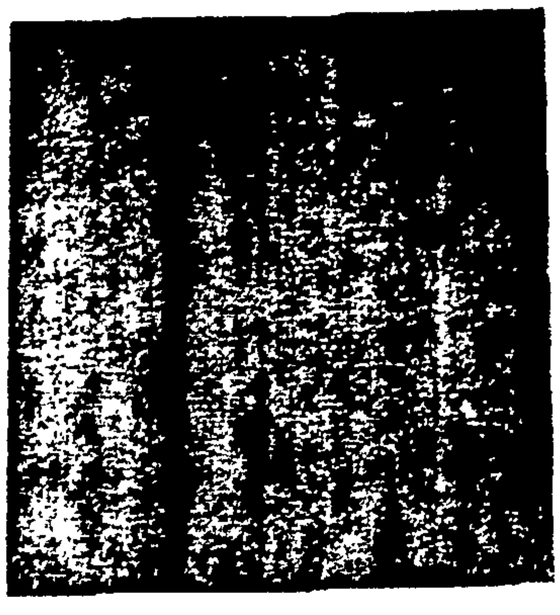
207.62'

FAX 7227

R-T

- Minimum Lot Area = 2200sf
- Minimum Lot Width = 22feet For a Townhouse
  Minimum Lot Width = 36feet for a house
- Front Yard Set Back no less than 15'
  except driveways no less than 20'
  10' sideyard on street side of corner lots
  Rear Yard Setback of 15' min.


MONT WHISPER
WEST RIM
SUMMER RIDGE
PINON VERDE
CALLE PERRO
ZONE X
PINNACLE PEAK
VILLAGIO
SATURNIA
VICENZA
AREZZO
POZZI
LITO
A1
B1
C
D
E
F1A
F1B
H1
19A1
0
314ft



J & J Real Estate Partnership
106 Industrial Park Loop
Rio Rancho, N.M 87124

June 5, 2006

City of Albuquerque
Planning Department
600 Second Street, N.W.
Suite 200
Albuquerque, N.M. 87103

RE: Tract D Village Center North Subdivision

Ladies and Gentlemen:

J & J Real Estate Partnership is the owner of the above referenced property. As an authorized representative for J & J Real Estate Partnership, I hereby designate Isaac Benton & Associates, AIA, Architect as our agent in this application to the Development Review Board. If you have any questions regarding this, please do not hesitate to contact me.

Sincerely yours,

Julie V. Gutierrez Revocable Living Trust, General Partner
By: Julie V. Gutierrez, Grantor and Trustee

ISAAC
BENTON &
ASSOCIATES AIA

August 10, 2006

Ms. Sheran Matson
City of Albuquerque
Development Review Board
600 2nd St. NW
Albuquerque, New Mexico 87103

RE: **Pinnacle Peak Townhouse Development**
Site Development Plan for Building Permit
Major Subdivision Preliminary Plat Approval

Dear Ms. Matson and DRB Committee Members:

Isaac Benton and Associates Architects have been retained by J & J Real Estate Partnership to design a townhouse project for a site located off of Pinnacle Peak Road N.W.

The proposed project is a permissive use under the current zoning. The builder is required to develop the following documents for submittal to the City of Albuquerque DRB committee:

1. Site Development Plan for Subdivision
2. Site Development Plan for Building Permit
3. **Major Subdivision Preliminary Plat Approval**

These documents have been developed based upon the comments obtained from the DRB Committee following Sketch Plat Review and a subsequent meeting with Wilfred Gallegos **regarding the on-street parking capability and driveway layouts.**

The following information is available on the existing property:

Applicable Plans and Policies: Albuquerque/Bernalillo County Comprehensive Plan; **Westside Strategic Plan and Northwest Mesa Escarpment Plan.**

The legal description: **Track D, Block 0, Unit 0, Village Center North**

Address: A new cul de sac street will be developed to serve the development. It is located off of Pinnacle Peak between Summer Ridge and McMahon NW.

624 TIJERAS AVENUE NW • ALBUQUERQUE, NM 87102 • TEL: 505.243.3499 • FAX: 505.243.3583 • E-MAIL: iba@swcp.com

Zoning: SU-1, R-2.

Proposed Use: Residential townhomes allowed under the zoning.

Property Size: 1.36 Acres.

Neighbors:

East: Single Family Detached, Track G, Village Center North, SU-1 for R-2
North: Undeveloped Track C, Village Center North, O-1
South: Undeveloped Track A, Lands of Simon Gluckman & Helen Fine, SU-1
West: Undeveloped Track B-1, Village Center North, C-1

Site Amenities: The site is an undeveloped parcel with native vegetation. It is comprised of native sandy soils. It slopes from South to Northwest. There are public utility and street easements located along the East and South boundary line.

Proposed Development:

Isaac Benton & Associates Architects has been fortunate to have worked with several small builders in the design and development of infill housing projects. These projects are in line with our firm's commitment to helping Albuquerque grow up rather than out. Our design philosophy is to design energy efficient attractive homes that meet the needs of the surrounding community and homebuyer. This project falls in line with those goals. It also falls in line with the City's desire to develop infill projects rather than more fringe growth. Isaac Benton & Associates feels fortunate to be working with Ameri-Contractors on this project. They currently are developing townhomes under construction on Marna Lynn Ave. and strive to provide an affordable yet architecturally interesting project.

The site's allowable development has uses, which would impact the neighborhood much greater than the proposed housing. We have completed preliminary designs of three bedroom, two story town homes of 1,650 square feet each. Based on the unit layout and site amenities, we can fit 16 units on the site.

We have spent time on the site and have not noted any pedestrian traffic through it. The housing development to the east does not allow any ability for pedestrian traffic to cross due to the existing 6' high CMU wall. A pedestrian connection to the commercial property to the west will be provided as required by the original SU-1 plan. The developer would like to delay the construction of on-site sidewalks on Summit Court NW until construction of the town homes has begun.

The developer will construct ½ of the width of the roadway south of the site until adjacent development has been planned and occurs. The area is currently undeveloped.

624 TIJERAS AVENUE NW • ALBUQUERQUE, NM 87102 • TEL: 505.243.3499 • FAX: 505.243.3583 • E-MAIL: iba@swcp.com

Per the Office of Neighborhood Coordination, as of our last inquiry on August 2, there are no recognized Neighborhood Associations in the area to notify.

Agent / Contact person:

Bob Hall, AIA
Principal
Isaac Benton & Associates Architects
624 Tijeras Ave. NW
Albuquerque, New Mexico 87102

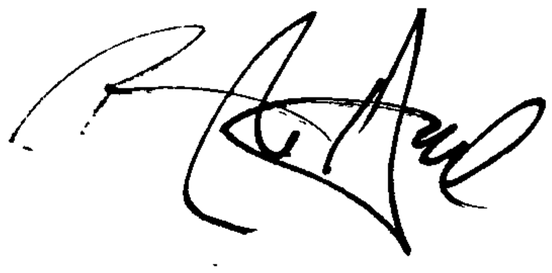
505-243-3499 (work)
505-243-3583 (Fax)
bhall@swcp.com

We have included the following attachments for your use;

a. City of Albuquerque Development Plan Review Application
b. Zoning atlas page A-11-Z
c. Site Development Plan (Scale 1" = 20' 0")
d. Letter from developer / property purchaser noting Isaac Benton & Associates as agent
e. Site Development Master Plan for Village Center North
f. Office Community & Neighborhood Coordina6tion inquiry response
g. Notice of Decision document and attachments
h. Site photos

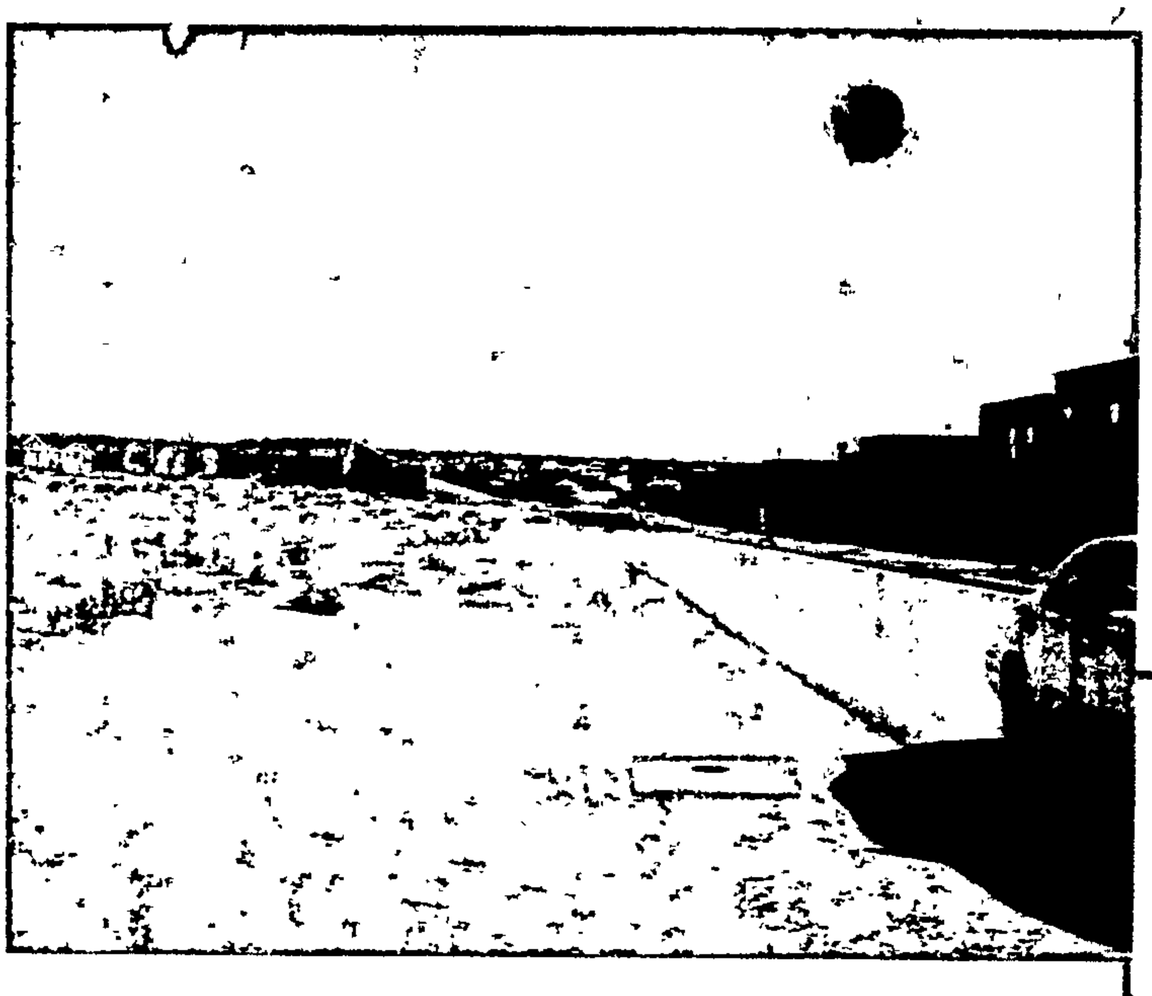
We look forward to working with you and the DRB members to insure that this project meets your needs and expectations.

Sincerely,



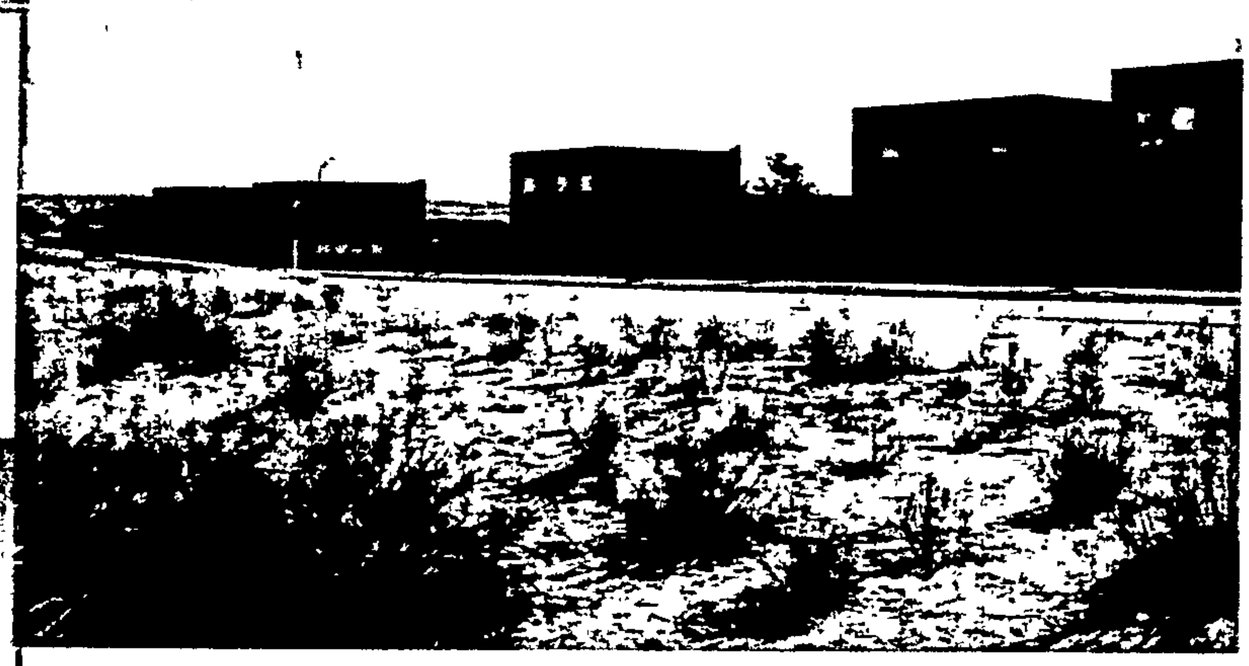
Bob Hall, AIA
Principal

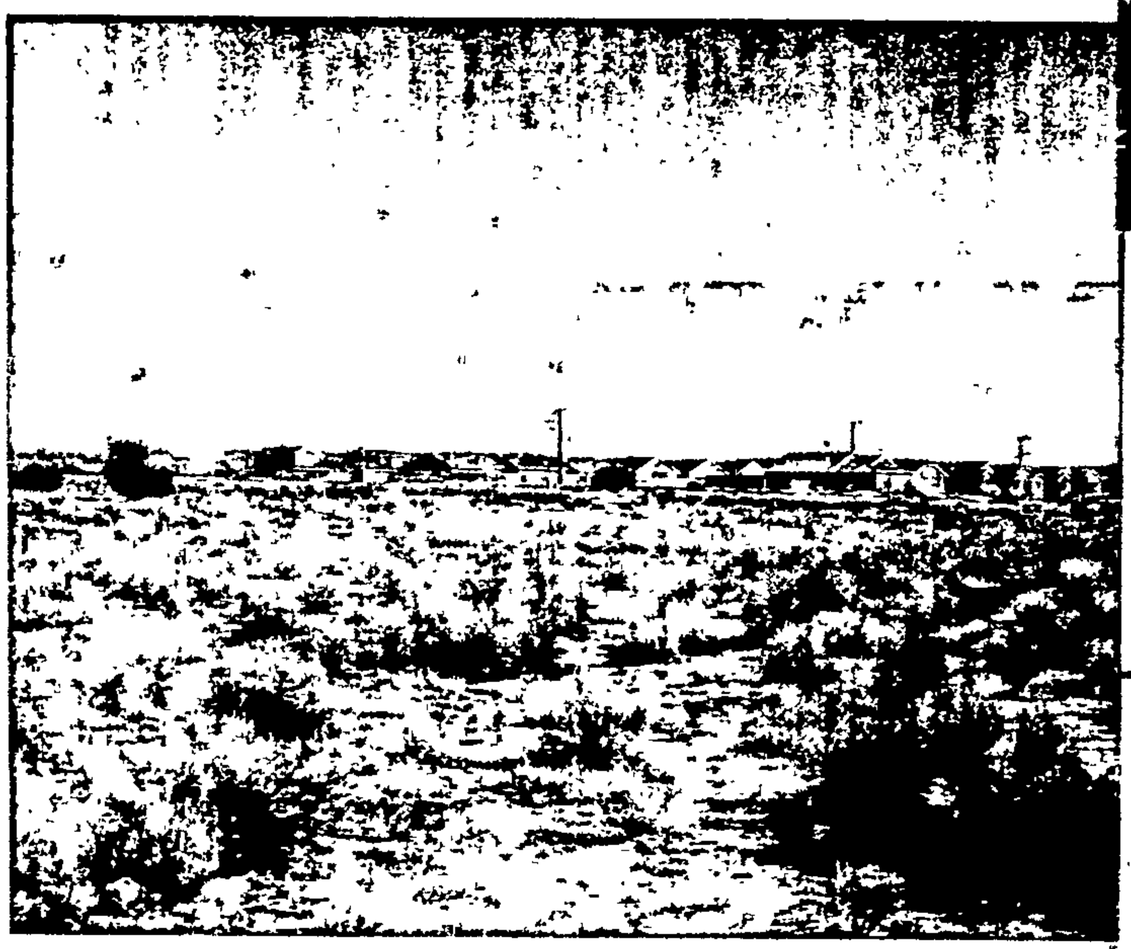
Cc: Dwayne Pino



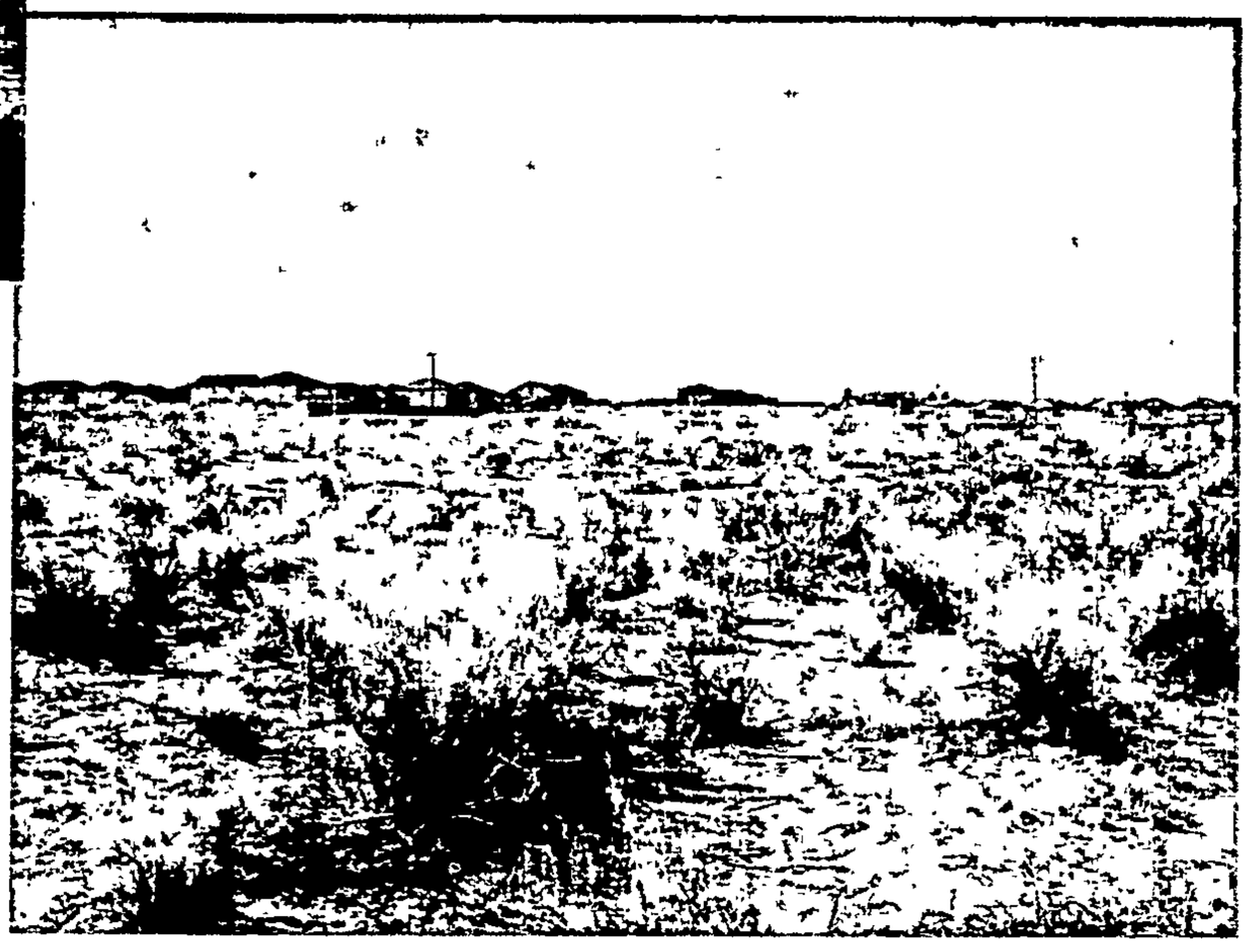
View to North towards summer ridge.

View to East towards existing residential subdivision and Pinnacle Peak Rd.





View to West towards Unser Blvd.



View to South towards McMahon.

Thank You
CHANGE $0.00
CK $1,475.00
$75.00
J24 Misc
ONE STOP SHOP
CITY OF ALBUQUERQUE PLANNING DEPARTMENT
Development & Building Services
TRSVRS
Fund 0110 Account 441018
RECEIPT# 00065087 WS# 006 TRANS# 0029
LOC: ANNX 11:43AM 8/14/2006
Treasury Division City Of Albuquerque

PAID RECEIPT

APPLICANT NAME J & J REAL ESTATE

AGENT ISAAC BENTON & ASSOC.

ADDRESS 624 TIGERAS

PROJECT & APP # 1004943 / 06DRB—

PROJECT NAME PENNACLE PEAK TOWNHOMES

$ 20.00 441032/3424000 **Conflict Management Fee**

$ 1380.00 441006/4983000 **DRB Actions**

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

$ 75.00 441018/4971000 **Public Notification**

$ ~~75~~ 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

$ 1475.00 **TOTAL AMOUNT DUE**

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

8/14/2006 11:42AM LOC: ANNX
RECEIPT# 00065086 WS# 006 TRANS# 0029
Account 441006 Fund 0110
Activity 4983000 TRSVRS
Trans Amt $1,475.00
J24 Misc
$1,380.00
Thank You

City Of Albuquerque
Treasury Division

8/14/2006 11:42AM LOC: ANNX
RECEIPT# 00065085 WS# 006 TRANS# 0029
Account 441032 Fund 0110
Activity 3424000 TRSVRS
Trans Amt $1,475.00
J24 Misc

$20.00
Thank You

1910

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 8-22-06 To 9-6-06

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.

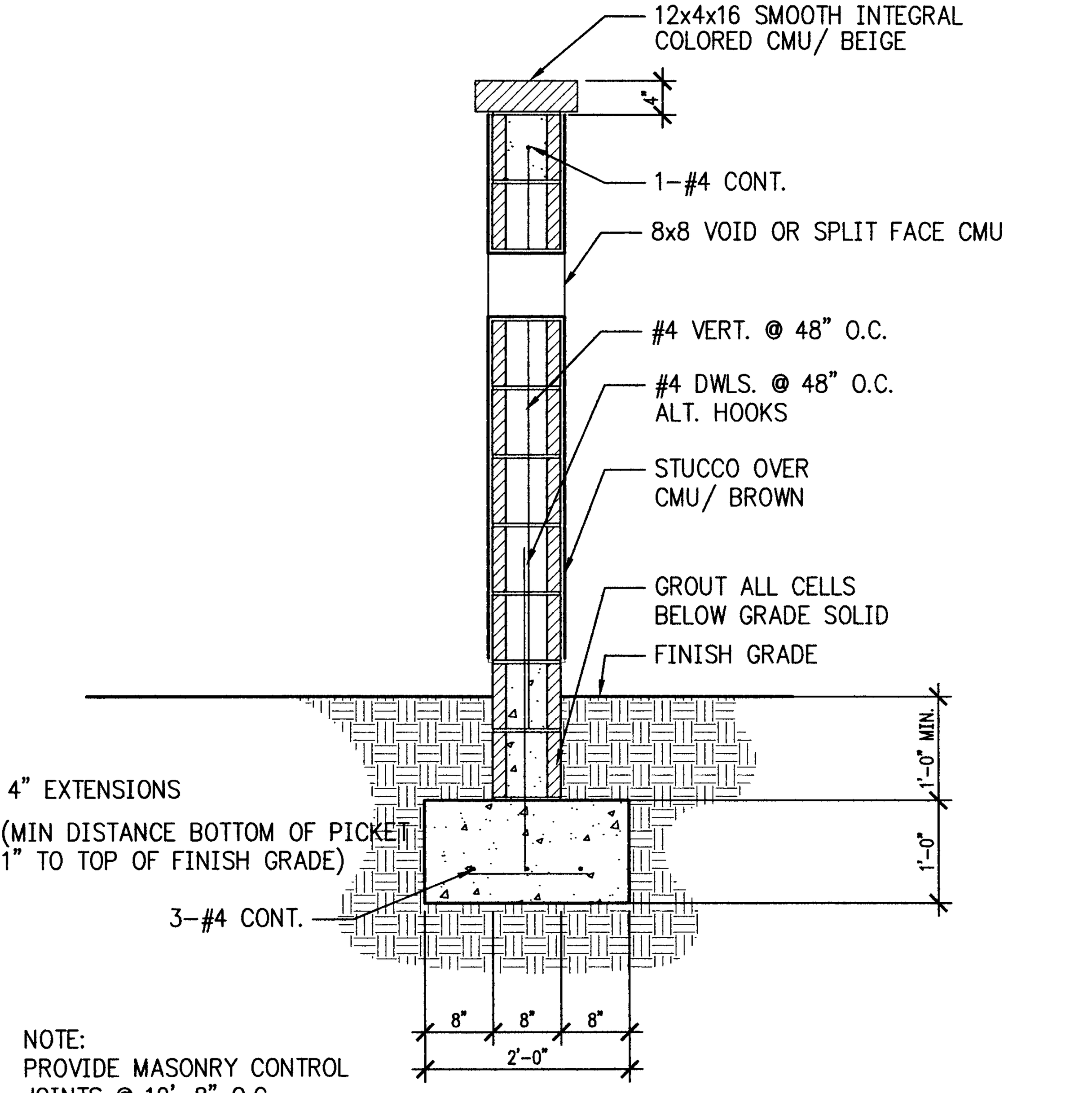
_____ 8/11/06
(Applicant or Agent) (Date)

I issued 1 signs for this application, 8/11/06 _____
(Date) (Staff Member)

DRB PROJECT NUMBER: 1004943

Rev. 1/11/05

CLOSEST INTERSECTION: SUMMER RIDGE RD. & PINNACLE PEAK DRIVE
DRB PROJECT # XXXXXX
ZONE ATLAS PAGE: A-11Z



NOTE:
PROVIDE MASONRY CONTROL JOINTS @ 12'-8" O.C.

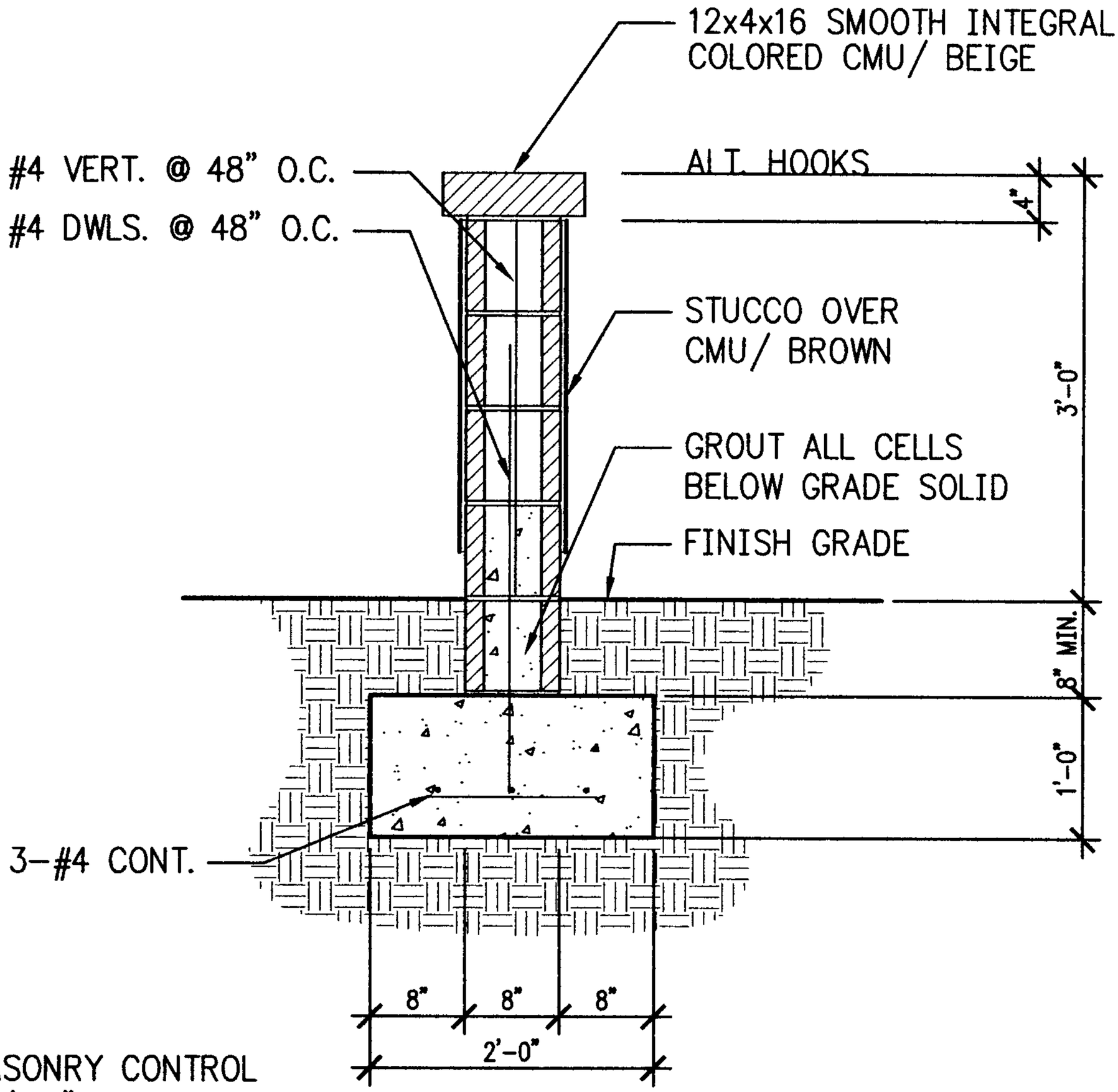
PINNACLE PEAK - SITE WALL DETAIL

3/4"=1'-0"

ISAAC BENTON & ASSOCIATES AIA

PINNACLE PEAK DRIVE NW

CLOSEST INTERSECTION: SUMMER RIDGE RD. & PINNACLE PEAK DRIVE
DRB PROJECT # XXXXXX
ZONE ATLAS PAGE: A-11Z

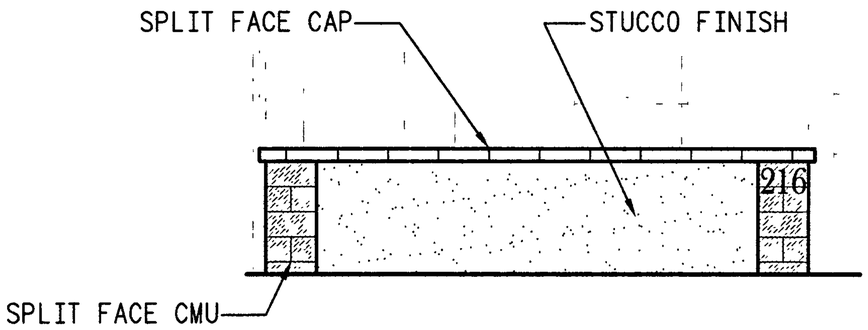


NOTE:
PROVIDE MASONRY CONTROL JOINTS @ 12'-8" O.C.

PINNACLE PEAK - LOW WALL DETAIL 3/4"=1'-0"

ISAAC BENTON & ASSOCIATES AIA

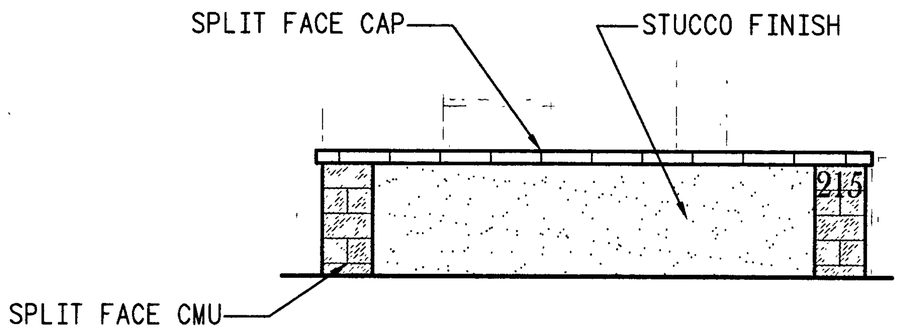
PINNACLE PEAK DRIVE NW



SOUTH SIDE OF STREET

0' 1' 2' 4'

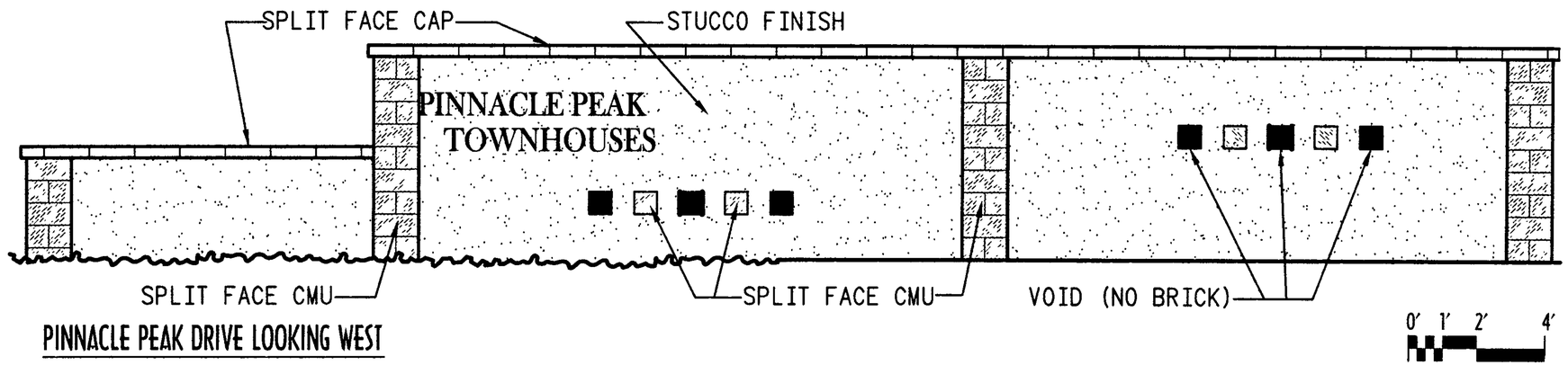
1/4"= 1'-0"



NORTH SIDE OF STREET

0' 1' 2' 4'

1/4"= 1'-0"



PINNACLE PEAK DRIVE LOOKING WEST

0' 1' 2' 4'

1/4"= 1'-0"

PINNACLE PEAK TOWNHOUSES

SITE YARD WALLS

ISAAC BENTON & ASSOCIATES AIA

AUGUST 9, 2006

AREA OF PROPOSED [redacted] TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

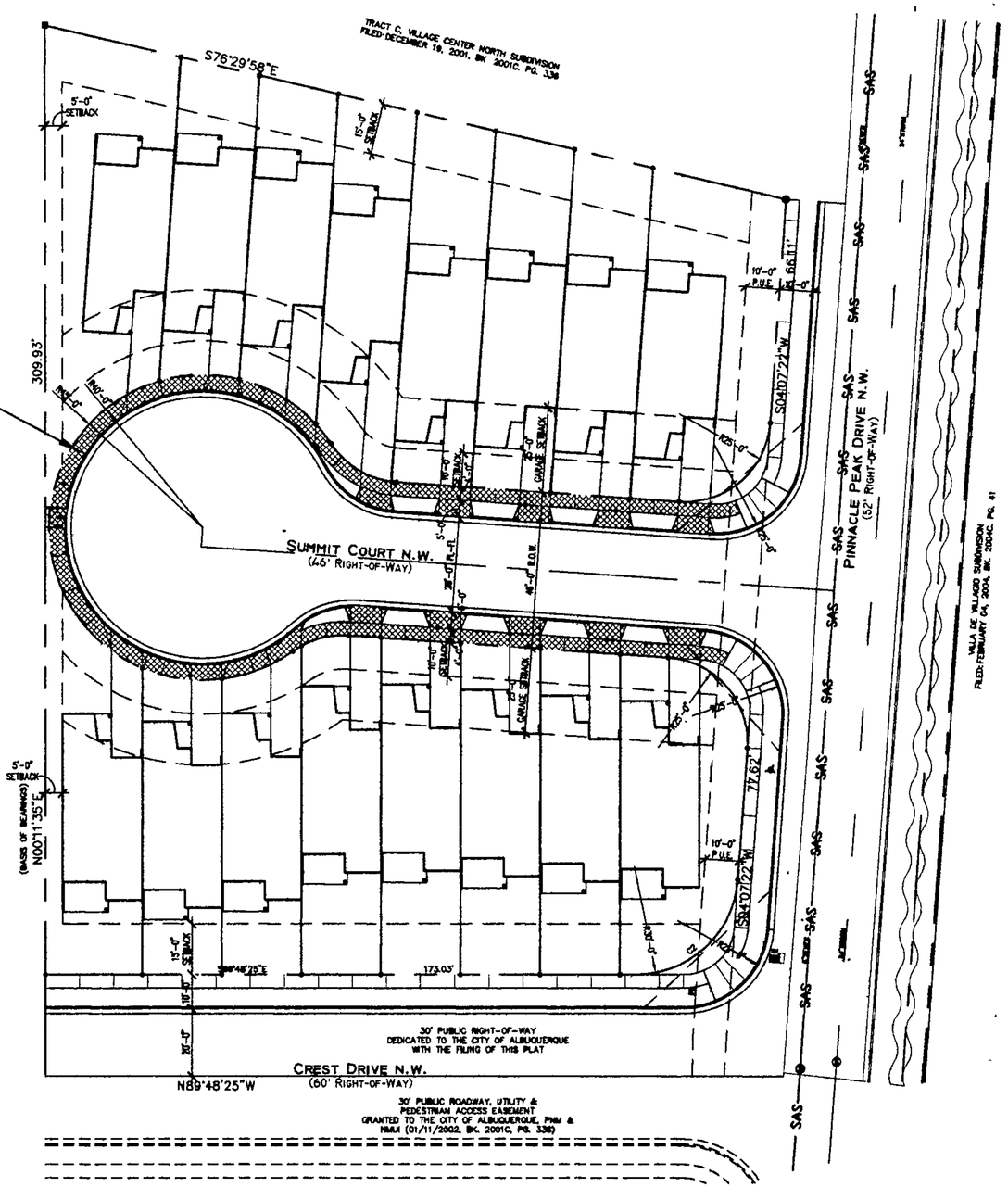


EXHIBIT C
Date 9/06/06

50' 25' 0 25' 50'
1"=50'

PINNACLE PEAK TOWNHOUSES

ISAAC BENTON & ASSOCIATES AIA

AUGUST 10, 2006

PINNACLE PEAK COURT N.W.

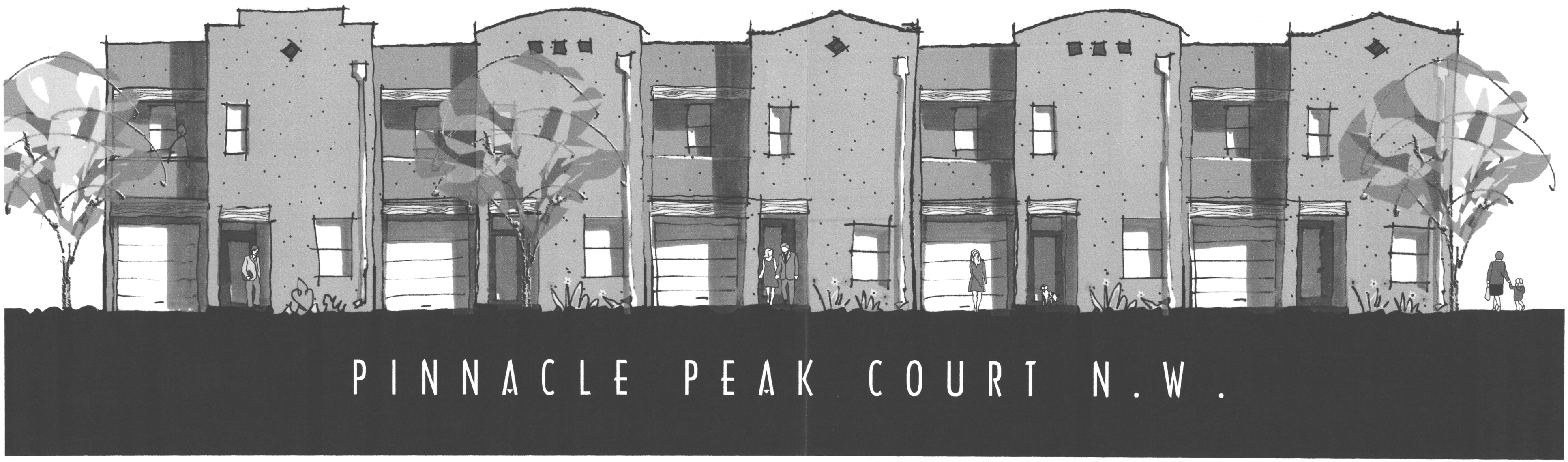
PINNACLE PEAK TOWNHOUSES

FRONT ELEVATIONS

ISAAC BENTON & ASSOCIATES AIA

8′ 4′ 0 4′ 8′

AUGUST 10, 2006



PINNACLE PEAK TOWNHOUSES

FRONT ELEVATIONS

ISAAC BENTON & ASSOCIATES AIA

AUGUST 10, 2006

8′ 4′ 0 4′ 8′

PINNACLE PEAK TOWNHOUSES

FRONT ELEVATIONS

ISAAC BENTON & ASSOCIATES AIA

AUGUST 10, 2006

8′ 4′ 0 4′ 8′

PLANNING TRACKING LOG

Date	Project Name & #	Action Request	Action Taken
6/14/06	Village Center North Proj 1004943	Sketch	Comments given

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
June 14, 2006
DRB Comments

ITEM # 20

PROJECT # 1004943 **APPLICATION # 06-00801**

RE: Tract D, Village Center North/sketch plat

Site Plan should read "Site Development Plan for Building Permit"
Perimeter wall designs need to be approved.

The site plan must clearly show the proposed individual lots.

A plat is going to be required for this development.

Will there be sidewalk or a pedestrian path around the cul de sac? If so, there should be an easement across property lines assuming the lot lines go to the street.

The lot area and width follows RT zone requirements.

Other comments pertaining to how the site plan follows the Site Plan for Subdivision requirements will be given when the site plan application is made.

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

#20
#1004943
6/14/06

IMPACT FEES

Development Review Board 6/14/06

Project # 1004943, Agenda Item #20
Sketch Plat: Village Center North, Tract D
Zoned SU-1 R-2

Impact fees will be required at the time a permit is issued for each townhouse. Using an average of 2000sf of heated area and .04 acres for the impervious acreage the estimated impact fees for the NW Mesa are as follows.

1. Roadway Facilities are approximately $1098.00
2. Public Safety Facilities are approximately $414.00
3. Drainage Facilities are approximately $562.08.
4. Parks, Recs.,Trails and Open Space are approximately $2420.00

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

DEVELOPMENT REVIEW BOARD

TRANSPORTATION DEVELOPMENT

Standard Comment Sheet

DRB- 1004943 **Item No. 20** **Zone Atlas A-11**

DATE ON AGENDA 6-14-06

INFRASTRUCTURE REQUIRED (X)YES ( )NO

CROSS REFERENCE: _____

_____

TYPE OF APPROVAL REQUESTED:

(X)SKETCH PLAT ( )PRELIMINARY PLAT ( )FINAL PLAT

( )SITE PLAN REVIEW AND COMMENT ( )SITE PLAN FOR SUBDIVISION

( )SITE PLAN FOR BUILDING PERMIT

No.	Comment
1)	Standard infrastructure per DPM is required.
2)	Minimum right-of-way per DPM is 47'.
3)	Are these P1 lots? (use of a r=40' cul-de-sac)
4)	Applicant needs to provide cross sections of the adjoining streets. Are the sidewalks in place?
5)	This project needs to contribute towards the signalization at Night Whisper and Unser.
6)	Sight distance onto Pinnacle Park needs to be maintained (~200 ft)

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

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1004943 **AGENDA ITEM NO: 20**

SUBJECT:

Sketch Plat/Plan

ACTION REQUESTED:

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

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

ENGINEERING COMMENTS:

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

RESOLUTION:

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

Discussed

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

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: June 14, 2006

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION
- X Major Subdivision action
- ____ Minor Subdivision action
- ____ Vacation
- ____ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN
- ____ for Subdivision Purposes
- X for Building Permit
- ____ IP Master Development Plan
- ____ Cert. of Appropriateness (LUCC)

STORM DRAINAGE
- ____ Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING
- ____ Annexation
- ____ County Submittal
- **V** ____ EPC Submittal
- ____ Zone Map Amendment (Establish or Change Zoning)
- **P** ____ Sector Plan **(Phase I, II, III)**
- ____ Amendment to Sector, Area, Facility or Comprehensive Plan
- ____ Text Amendment (Zoning Code/Sub Regs)
- ____ Street Name Change (Local & Collector)

L A APPEAL / PROTEST of...
- **D** ____ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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

APPLICANT INFORMATION:

NAME: Ameri-Contractors PHONE: 239-0920

ADDRESS: P.O. Box 56883 FAX: 890-7278

CITY: Albuquerque STATE NM ZIP 87187 E-MAIL: americontractors@lycos.com

Proprietary interest in site: Purchaser/Developer **List all owners**: J & J Real Estate Partnership

AGENT (if any): Isaac Benton & Associates PHONE: 243-3499

ADDRESS: 624 Tijeras Ave. NW FAX: 243-3583

CITY: Albuquerque STATE NM ZIP 87102 E-MAIL: iba@swcp.com

DESCRIPTION OF REQUEST: Develop vacant tract into 16 attached Townhomes.

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

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

Lot or Tract No. Tract D Block: 0 Unit: 0

Subdiv. / Addn. Village Center North

Current Zoning: SU-1 R-2 Proposed zoning: same

Zone Atlas page(s): A-11-Z No. of **existing** lots: 1 No. of **proposed** lots: 16

Total area of site (acres): 1.36 Density if applicable: dwellings per gross acre: 11.76 dwellings per net acre: ____

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

UPC No. 101106641240810102 MRGCD Map No. ____

LOCATION OF PROPERTY BY STREETS: On or Near: Pinnacle Peak

Between: Summer Ridge and McMahon Blvd.

CASE HISTORY:

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

100936, 1000898

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team X . Date of review: May 16, 2006

SIGNATURE ____ DATE June 5, 2006

(Print) Bob Hall ___ Applicant X Agent

FOR OFFICIAL USE ONLY Form revised 4/04

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
All checklists are complete	06DRB - 00801	SK	S(3)	$ 0
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				Total
F.H.D.P. fee rebate	Hearing date 6-14-06			$ 0

6/6/06

Project # 1004943

FORM P(3): SITE PLAN REVIEW - D.R.B. MEETING (UNADVERTISED)

☑ **SKETCH PLAN REVIEW AND COMMENT**

- X Scaled site sketch and related drawings showing proposed land use including structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etc. (folded to fit into an 8.5" by 14" pocket) **6** copies.
- X Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- X Letter briefly describing, explaining, and justifying the request
- X Any original and/or related file numbers are listed on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

☐ **SITE DEVELOPMENT PLAN FOR SUBDIVISION**

- ___ Scaled site plan and related drawings (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
- ___ Letter of authorization from the property owner if application is submitted by an agent
- ___ Copy of the document delegating approval authority to the DRB
- ___ Completed Site Plan for Subdivision Checklist
- ___ Infrastructure List, if relevant to the site plan
- ___ Fee (see schedule)
- ___ Any original and/or related file numbers are listed on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar** to the meeting for sign-off. **Your attendance is required.**

☐ **SITE DEVELOPMENT PLAN FOR BUILDING PERMIT**

- ___ Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6** copies.
- ___ Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. **6** copies.
- ___ Solid Waste Management Department signature on Site Plan
- ___ 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
- ___ Letter of authorization from the property owner if application is submitted by an agent
- ___ Copy of the document delegating approval authority to the DRB
- ___ Infrastructure List, if relevant to the site plan
- ___ Completed Site Plan for Building Permit Checklist
- ___ Copy of Site Plan with Fire Marshal's stamp
- ___ Fee (see schedule)
- ___ Any original and/or related file numbers are listed on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar** to the meeting for sign-off. **Your attendance is required.**

☐ **AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION**

☐ **AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT**

- ___ Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) **6** copies.
- ___ DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) Copies as needed above
- ___ 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
- ___ Letter of authorization from the property owner if application is submitted by an agent
- ___ Infrastructure List, if relevant to the site plan
- ___ Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
- ___ Fee (see schedule)
- ___ Any original and/or related file numbers are listed on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar** to the meeting for sign-off. **Your attendance is required.**

☐ **D.R.B. FINAL SIGN-OFF FOR E.P.C. APPROVED S.D.P. for SUBDIVISION**

☐ **D.R.B. FINAL SIGN-OFF FOR E.P.C. APPROVED S.D.P. for BUILDING PERMIT**

- ___ Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6** copies.
- ___ Approved Grading and Drainage Plan (folded to fit into an 8.5" by 14" pocket) **6** copies.
- ___ Solid Waste Management Department signature on Site Plan (not required for SDP for Subdivision)
- ___ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- ___ Letter carefully explaining how each EPC condition has been met **and** a copy of the EPC Notification of Decision
- ___ Infrastructure List, if relevant to the site plan
- ___ Copy of Site Plan with Fire Marshal's stamp (not required for SDP for Subdivision)
- ___ Any original and/or related file numbers are listed on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar** to the meeting for sign-off. **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.

Bob Hall — Applicant name (print)

June 6, 2006 — Applicant signature / date

Form revised **JUNE 2005**

☑ Checklists complete
☑ Fees collected
☑ Case #s assigned
☐ Related #s listed

Application case numbers
06DRB - ____ - 00801
____ - ____ - ____
____ - ____ - ____

6/6/06 — Planner signature / date

Project # 1004943

SITE

A-10-Z

A-12-Z

B-10-Z

B-11-Z

B-12-Z

Zone Atlas Page: **A-11-Z**

Map amended through: **Aug 06, 2004**

Selected Symbols

- Unincorporated Areas
- Sector Plan Boundaries
- Parcel Boundaries
- Easement Lines
- Freeway Lanes
- Jurisdictional Boundaries
- Westgate Wall
- Escarpment
- Grant Boundaries
- Petroglyph
- H-1 Buffer Zone
- Arroyos
- LDN Noise Level
- Airport Clearance Zone
- Design Overlay Zones

0 750 1,500 Feet

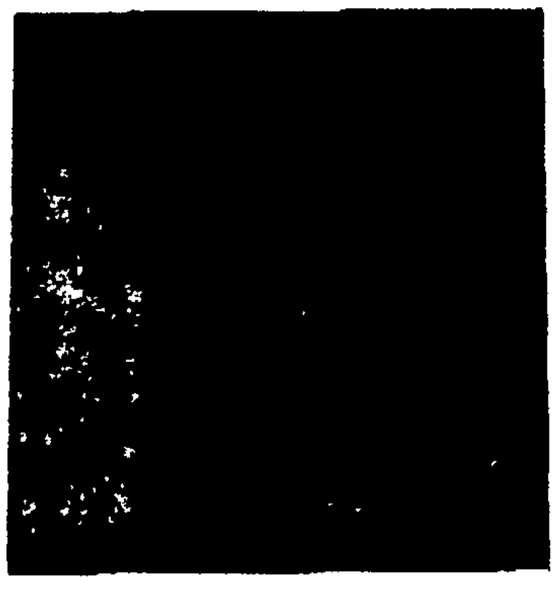
NOTE: GREY SHADING REPRESENTS AREA OUTSIDE OF THE CITY LIMITS

CITY OF ALBUQUERQUE · 1706 · THREE HUNDRED YEARS 1706 · 2006 ALBUQUERQUE Haciendo Historia

AGIS Albuquerque Geographic Information System

PLANNING DEPARTMENT

© Copyright 2004



J & J Real Estate Partnership
106 Industrial Park Loop
Rio Rancho, N.M 87124

June 5, 2006

City of Albuquerque
Planning Department
600 Second Street, N.W.
Suite 200
Albuquerque, N.M. 87103

RE: Tract D Village Center North Subdivision

Ladies and Gentlemen:

J & J Real Estate Partnership is the owner of the above referenced property. As an authorized representative for J & J Real Estate Partnership, I hereby designate Isaac Benton & Associates, AIA, Architect as our agent in this application to the Development Review Board. If you have any questions regarding this, please do not hesitate to contact me.

Sincerely yours,

Julie V. Gutierrez Revocable Living Trust, General Partner
By: Julie V. Gutierrez, Grantor and Trustee

ISAAC
BENTON &
ASSOCIATES AIA

June 6, 2006

City of Albuquerque
DRB Committee
600 2nd St. NW
Albuquerque, New Mexico 87103

RE: Sketch Plat Review
Proposed Townhouse Development

Dear Ms. Matson and DRB Committee Members:

Isaac Benton and Associates Architects have been retained by Ameri-Contractors to design a townhouse project for a site located off of Pinnacle Peak Road N.W.

The proposed project, which is allowed under the current zoning, requires that the builder develop the following documents for submittal to the City of Albuquerque DRB committee;

1. Site Development plan for Building Permit
2. Major Subdivision Preliminary Plat Approval

These documents will be developed based upon the comments obtained from the DRB Committee following this review.

The following information is available on the existing property:

Applicable Plans and Policies: Albuquerque/Bernalillo County Comprehensive Plan; Westside Strategic Plan and Northwest Mesa Escarpment Plan.

The legal description: Track D, Block 0, Unit 0, Village Center North

Address: A new street will be developed to serve the development. It is located off of Pinnacle Peak between Summer Ridge and McMahon NW.

Zoning: SU-1, R-2.

Proposed Use: Residential townhomes allowed under the zoning.

624 TIJERAS AVENUE NW • ALBUQUERQUE, NM 87102 • TEL: 505.243.3499 • FAX: 505.243.3583 • E-MAIL: iba@swcp.com

Property Size: 1.36 Acres.

Neighbors:

East:	Single Family Detached,	Track G, Village Center North,	SU-1 for R-2
North:	Undeveloped	Track C, Village Center North	O-1
South:	Undeveloped	Track A, Lands of Simon Gluckman & Helen Fine	SU-1
West:	Undeveloped	Track B-1, Village Center North	C-1

Site Amenities: The site is an undeveloped parcel with native vegetation. It is comprised of native sandy soils. It slopes 1' from South to Northwest. There are public utility and street easements located along the East and South boundary line.

Proposed Development:

Isaac Benton & Associates Architects has been fortunate to have worked with several small builders in the design and development of infill housing projects. These projects are in line with our firm's commitment to helping Albuquerque grow up rather than out. Our design philosophy is to design energy efficient attractive homes that meet the needs of the surrounding community and homebuyer. This project falls in line with those goals. It also falls in line with the City's desire to develop infill projects rather than more fringe growth.

The site's allowable development has uses, which would impact the neighborhood much greater than the proposed housing. We have started the design of three bedroom two story town homes that will range between 1700 s.f. and 2000 s. f.. Based on the unit layout and site amenities, we can fit 16 units on the site.

We have spent time on the site and have not noted any pedestrian traffic through it. The housing development to the East does not allow any ability for pedestrian traffic to cross due to the existing 6' high CMU wall.

Isaac Benton & Associates feels fortunate to be working with Ameri-Contractors on this project. They currently are developing townhomes under construction on Marna Lynn Ave. and strive to provide an affordable yet architecturally interesting project.

The developer would like to delay the development of the roadway South of the site until adjacent development has been planned and occurs. The area is currently undeveloped.

We plan on submitting to the DRB in late July and mailed certified letters to the neighborhood association to inform them of the proposed development. We proposed meeting with the association to discuss any concerns that they might have in advance of our DRB submittal.

624 TIJERAS AVENUE NW • ALBUQUERQUE, NM 87102 • TEL: 505.243.3499 • FAX: 505.243.3583 • E-MAIL: iba@swcp.com

Agent / Contact person:

Bob Hall, AIA
Principal
Isaac Benton & Associates Architects
624 Tijeras Ave. NW
Albuquerque, New Mexico 87102

505-243-3499 (work)
505-243-3583 (Fax)
bhall@swcp.com

We have included the following attachments for your use;

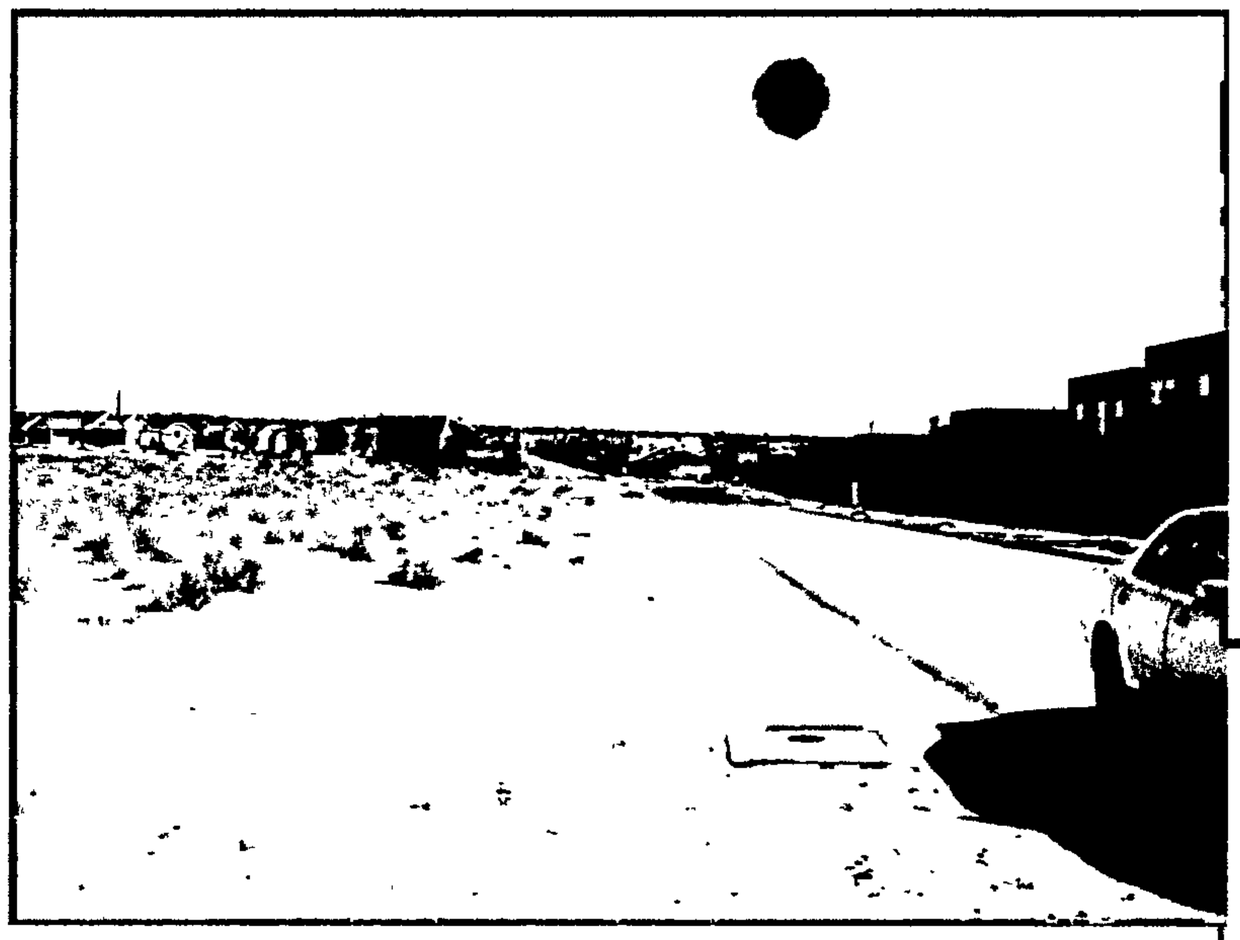
a. City of Albuquerque Development Plan Review Application.
b. Zoning atlas page A-11-Z.
c. Site Development Plan (Scale 1" = 20' 0").
d. Letter from developer / property purchaser noting Isaac Benton & Associates as agent.
e. Site Development Master Plan for Village Center North
f. Notice of Decision document and attachments
g. Site photos

We look forward to working with you and the DRB committee to insure that this project meets your needs and expectations.

Sincerely,

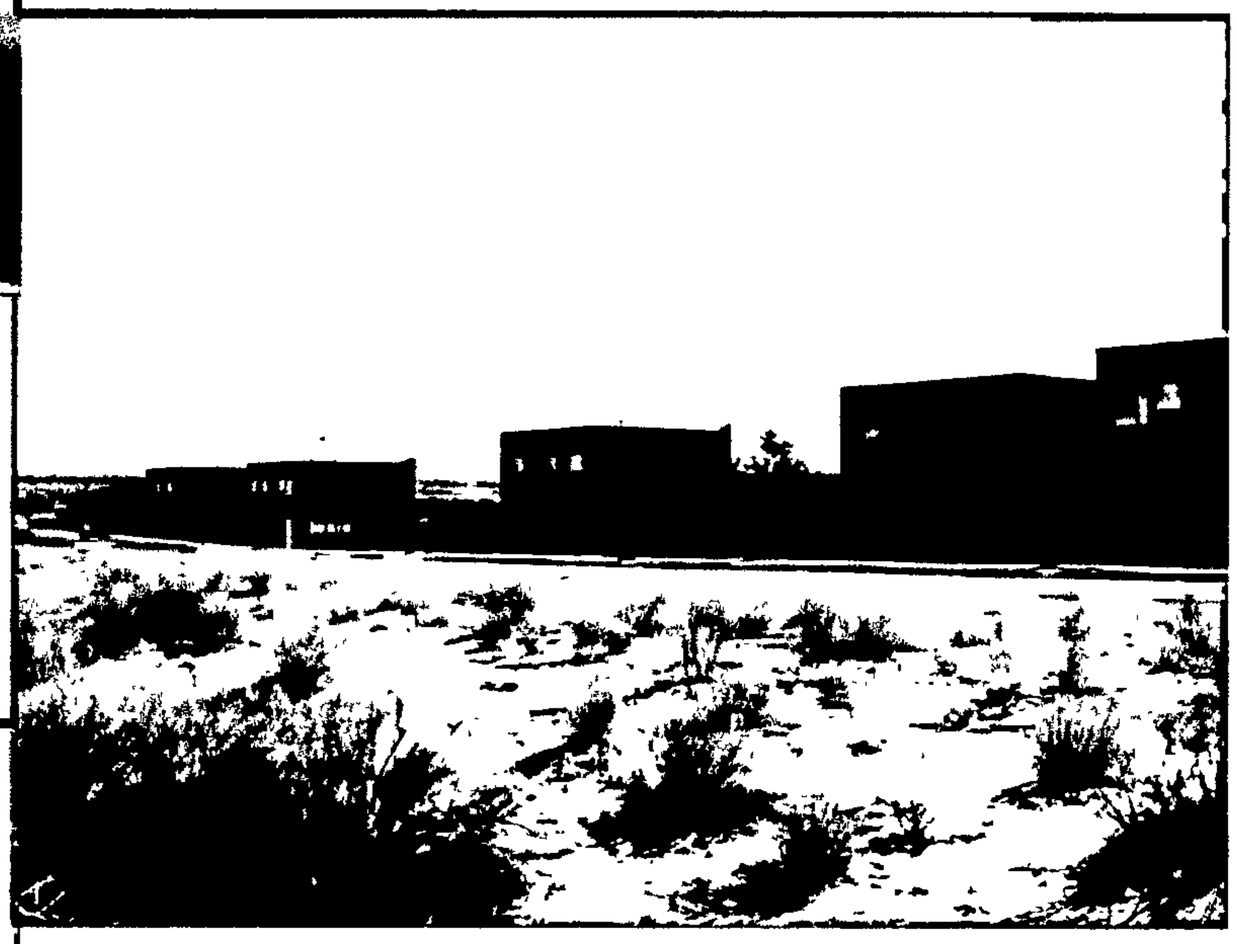
Bob Hall, AIA
Principal

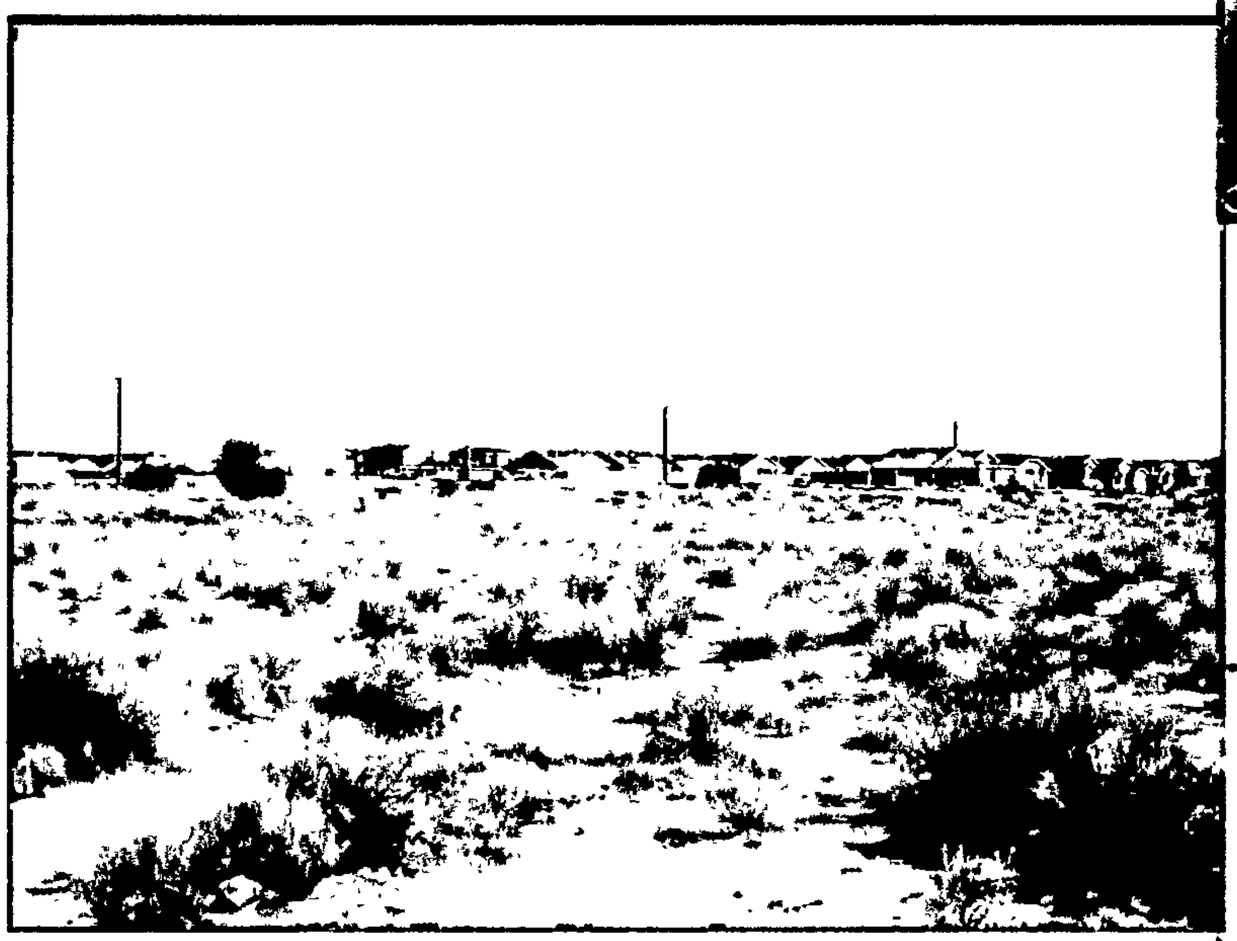
Cc: Dwayne Pino



View to North towards summer ridge.

View to East towards existing residential subdivision and Pinnacle Peak Rd.

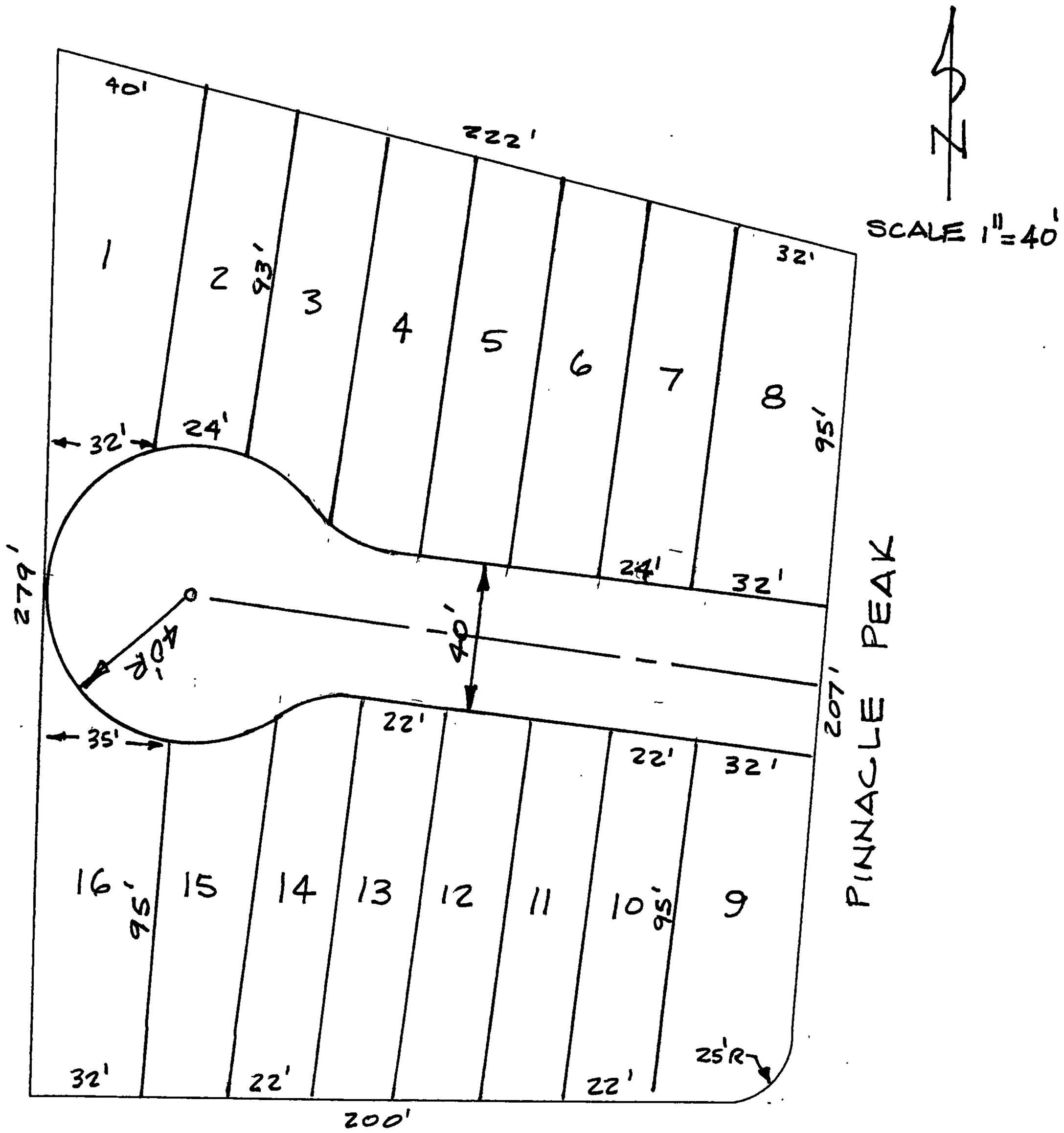




View to West towards Unser Blvd.

View to South towards McMahon.

EXHIBIT "A"


N
SCALE 1"=40'
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40'
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PINNACLE PEAK
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22'
32'
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95'
15
14
13
12
11
10
95'
9
32'
22'
22'
25'R
200'

PRE-APPLICATION DISCUSSION

NOTE: PRE APPLICATION DISCUSSIONS ARE PROVIDED TO ASSIST APPLICANTS IN ACQUIRING INFORMATION ON PROCESS AND REQUIREMENTS PERTAINING TO THEIR REQUEST. THE INTERPRETATION OF SPECIFIC USES ALLOWED WITHIN VARIOUS ZONES IS THE RESPONSIBILITY OF THE ZONING ENFORCEMENT OFFICER, AS PROVIDED FOR BY THE COMPREHENSIVE ZONING CODE. ANY STATEMENTS REGARDING ZONING AT THE PRE APPLICATION DISCUSSION ARE NOT CERTIFICATES OF ZONING.

PA # 06-054 APPLICANT Kathy Aldaz TEL.#: 237-1456 FAX #: _____

RECEIVED BY Yvonne Saavedra DATE 5-9-06

APPOINTMENT TIME & DATE: 2:15 pm; May 16, 2006

Appointment requests received by Friday will be scheduled for Tuesday of the following week, if times are available. Requests received after Friday will be scheduled for the following Tuesday. **Please contact the Planning Division at 924-3860 for more information.**

1. **BRIEFLY DESCRIBE REQUEST:** (What do you plan to develop on this site?)

   Develop Vacant Tract into 16 Townhomes that are attached

2. **RESPOND TO THE FOLLOWING QUESTIONS:**

   Size of site 1.36 acres Existing Zoning: SU-1 R-2 Proposed Zoning : Same

   Previous zone change or site plan approval case #s for this site: #100936 & 1000898

   Applicable Area or Sector Development Plans: Westside/Mcmahon Corridor

   Residential: Type and # of Units Proposed: Townhomes-16 Units

   Commercial: Estimated building square footage: _____ No. Of Employees: _____

3. **LOCATION OF REQUEST:** Provide a legal description of property and indicate location using surrounding streets. Indicate significant landmarks or notable features in the vicinity. **Include Zone atlas number.**

   Tract D Summer Ridge and Pinnace Peak
   Streets near Unser Blvd.
   A-11-Z

4. **WHAT QUESTIONS OR CONCERNS DO YOU HAVE REGARDING THIS REQUEST:**

   Can this site be developed with Density of 16 lots proposed?

   16/1.36 = 11.76 du/acre – medium density

1. AGENCY REPRESENTATIVES PRESENT AT MEETING

924-3814

Planning: ☑ **Carmen Marrone** ☐ **Others** Petra Morris, Maggie Gould

Transportation: ☐ **Tony Loyd** ☐ **Others** _____

ONC: ☑ **Don Newton** ☐ **Others** _____

Others: _____

2. TYPE OF APPLICATION ANTICIPATED / APPROVAL AUTHORITY

☐ **Zone Map Amendment** ☐ **EPC Approval** ☐ **City Council Approval**

☐ **Sector Dev. Plan Amendment:** ☐ **EPC Approval** ☐ **City Council Approval**

☐ **Site Dev. Plan for Subdivision:** ☐ **EPC Approval** ☐ **City Council Approval**

☑ **Site Dev. Plan for Bldg. Permit:** ☐ **EPC Approval** ☑ **DRB Approval**

☐ **Annexation:** **(EPC Review with City Council Approval)** ☐ **DRB Approval**

☐ **OTHER**

3. SUMMARY OF PRT DISCUSSION

- SU-1-R-2 allows apts - 20du/acre
- Westside Strategic Plan; Westside Mc Mahon Corridor Plan
- R-T development requires DRB approval of site dev. plan
- 1 neighborhood assoc - Skies West - notification req.
- site plan must comply with any and all conditions of approved site plan for subdivision - #1000898, EPC 00128-00000-01514
- per R-T standards
- 550# usable open space req. per [redacted] lot

4. SIGN & DATE TO VERIFY ATTENDANCE & RECEIPT OF THIS SUMMARY

(PRT DISCUSSIONS ARE INFORMATIONAL & NON-BINDING)

Carmen Marrone

PRT CHAIRMAN / DATE

APPLICATION OR AGENT / DATE

City of Albuquerque
Planning Department
Development Services Division
P.O. Box 1293
Albuquerque, New Mexico 87103

Bob Kunath & Howard Zolin
92 Mark Drive
Hawthron Woods, Ill 60047

Date: January 19, 2001

OFFICIAL NOTIFICATION OF DECISION

FILE: 00110 00000 01639/00128 00000 01640
LEGAL DESCRIPTION: for the SE ¼ of NW ¼ T115, R2E, and portion of SE ¼ of NW ¼ of SE T11N, R2E, located on the northwest corner of Unser and McMahon, containing approximately 21 acres. (A-11) Russell Brito, Staff Planner

On January 18, 2001, the Environmental Planning Commission voted to approve 00110 00000 01639, a zone map amendment from R-1 to SU-1 for Mixed Use (for that portion of the site within the designated Village Center): C-1 Permissive Uses Including Package Liquor Sales Ancillary to a Retail Grocery of 20,000 Square Feet Minimum and Restaurant with Alcoholic Drink Sales for On-Premise Consumption and Excluding Automobile Related Retail and Services Uses and Drive-Up Facilities (Maximum 4.5 Acres); O-1 Uses; and R-2 Uses (Minimum of 35% of the Gross Property Area) AND from R-1 to SU-1 for R-2 Uses (for that portion of the site outside of the designated Village Center), for SE ¼ of the NE ¼ within the Town of Alameda Grant, T11S, R2E, and a portion of the SE ¼ of the NW ¼ of S2, T11N, R2E, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for a zone map amendment from R-1 zoning to SU-1 for R-2 and SU-1 for Mixed Use (Commercial, Office and Residential) zoning, for an approximately 21 acre site located near the intersection of McMahon and Unser Boulevards NW.

2. This is a request to reaffirm zoning that was approved by the Environmental Planning Commission in 1998 (Z-97-119), but not finalized.

3. The establishment of SU-1 for Mixed Use (Commercial, Office and Residential) zoning furthers the applicable *Comprehensive Plan* policies by allowing for a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers a variety and choice in housing, transportation, work areas, and life styles, while creating a visually pleasing built environment.

4. The establishment of SU-1 for Mixed Use (Commercial, Office and Residential) zoning furthers the applicable policies of the *West Side Strategic Plan* by providing for neighborhood commercial, public and quasi-public uses with pedestrian and bicycle linkages to adjacent and nearby neighborhoods.

5. The requested zoning furthers the policies of the *Westside/McMahon Corridor Transportation and Land Use Guide* by being generally consistent with the density, type and hierarchy of uses as illustrated in Attachment A of the Guide.

6. The request meets the requirements of R-270-1980, specifically: the existing zoning is inappropriate because of changed neighborhood or community conditions and a different use category is more advantageous to the community as articulated in the *West Side Strategic Plan* and the *Westside/McMahon Corridor Transportation and Land Use Guide*.

7. Only that portion of the subject site within the West Side Strategic Plan designated Village Center boundaries are proposed to allow commercial uses. The remaining portion of the site outside of the Village Center is proposed to be zoned SU-1 for R-2 Uses.

8. This zone map amendment is accompanied by a site development plan for subdivision that demonstrates how the zoning will be utilized. The site should be replatted to reflect the boundaries of the approved zoning.

CONDITIONS:

1. The site shall be replatted to reflect the boundaries of the approved zoning.

On January 18, 2001, the Environmental Planning Commission voted to approve 00128 00000 01640, a site development plan for subdivision, for SE ¼ of the NE ¼ within the Town of Alameda Grant, T11S, R2E, and a portion of the SE ¼ of the NW ¼ of S2, T11N, R2E, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for approval of a site development plan for subdivision for an approximately 21 acre site located near the intersection of McMahon and Unser Boulevards NW.

2. This site plan request is nearly identical to an EPC approved, but not signed-off site plan from 1999 (Z-99-118). This site plan request accompanies a request to reaffirm zoning that was approved by the EPC in 1998 (Z-97-119), but not finalized.

3. The submitted site plan furthers the applicable goals and policies of the *Comprehensive Plan* by proposing the development of a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers a variety and choice in housing, transportation, work areas, and life styles, while creating a visually pleasing built environment.

4. The submitted site plan furthers the applicable policies and intent of the *West Side Strategic Plan* by proposing the development of the Village Center with a land use and lot configuration that encourages neighborhood commercial, public and quasi-public uses, and other uses appropriate for Village Centers.

5. The submittal conforms to the density, type and hierarchy of uses as illustrated in the *Westside/McMahon Corridor Transportation and Land Use Guide.*

6. The requirements of the *Zoning Code* for a site development plan for subdivision have been met by this submittal.

7. The proposed property line boundary adjustment should occur at the time of platting at the Development Review Board and should not affect the approved zoning or land use allotments for this site or the adjacent site.

8. Delegation of the SU-1 for R-2 zoned parcel in the residential portion of the SU-1 for mixed use zone parcel to the DRB is warranted to enable the cohesive development of these areas with the RT zoned site to the north if they are developed at RT densities or less.

CONDITIONS:

1. The submittal of this site plan to the DRB shall meet all EPC conditions. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.

2. This proposed property and zone line boundary adjustments shall occur at the time of platting at the Development Review Board and shall not affect the approved zoning or land use allotments for this site or any adjacent site.

3. Public Works Department Conditions:
   a. Completion of the required TIS must be done prior to the submittal of the site plan for building permit for any of the remaining parcels regardless of the proposed land use. Access to the adjacent major streets will be determined as part of the required TIS.
   b. All the requirements of previous actions taken by the EPC and the DRB must be completed and /or provided for.
   c. An availability statement from New Mexico Utilities Inc. will be required. Required infrastructure must be financially guaranteed prior to site plan and or plat approval by the Development Review Board. All infrastructure must be designed to City of Albuquerque standards, including water and/or sanitary sewer lines owned and operated by NMUI.
   d. This project shall help complete McMahon and the signal at McMahon / Unser, and possibly the McMahon / Ellison / Golf Course intersection.

e. Dedication of right-of-way for McMahon Boulevard per the Long Range Roadway System map, 32 foot minimum from the northern edge of the existing 124 right-of-way (all within the adjoining gas line easement).
f. Dedication of right-of-way for Unser Boulevard per the Long Range Roadway System map, 78 foot minimum from the street centerline.
g. Access to McMahon Boulevard shall be limited to a full access at Bandelier Drive (the westernmost access shown on the site plan) and a right-in/right-out access at approximately 400 feet west of Unser Boulevard.
h. Access to Unser Boulevard shall be limited to a full access approximately 1,200 feet north of McMahon Boulevard, and an additional right-in, right-out, left-in access approximately 700 feet north of McMahon Boulevard.
i. Dedication of additional right-of-way along McMahon Boulevard and Unser Boulevard as required by the City Engineer to provide for on-street bicycle lanes and an adjoining 10-foot multi-purpose trail facility.

4. The 2 monument village signs shall have a maximum height of 12 feet.

5. The SU-1 for R-2 zoned area and the residential portion of the SU-1 for Mixed Use zoned area (Parcel B) are delegated to the DRB if they are developed at RT densities or less.

IF YOU WISH TO APPEAL THIS DECISION, YOU MUST DO SO BY **FEBRUARY 2, 2001** IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE OF $50 IS REQUIRED AT THE TIME THE APPEAL IS FILED.

Appeal to the City Council: Persons aggrieved with any determination of the Environmental Planning Commission acting under this ordinance and who have legal standing as defined in Section 14-16-4-4.B.2 of the City of Albuquerque Comprehensive Zoning Code may file an appeal to the City Council by submitting written application on the Planning Department form to the Planning Department within 15 days of the Planning Commission's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal, and 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. The City Council may decline to hear the appeal if it finds that all City plans, policies and ordinances have been properly followed. If it decides that all City plans, policies and ordinances have not been properly followed, it shall hear the appeal. Such appeal, if heard, shall be heard within 45 days of its filing.

YOU WILL RECEIVE NOTIFICATION IF ANY OTHER PERSON FILES AN APPEAL. IF THERE IS NO APPEAL, YOU CAN RECEIVE BUILDING PERMITS AT ANY TIME AFTER THE APPEAL DEADLINE QUOTED ABOVE, PROVIDED ALL CONDITIONS IMPOSED AT THE TIME OF APPROVAL HAVE BEEN MET. SUCCESSFUL APPLICANTS ARE REMINDED THAT OTHER REGULATIONS OF THE CITY MUST BE COMPLIED WITH, EVEN AFTER APPROVAL OF THE REFERENCED APPLICATION(S).

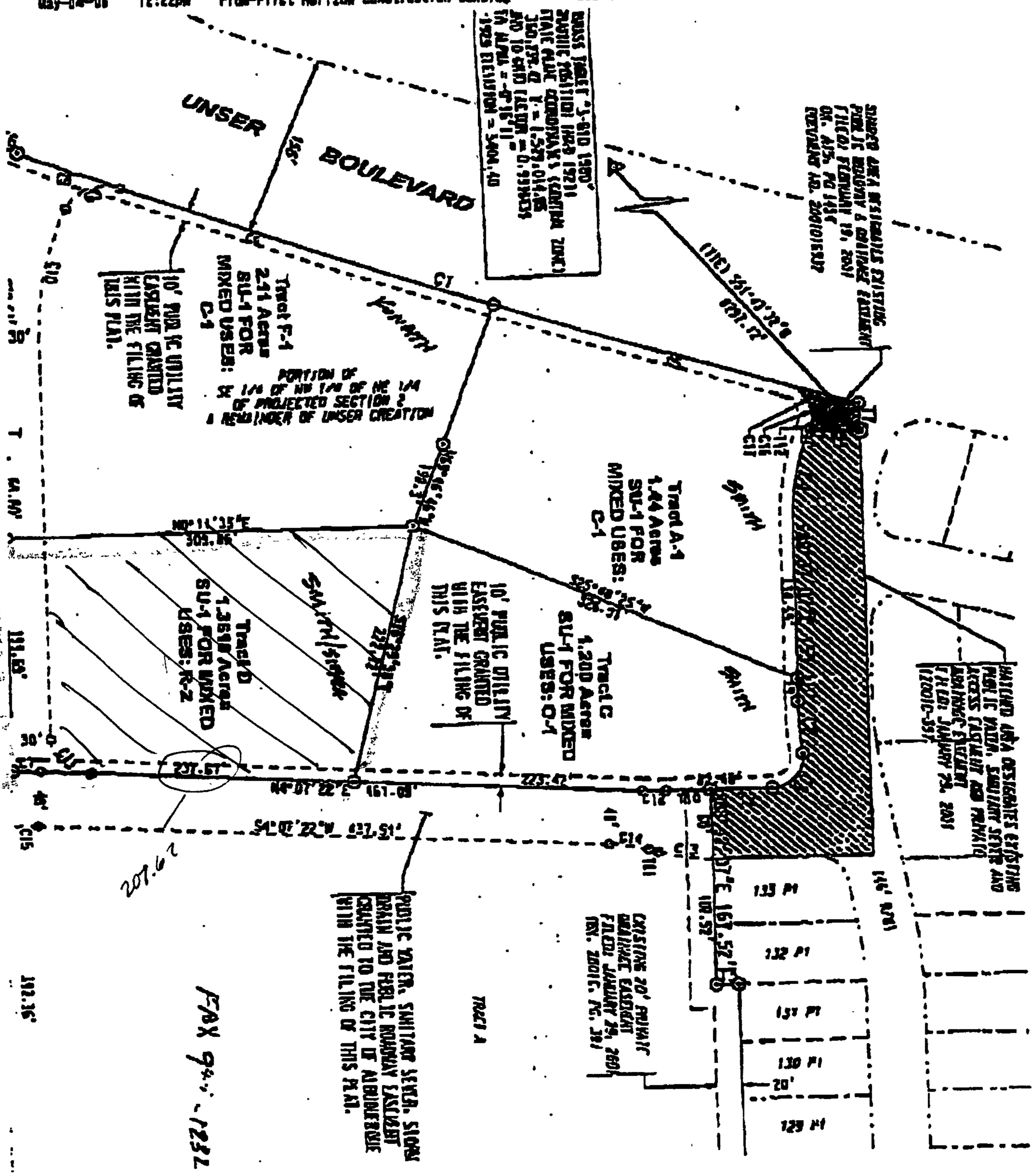
Successful applicants should be aware of the termination provisions for Site Development Plans specified in Section 14-16-3-11 of the Comprehensive Zoning Code. Generally plan approval is terminated 7 years after approval by the EPC.

Sincerely,

for Robert R. McCabe, AIA, APA
Planning Director

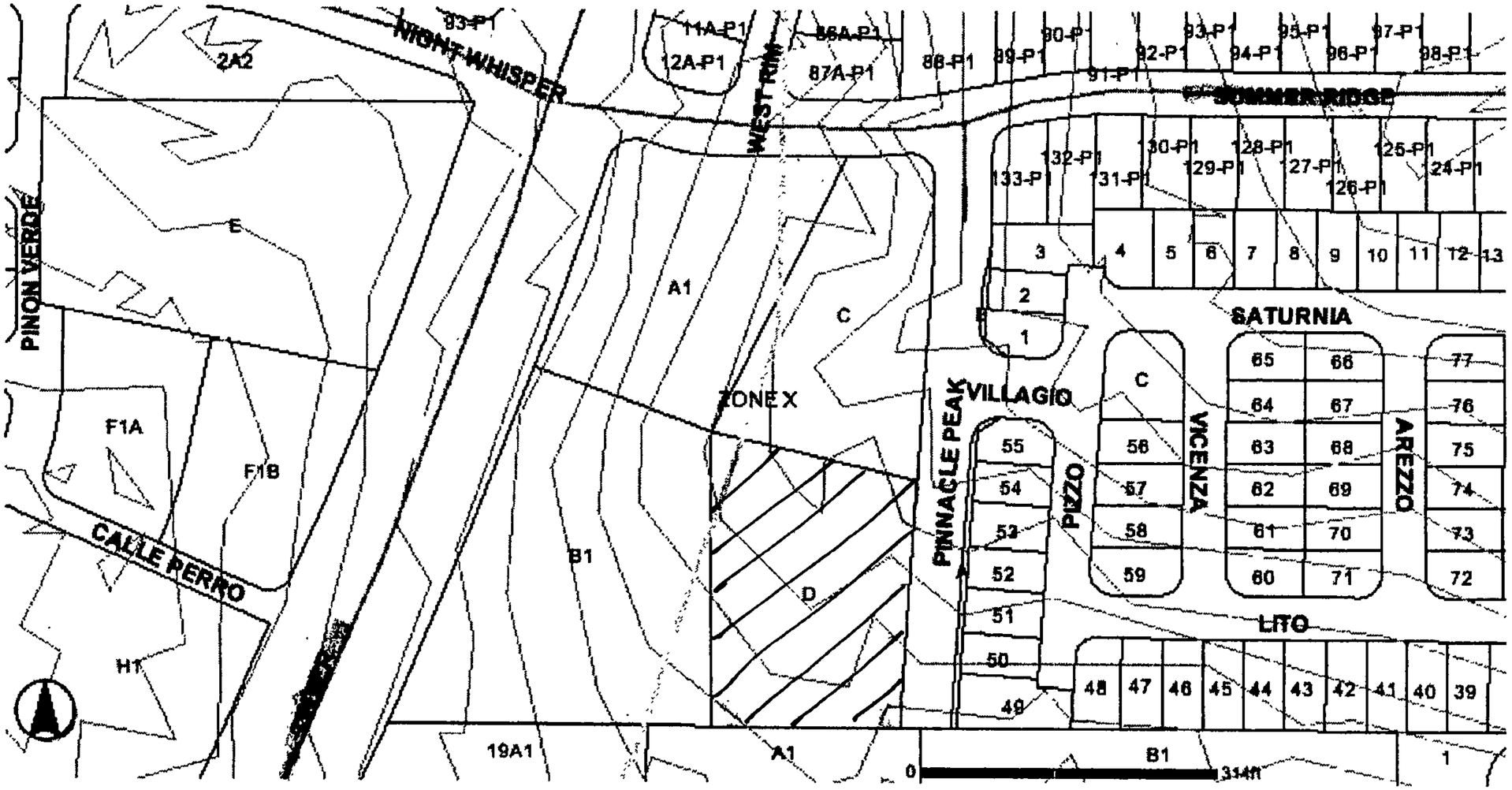
RM/RB/ac

cc: Consensus Planning, 924 Park Ave. SW, Albuq. NM 87102
Ric Nordgren, Horizon Hills Neigh. Assoc., 10600 Sole Rosso Ct NW, Albuq. NM 87114
Julia Wilson, Horizon Hills Neigh. Assoc., 5705 Carmen Rd. NW, Albuq. NM 87114
William Davis, Skies West Neigh. Assoc., 10636 Capricorn Pl. NW, Albuq. NM 87114
Joanne Webb, Skies West Neigh. Assoc., 10724 Capricorn Pl. NW, Albuq. NM 87114


UNSER BOULEVARD
KINNEY
Tract F-1
2.11 Acres
SU-1 FOR
MIXED USES:
C-1
10' PUBLIC UTILITY
EASEMENT GRANTED
WITH THE FILING OF
THIS PLAT.
PORTION OF
N 1/4 OF NW 1/4 OF NE 1/4
OF PROJECTED SECTION 2
& REMAINDER OF UNSER CREATION
Tract A-1
1.44 Acres
SU-1 FOR
MIXED USES:
C-1
Tract C
1.200 Acres
SU-1 FOR MIXED
USES: O-1
Tract D
1.359 Acres
SU-1 FOR MIXED
USES: R-2
225.47'
231.57'
207.62'
TRACT A
133 Ft
132 Ft
131 Ft
130 Ft
129 Ft
20'
140' R/W

R-T

- Minimum Lot Area = 2200SF
- Minimum Lot Width = 22feet For a Townhouse
  Minimum Lot Width = 36feet for a house
- Front Yard Set Back no less than 15'
  except driveways no less than 20'
  10' sideyard on street side of corner lots
  Rear Yard Setback of 15' min.


WIGHT WHISPER
WEST RIM
SUMMERRIDGE
PINON VERDE
CALLE PERRO
ZONE X
VILLAGIO
PINNACLE PEAK
PIZZO
VICENZA
AREZZO
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