



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

February 18, 2009,

- 1. Project# 1004974**
09DRB-70031 MAJOR – 2 YEAR EXTENSION OF SUBDIVISION
IMPROVEMENTS AGREEMENT

JOSHUA J SKARSGARD, ESQ. agent(s) for PASEO NUEVO, LTD. CO.
request(s) the referenced/ above action(s) for Tracts A – C, **PASEO NUEVEO
SUBDIVISION** zoned SU-2/ IP, located on the northeast corner SAN PEDRO
DR NE AND HOLLY AVE NE containing approximately 6.0 acre(s). (C-18)

At the February 18, 2009, Development Review Board meeting, the one year extension
of the Subdivision Improvements Agreement was approved.

If you wish to appeal this decision, you must do so by March 5, 2009, in the manner
described below.

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

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

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


Jack Cloud, AICP, DRB Chair

Cc: Joshua Skaargard, Esq. – 8220 San Pedro Drive NE # 500 – Albuquerque, NM
87113
Marilyn Maldonado
File

3. ~~Project# 1004974~~
09DRB-70031 MAJOR – 2 YEAR
EXTENSION OF SUBDIVISION
IMPROVEMENTS AGREEMENT
JOSHUA J SKARSGARD, ESQ. agent(s) for PASEO
NUEVO, LTD. CO. request(s) the referenced/ above
action(s) for Tracts A – C, **PASEO NUEVEO
SUBDIVISION** zoned SU-2/ IP, located on the northeast
corner SAN PEDRO DR NE AND HOLLY AVE NE
containing approximately 6.0 acre(s). (C-18 **A ONE YEAR
EXTENSION OF THE SUBDIVISION IMPROVEMENT
AGREEMENT (SIA) WAS APPROVED.**
4. **Project# 1000376**
09DRB-70030 MAJOR - 1 YEAR
EXTENSION OF SUBDIVISION
IMPROVEMENTS AGREEMENT
TIERRA WEST LLC agent(s) for CAPITAL ALLIANCE
INVESTMENTS request(s) the referenced/ above action(s)
for **PARADISE SKIES Unit(s) 1 & 2**, zoned R-T, located
on BANDELIER DR NW between MCMAHON BLVD
NW and UNSER BLVD NW containing approximately
23.2 acre(s). (A-11) **A SIX MONTH EXTENSION OF THE
SUBDIVISION IMPROVEMENT AGREEMENT (SIA) WAS
APPROVED THROUGH AUGUST 31, 2009 SUBJECT TO
A REVISED/AMENDED SIA.**

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

5. **Project# 1003359**
09DRB-70048 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
RIO GRANDE SURVEYING CO. agent(s) for FAIZEL
KASSAM request(s) the above action(s) for all or a portion
of Lot(s) 23-29, 8-10, 23-25, Block(s) 25 &26, Tract(s) A,
NORTH ALBUQUERQUE ACRES Unit(s) B, zoned
SU-2, located on EAGLE ROCK BETWEEN SAN
PEDRO AND LOUISIANA containing approximately
13.47 acre(s). (C-18) **DEFERRED TO 2/25/09 AT THE
AGENT'S REQUEST.**
6. **Project# 1004751**
09DRB-70054 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
JACKS HIGH COUNTRY INC agent(s) for MARK E
SOLOMON request(s) the above action(s) for all or a
portion of Lot(s) 5 & 6, Block(s) 4, **PEREA ADDITION**
zoned SU-2, located on 11TH ST NW BETWEEN
MARQUETTE AVE NW AND ROMA AVE NW
containing approximately 0.1629 acre(s). (J-13)
DEFERRED TO 2/25/09 AT THE AGENT'S REQUEST.
7. **Project# 1007670**
09DRB-70053 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
JACKS HIGH COUNTRY INC agent(s) for LINDA KAY
BEGAY request(s) the above action(s) for all or a portion
of Lot(s) 9 &10, Block(s) 2, **ROEHLS GARDEN
ADDITION**, zoned SU-2 FOR TH, located on MARBLE
AVE NW BETWEEN 17TH ST NW AND 19TH ST NW
containing approximately 0.2568 acre(s). (J-13) **THE
PRELIMINARY/FINAL PLAT WAS APPROVED WITH
FINAL SIGN OFF DELEGATED TO TRANSPORTATION
FOR DIMENSIONAL EXHIBIT AND TO PLANNING FOR
AMAFCA SIGNATURE, A PHOTO OF HOUSE
REMOVED, AND AGIS DXF.**

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

Meeting Date: February 18, 2009
Zone Atlas Page: C-18
Notification Radius: 100 Ft.

Project# 1004974
App# 09DRB-70031

Cross Reference and Location: SAN PEDRO DR AND HOLLY AVE

Applicant: JOSHUA J SKARSGARD ESP
PASEO NUEVO LTD CO
8220 SAN PEDRO DR NE # 500
ALBUQUERQUE, NM 87113

Agent: SAME

Special Instructions:

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

Date Mailed: JANUARY 30, 2009
Signature: ERIN TREMLIN



Supplemental form

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

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

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

APPLICATION INFORMATION:

Professional/Agent (if any): Joshua J. Skarsgard, Esq. PHONE: 262-2323
 ADDRESS: 8220 San Pedro Drive NE #500 FAX: 998-9099
 CITY: Albuquerque STATE NM ZIP 87113 E-MAIL: josh@skarsgardfirm.com
 APPLICANT: Paseo Nuevo, Ltd. Co. PHONE: 262-2323
 ADDRESS: same as above FAX: _____
 CITY: _____ STATE _____ ZIP _____ E-MAIL: _____
 Proprietary interest in site. _____ List all owners. _____

DESCRIPTION OF REQUEST: Subdivider is requesting approval for an extension of the Construction Deadline for Project No. 796381.

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

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

Lot or Tract No. Lots 1, 2, 3, 30, 31, and 32 Tract A Block: 34 Unit: _____
 Subdiv/Addn/TBKA: North Albuquerque Acres
 Existing Zoning: SC-2 IP Proposed zoning _____ MRGCD Map No _____
 Zone Atlas page(s): C-18 UPC Code. _____

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): _____
 current Project No. 796381

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? _____
 No. of existing lots: _____ No. of proposed lots: _____ Total area of site (acres): _____
 LOCATION OF PROPERTY BY STREETS. On or Near San Pedro Drive and Holly Avenue
 Between: _____ and _____
 Check-off if project was previously reviewed by Sket/Plat/Plan , or Pre-application Review Team . Date of review: _____

SIGNATURE [Signature] DATE JAN. 20, 09
 (Print) JOSH SKARSGARD Applicant. Agent

FOR OFFICIAL USE ONLY

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

Application case numbers	Action	SF	Fees
<u>09 DRB - 200531</u>	<u>SLAE</u>	_____	<u>\$ 50,000</u>
_____	<u>ADR</u>	_____	<u>\$ 7,500</u>
_____	<u>OME</u>	_____	<u>\$ 20,000</u>
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____

Hearing date February 18, 2009

[Signature] 1-23-09
 Planner signature / date

Project # 1004974

Form revised 4/07

Total
\$ 77,500

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

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

MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL (DRB13)

- 5 Acres or more: Certificate of No Effect or Approval
- Proposed Preliminary Plat including the Grading Plan (folded to fit into an 8 5" by 14" pocket) **24 copies**
- Proposed Infrastructure List
- Signed Preliminary Pre-Development Facilities Fee Agreement for Residential development only
- Design elevations & cross sections of perimeter walls **3 copies** (11" x 17" maximum)
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Property owner's and City Surveyor's signature on the proposed plat
- FORM DRWS Drainage Report, Water & Sewer availability statement filing information
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Signed Pre-Annexation Agreement if Annexation required.
- TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

Preliminary plat approval expires after one year.
DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

MAJOR SUBDIVISION AMENDMENT TO PRELIMINARY PLAT (DRB11) (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) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Property owner's and City Surveyor's signature on the proposed amended plat, if applicable
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- List 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 30 DAYS after the filing deadline. Your attendance is required.

MAJOR SUBDIVISION IMPROVEMENTS AGREEMENT EXTENSION (DRB09)

(Temporary sidewalk deferral extension use FORM-V)

- Zone Atlas map with the entire property(ies) clearly outlined
- 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. *J*
- Previous SIA extension notice, if one has been issued. If not applicable, please initial. *J*
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- List any original and/or related file numbers on the cover application
- Fee (see schedule) *#145*

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

Copy for us at Customer pick-up window DRB

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

Joshua J. Skarsgard, Esq.

Joshua J. Skarsgard
 Applicant name (print)
 Applicant signature / date



Form revised October 2007

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

Application case numbers
 24 DRB- _____ - 2003/

V. [Signature] 1-23-07
 Planner signature / date
 Project # 1004974

REC	UPC	OWNER	OWNADD	OWN CITY	OWNS STATE	OWN ZIP CODE	PROP CLASS	TAX DIST	LEGALDESC	ACRES	OBJECTID
1	101806 428205 940202	KASSANDER LLC	2009 EUBANK BLVD NE	ALBUQUERQUE	NM	87112	V	A1A	TR B PLAT OF TRACTS A, B & C PASEO NUEVO CONT .9470 AC +/-	0.98251202	78817
2	101806 430405 840203	KASSANDER LLC	2009 EUBANK BLVD NE	ALBUQUERQUE	NM	87112	V	A1A	TR C PLAT OF TRACTS A, B & C PASEO NUEVO CONT .8275 AC +/-	0.80902248	78818
3	101806 431912 040218	ANDERSON N L. & VIRGINIA R TRUSTEES ANDERSON LIVING TRUST	8219 CALLE AVION NE	ALBUQUERQUE	NM	87113	R	A1A	LT 1 BLK 8 SUBDIVISION PLAT OF LA CUEVA OESTE UNIT 3ACONT .110 AC	0.11048748	78858
4	101806 431811 640217	BURCH EDWARD J	8205 SANTA CLARITA ST NE	ALBUQUERQUE	NM	87113	R	A1A	LT 2 BLK 8 SUBDIVISION PLAT OF LA CUEVA OESTE UNIT 3ACONT .082 AC	0.08186125	78859
5	101806 431811 340216	KELLER GLORIA M & BARBARA A CLARK CO-TRUSTEES KELLER RV T	8211 CALLE AVION NE	ALBUQUERQUE	NM	87113	R	A1A	LT 3 BLK 8 SUBDIVISION PLAT OF LA CUEVA OESTE UNIT 3ACONT .082 AC	0.08186558	78860
6	101806 429108 140201	KASSANDER LLC	2009 EUBANK BLVD NE	ALBUQUERQUE	NM	87112	V	A1A	TR A PLAT OF TRACTS A, B, & C PASEO NUEVO CONT 3.0417 AC +/-	3.038813	78861
7	101806 433306 240205	PISTRIS CAVAE LLC	5501 JEFFERSON NE	ALBUQUERQUE	NM	87109	V	A1A	TR B-1 PLAT OF TRACTS B-1 & C-1 PASEO NUEVO 2CONT .7559 AC +/-	0.75594968	78863
8	101806 432306 240204	KASSANDER LLC	2009 EUBANK BLVD NE	ALBUQUERQUE	NM	87112	V	A1A	TR A PLAT OF TRS A, B & C PASEO NUEVO 2 CONT .6462 AC +/-	0.64894731	78864
9	101806 432503 640132	PACIFIC PASEO LAND INVESTMENT LLC % PACIFIC FISH COMPANY	6101 MOON NE SUITE 4000	ALBUQUERQUE	NM	87111	V	A1A	LT 1A BLK 35 A PLAT OF LOT 1-A, BLOCK 35 TRACT A, UNIT BNORTH ALBUQUERQUE ACRES CONT 6.7402 AC OR 293,601 SF	6.74056306	79002
10	101806 433310 140212	REGONINI ELLEN	8200 CALLE AVION NE	ALBUQUERQUE	NM	87113	R	A1A	LT 7 BLK 8 SUBDIVISION PLAT OF LA CUEVA OESTE UNIT 3ACONT .116 AC	0.11337888	78851
11	101806 431910 140213	HANSON SHERRI	8201 CALLE AVION NE	ALBUQUERQUE	NM	87113	R	A1A	LT 6 BLK 8 SUBDIVISION PLAT OF LA CUEVA OESTE UNIT 3ACONT .116 AC	0.11252646	78850
12	101806 425102 830212	DOUGHTY ENTERPRISES INC	7009 PROSPECT NE	ALBUQUERQUE	NM	87109	C	A1A	LT 16-A BLK 18 PLAT OF LT 16-A BLK 18 TR A UNIT B NORTH ALBUQUERQUE ACRES CONT 1.0799 AC M/L OR 47,040 SF M/L	1.08014337	47615
13	101806 424507 930409	BALDWIN WILLIAM E	726 PUEBLO SOLANO NW	ALBUQUERQUE	NM	87107	C	A1A	LOT 15-A-1 BLOCK 17 PLAT FOR LOT 15-A-1 TRACT A UNIT B NORTHALBUQUERQUE ACRES BEING A REPLAT OF LOTS 15-A THRU 18-ABLK 17 TR A UN B NORTH ALBUQUERQUE ACRES CONT 3.1105 AC	3.20011614	40721
14	101806 433413 341802	COHEN MARCIA L C/O RICHARD KLEIN	820 SOUTH RIVER LANDING RD	EDGEMATER	MD	21037	R	A1A	LT 2 BLK 8A SUBDIVISION PLAT OF LA CUEVA OESTE UNIT 3ACONT .082 AC	0.08257613	9749
1	101806	PIPER CAROL A	8305 CALL	ALBU	NM	8712	R	A1	LT 47 BLK 7 SUBDIVISION PLAT	0.0	974

5	431813 340305		E AVION N E	QUE RQU E		2		A	OF LA CUEVA OESTE UNIT 3AC ONT .0828 AC	828 318 1	8
1 6	101806 430412 240303	BURCH EDWARD J & KA THRYN M % GOLD CUP GYMNASTICS INC	6009 CAR MEL NE	ALBU QUE RQU E	NM	8711 3	C	A1 A	* 030 033TRACT A UNIT B NORT H ALBUQUERQUE ACRES	0.9 041 694 3	882 5
1 7	101806 433411 640208	TODD DAVID D & RONN A PORTER	73 KIVA LP	SAN DIA P ARK	NM	8704 7	R	A1 A	LT 11 BLK 8 SUBDIVISION PLAT OF LA CUEVA OESTE UNIT 3AC ONT .082 AC	0.0 824 150 1	164 0
1 8	101806 428812 240302	BURCH EDWARD J & KA THRYN M	6009 CAR MEL AVE NE	ALBU QUE RQU E	NM	8711 3	C	A1 A	* 031 033TRACT A UNIT B NORT H ALBUQUERQUE ACRES	0.8 731 004 2	468 04
1 9	101806 427312 240301	CHILE ADDICT INVESTO RS LLC	8915 N OA KLAND CT NE	ALBU QUE RQU E	NM	8712 2	C	A1 A	* 032 033TRACT A UNIT B NORT H ALBUQUERQUE ACRES	0.7 789 455 2	468 03
2 0	101806 425312 230610	JARAMILLO TONY L & P HYLLIS A	6713 LEMI TAR NE	ALBU QUE RQU E	NM	8711 3	V	A1 A	*17 16 TRACT A UNIT B NORTH ALBUQUERQUE ACRES	0.7 254 280 8	468 02
2 1	101806 433310 940210	WOODROW MILDRED T RUSTEE WOODROW LI VING TRUST	8208 CALL E AVION N E	ALBU QUE RQU E	NM	8711 3	R	A1 A	LT 9 BLK 8 SUBDIVISION PLAT O F LA CUEVA OESTE UNIT 3ACO NT .082 AC	0.0 820 851 8	986 2
2 2	101806 431810 940215	CLARK BARBARA A	8209 CALL E AVION N E	ALBU QUE RQU E	NM	8711 3	R	A1 A	LT 4 BLK 8 SUBDIVISION PLAT O F LA CUEVA OESTE UNIT 3ACO NT .082 AC	0.0 821 147 1	985 9
2 3	101806 433411 340209	PASEO DEL NORTE PA RTNERS LTD A NEW ME XICO LIMITED PRSHP	8212 CALL E AVION N E	ALBU QUE RQU E	NM	8711 3	R	A1 A	LT 10 BLK 8 SUBDIVISION PLAT OF LA CUEVA OESTE UNIT 3AC ONT .082 AC	0.0 822 839 1	979 9
2 4	101806 433412 941801	BROWN BEVERLY A TR USTEE BEVERLY A BRO WN RVT TRUST DTD	8300 CALL E AVION N E	ALBU QUE RQU E	NM	8711 3	R	A1 A	LT 1 BLK 8A SUBDIVISION PLAT OF LA CUEVA OESTE UNIT 3AC ONT .0958 AC	0.0 957 676 9	976 7
2 5	101806 431912 940304	MARRON PATRICK J	8301 CALL E AVION N E	ALBU QUE RQU E	NM	8711 3	R	A1 A	LT 48 BLK 7 SUBDIVISION PLAT OF LA CUEVA OESTE UNIT 3AC ONT .0969 AC	0.0 966 897 4	976 6
2 6	101806 431811 340216	KELLER GLORIA M & BA RBARA A CLARK CO- TRUSTEES KELLER RV T	8211 CALL E AVION N E	ALBU QUE RQU E	NM	8711 3	R	A1 A	LT 3 BLK 8 SUBDIVISION PLAT O F LA CUEVA OESTE UNIT 3ACO NT .082 AC	0.0 818 655 8	788 60
2 7	101806 429108 140201	KASSANDER LLC	2009 EUBA NK BLVD N E	ALBU QUE RQU E	NM	8711 2	V	A1 A	TR A PLAT OF TRACTS A, B, & C PASEO NUEVO CONT 3.0417 A C +/-	3.0 388 13	788 61
2 8	101806 433306 240205	PISTRIS CAVAE LLC	5501 JEFF ERSON NE	ALBU QUE RQU E	NM	8710 9	V	A1 A	TR B-1 PLAT OF TRACTS B- 1 & C- 1 PASEO NUEVO 2CONT .7559 A C +/-	0.7 559 496 8	788 63
2 9	101806 432306 240204	KASSANDER LLC	2009 EUBA NK BLVD N E	ALBU QUE RQU E	NM	8711 2	V	A1 A	TR A PLAT OF TRS A, B & C PAS EO NUEVO 2 CONT .6462 AC +/-	0.6 489 473 1	788 64
3 0	101806 432503 640132	PACIFIC PASEO LAND I NVESTMENT LLC % PA CIFIC FISH COMPANY	6101 MOO N NE SUIT E 4000	ALBU QUE RQU E	NM	8711 1	V	A1 A	LT 1A BLK 35 A PLAT OF LOT 1- A, BLOCK 35 TRACT A, UNIT BN ORTH ALBUQUERQUE ACRES C ONT 6.7402 AC OR 293,601 SF	6.7 405 630 6	790 02

OR CURRENT RESIDENT
101806431912040218
ANDERSON N.L. & VIRGINIA R
TRUSTEES ANDERSON LIVING TRUST
8219 CALLE AVION NE
ALBUQUERQUE, NM 87113

OR CURRENT RESIDENT
101806431811640217
BURCH EDWARD J
8205 SANTA CLARITA ST NE
ALBUQUERQUE, NM 87113

OR CURRENT RESIDENT
101806431810940215
CLARK BARBARA A
8209 CALLE AVION NE
ALBUQUERQUE, NM 87113

OR CURRENT RESIDENT
101806431910140213
HANSON SHERRI
8201 CALLE AVION NE
ALBUQUERQUE, NM 87113

OR CURRENT RESIDENT
101806431811340216
KELLER GLORIA M & BARBARA A
CLARK CO-TRUSTEES KELLER RVT
8211 CALLE AVION NE
ALBUQUERQUE, NM 87113

OR CURRENT RESIDENT
101806433411340209
PASEO DEL NORTE PARTNERS LTD A
NEW MEXICO LIMITED PRSHP
8212 CALLE AVION NE
ALBUQUERQUE, NM 87113

OR CURRENT RESIDENT
101806433310140212
REGONINI ELLEN
8200 CALLE AVION NE
ALBUQUERQUE, NM 87113

Project# 1004974
JOSH SKARSGARD
Paseo Nuevo LTD Co.
8220 SAN PEDRO DR NE #500
ALBUQUERQUE, NM 87113

OR CURRENT RESIDENT
101806424507930409
BALDWIN WILLIAM E
726 PUEBLO SOLANO NW
ALBUQUERQUE, NM 87107

OR CURRENT RESIDENT
101806428812240302
BURCH EDWARD J & KATHRYN M
6009 CARMEL AVE NE
ALBUQUERQUE, NM 87113

OR CURRENT RESIDENT
101806433413341802
COHEN MARCIA L C/O RICHARD
KLEIN
820 SOUTH RIVER LANDING RD
EDGEWATER, MD 21037

OR CURRENT RESIDENT
101806425312230610
JARAMILLO TONY L & PHYLLIS A
6713 LEMITAR NE
ALBUQUERQUE, NM 87113

OR CURRENT RESIDENT
101806431912940304
MARRON PATRICK J
8301 CALLE AVION NE
ALBUQUERQUE, NM 87113

OR CURRENT RESIDENT
101806431813340305
PIPER CAROL A
8305 CALLE AVION NE
ALBUQUERQUE, NM 87122

OR CURRENT RESIDENT
101806433411640208
TODD DAVID D & RONNA PORTER
73 KIVA LP
SANDIA PARK, NM 87047

Project# 1004974
PEGGY NEFF
West La Cueva NA
8305 CALLE SEQUELLE NE
ALBUQUERQUE, NM 87113

OR CURRENT RESIDENT
101806433412941801
BROWN BEVERLY A TRUSTEE
BEVERLY A BROWN RVT TRUST DTI
8300 CALLE AVION NE
ALBUQUERQUE, NM 87113

OR CURRENT RESIDENT
101806427312240301
CHILE ADDICT INVESTORS LLC
8915 N OAKLAND CT NE
ALBUQUERQUE, NM 87122

OR CURRENT RESIDENT
101806425102830212
DOUGHTY ENTERPRISES INC
7009 PROSPECT NE
ALBUQUERQUE, NM 87109

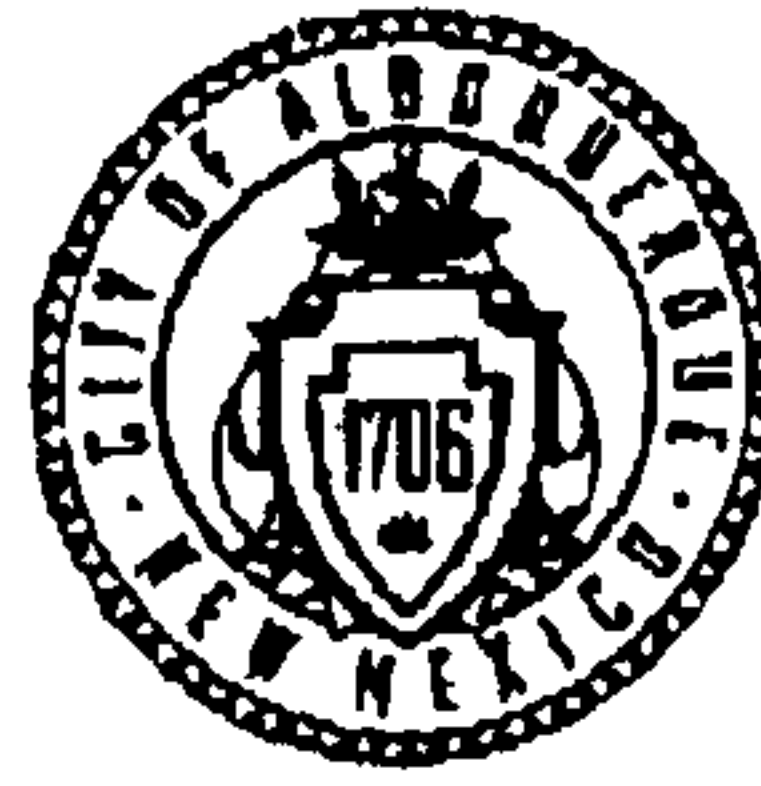
OR CURRENT RESIDENT
101806428205940202
KASSANDER LLC
2009 EUBANK BLVD NE
ALBUQUERQUE, NM 87112

OR CURRENT RESIDENT
101806432503640132
PACIFIC PASEO LAND INVESTMENT
LLC % PACIFIC FISH COMPANY
6101 MOON NE SUITE 4000
ALBUQUERQUE, NM 87111

OR CURRENT RESIDENT
101806433306240205
PISTRIS CAVAE LLC
5501 JEFFERSON NE
ALBUQUERQUE, NM 87109

OR CURRENT RESIDENT
101806433310940210
WOODROW MILDRED TRUSTEE
WOODROW LIVING TRUST
8208 CALLE AVION NE
ALBUQUERQUE, NM 87113

Project# 1004974
APRIL SWEET
West La Cueva NA
6939 CARMELITO LP NE
ALBUQUERQUE, NM 87113



City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

January 23, 2009

Josh Skarsgard
The Skarsgard Firm
8220 San Pedro NE, Suite 500/87113
Phone: 505-262-2323/Fax: 505-998-9099

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

Dear Josh:

Thank you for your inquiry of January 23, 2009 requesting the names of **ALL Neighborhood and/or Homeowner Associations** who would be affected under the provisions of O-92 by your proposed project at **(DRB SUBMITTAL) - LOTS 1,2,3,30,31 AND 32, TRACT A, BLOCK 34, NORTH ALBUQUERQUE ACRES LOCATED ON 8220 SAN PEDRO DRIVE NE BETWEEN SAN PEDRO DRIVE NE AND HOLLY AVENUE NE** zone map **C-18**.

Our records indicate that the **Neighborhood and/or Homeowner Associations** affected by this proposal and the contact names are as follows:

WEST LA CUEVA N.A. (WLC) "R"

Peggy Neff

8305 Calle Sequelle NE/87113 823-1041 (h) 977-8903 (c)

April Sweet

6939 Carmelito Lp. NE/87113 280-8586 (c)

Please note that according to O-92 you are required to notify each of these contact persons by **certified mail, return receipt requested, before** the Planning Department will accept your application filing. **IMPORTANT! Failure of adequate notification may result in your Application Hearing being deferred for 30 days.** If you have any questions about the information provided, please contact me at (505) 924-3902 or via an e-mail message at swinklepleck@cabq.gov or by fax at (505) 924-3913.

Sincerely,

Stephani Winklepleck

Stephani Winklepleck
Neighborhood Liaison
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

LETTERS MUST BE SENT TO BOTH CONTACTS OF EACH NEIGHBORHOOD AND/OR HOMEOWNER ASSOCIATION.

Paseo Nuevo Ltd. Co.

GORDON L. SKARSGARD
MANAGING MEMBER

8220 SAN PEDRO NE, SUITE 500
ALBUQUERQUE, NM 87113

TEL: (505) 262-2323
FAX: (505) 998-9099

January 21, 2009

Via Certified Mail, Return Receipt Requested

West La Cueva N.A.
Peggy Neff
8305 Calle Sequelle NE
Albuquerque, NM 87113

Re: SIA Extension Request / Project No. 796381 (Paseo Nuevo)

Dear Ms. Neff:

I, Josh Skarsgard, am acting as agent and legal counsel on behalf of Paseo Nuevo Ltd. Co., a New Mexico Limited Liability Company in regards to its application requesting a Subdivision Improvement Agreement extension for the above-referenced project.

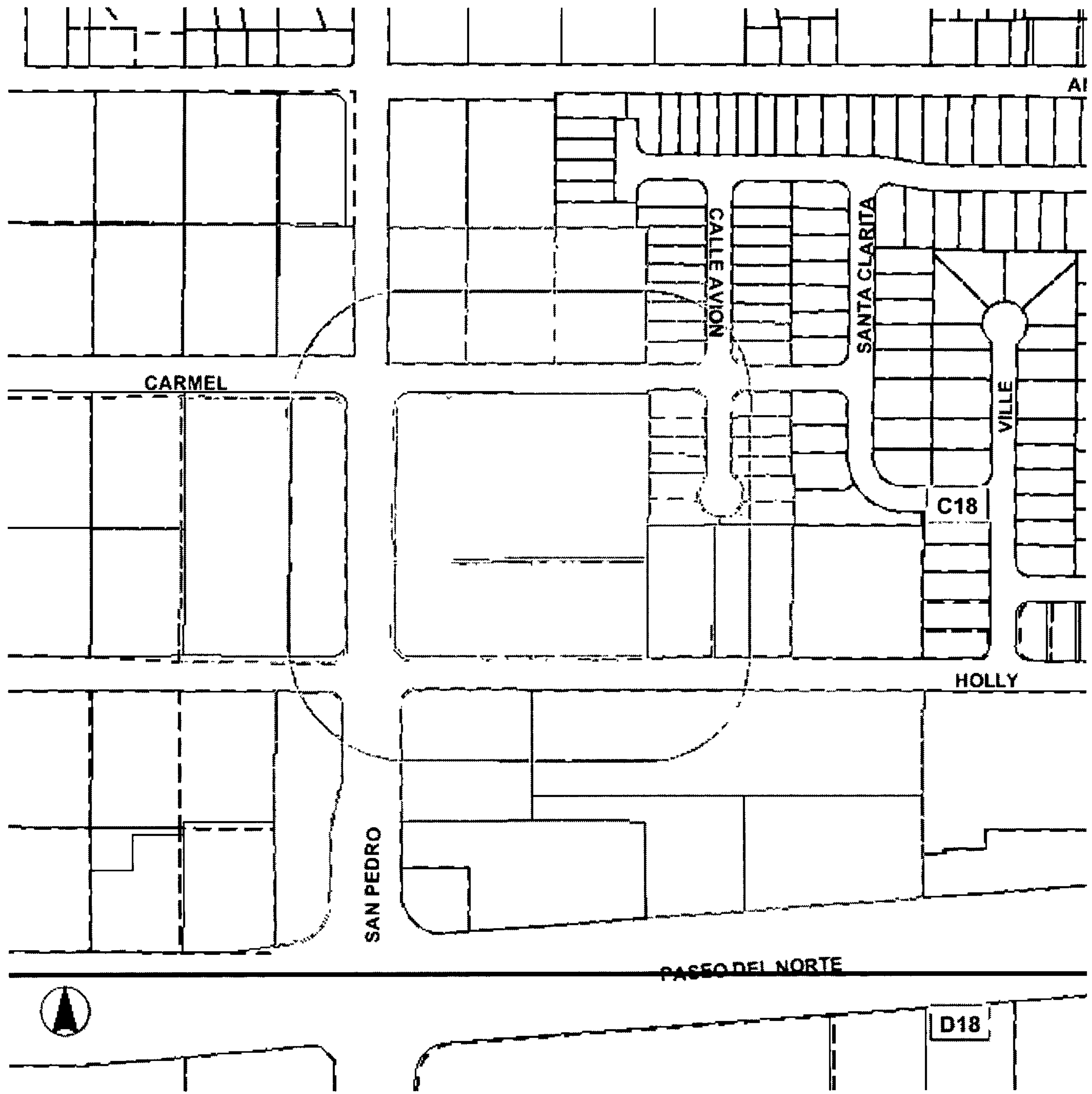
Charter Bank issued Paseo Nuevo, Ltd. Co., an Irrevocable Letter of Credit for the sum of Sixty Thousand and 00/100 Dollars (\$60,000.00) for the exclusive purpose of providing the financial guarantee which the City required of Paseo Nuevo, Ltd. Co. ("Subdivider") to provide for the installation of the traffic signal improvements, which must be constructed at the San Pedro/Holly NE intersection, Albuquerque, NM, Project No. 796381. The amount of the Letter of Credit was 125% of the City's estimated cost of construction of improvements as required by the City's Subdivision Ordinance.

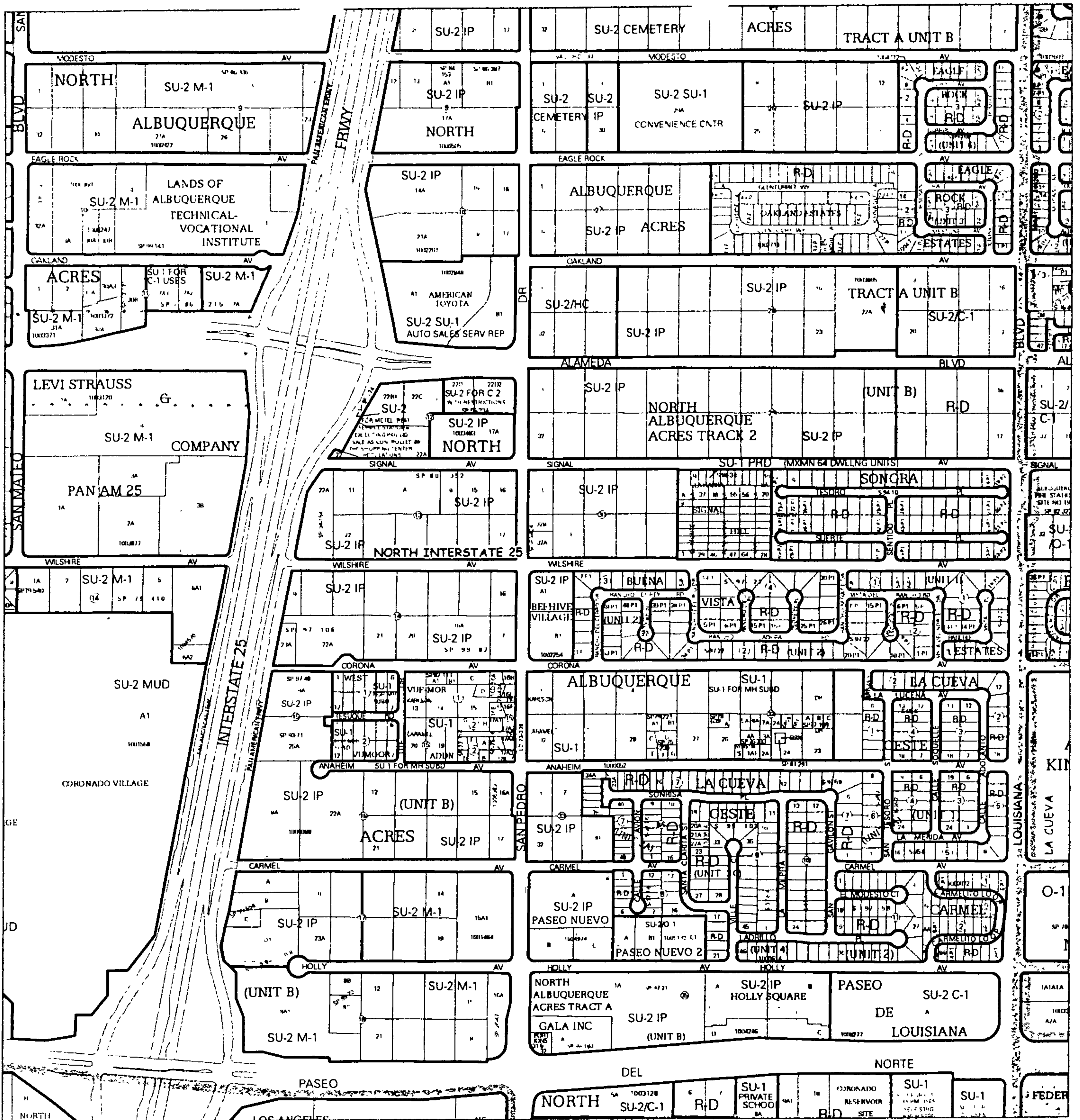
Based on conversations with City Staff we are making this application with the understanding that Paseo Nuevo Ltd. Co. can meet with adjacent property owners and attempt to raise the requisite funding necessary to install the traffic signal at Holly and San Pedro. We are also under the understanding that the City of Albuquerque will not "call" our letter of credit based on our good faith efforts to apply for an extension coupled with our efforts to raise funds for the traffic signal.

Sincerely,


Joshua J. Skarsgard, Esq.

Cc: Jack Cloud, AICP, Chair, DRB
Jim Schumacher
Kevin Curran, Esq.





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

Map amended through: 6/13/2008

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
C-18-Z

Selected Symbols

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

0 750 1,500 Feet

DRB PUBLIC HEARING SIGN IN SHEETS

PROJECT #: 1004974 AGENDA# 3 DATE: 2/18/09

1. Name: Ross Dimmick Address: 6915 Carmelito Ln Zip: 87112
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: _____
15. Name: _____ Address: _____ Zip: _____
16. Name: _____ Address: _____ Zip: _____
17. Name: _____ Address: _____ Zip: _____



CITY OF ALBUQUERQUE
 PLANNING DEPARTMENT
 DEVELOPMENT REVIEW BOARD

February 18, 2009

Project# 1004974

09DRB-70031 MAJOR – 2 YEAR EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT

JOSHUA J SKARSGARD, ESQ. agent(s) for PASEO NUEVO, LTD. CO. request(s) the referenced/ above action(s) for Tracts A – C, **PASEO NUEVEO SUBDIVISION** zoned SU-2/ IP, located on the northeast corner SAN PEDRO DR NE AND HOLLY AVE NE containing approximately 6.0 acre(s). (C-18)

AMAFCA No comments.										
COG MRCOG staff have no comment on this proposal. The functional classification of San Pedro Bd is that of urban collector.										
TRANSIT <table border="0"> <tr> <td>Adjacent and nearby routes</td> <td>None</td> </tr> <tr> <td>Adjacent bus stops</td> <td>None</td> </tr> <tr> <td>Site plan requirements</td> <td>None.</td> </tr> <tr> <td>Large site TDM suggestions</td> <td>None.</td> </tr> <tr> <td>Other information</td> <td>None.</td> </tr> </table>	Adjacent and nearby routes	None	Adjacent bus stops	None	Site plan requirements	None.	Large site TDM suggestions	None.	Other information	None.
Adjacent and nearby routes	None									
Adjacent bus stops	None									
Site plan requirements	None.									
Large site TDM suggestions	None.									
Other information	None.									
ZONING ENFORCEMENT No comments.										
NEIGHBORHOOD COORDINATION West La Cueva NA (R)										
APS Paseo Nuevo Subdivision, Tract A-C, is located on the northeast corner of San Pedro Dr NE and Holly Ave NE. The owner of the above property requests a 2 Year Extension of Subdivision Improvements Agreement for a property zoned SU-2 IP. This will cause no adverse impacts to the APS district.										
POLICE DEPARTMENT No comments.										
FIRE DEPARTMENT No comments.										
PNM ELECTRIC & GAS No comments.										
COMCAST No comments.										
QWEST No comments.										
ENVIRONMENTAL HEALTH No comments.										

M.R.G.C.D No comments.
OPEN SPACE DIVISION No comments.
CITY ENGINEER No objection
TRANSPORTATION DEVELOPMENT No adverse comments.
PARKS AND RECREATION No objection.
ABCWUA
PLANNING DEPARTMENT Refer to comments from affected agencies and any public hearing comments regarding proposed extension.

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

Cc: Joshua J. Skarsgard, Esq. – 8220 San Pedro Drive NE # 500 – Albuquerque, NM 87113

#13



DRB CASE ACTION LOG

REVISED 9/28/05

(FINAL PLAT)

Complete Ag 1/18/07

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.: 07DRB-00024 (FP)

Project # 1004974

Project Name PASEO NUEVO

Agent: TIERRA WEST LLC

Phone No.: 858-3100

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 1/17/07 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: _____

UTILITIES: _____

CITY ENGINEER / AMAFCA: _____

PARKS / CIP: _____

PLANNING (Last to sign): record

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

Project Number

1004974

#13



DRB CASE ACTION LOG

REVISED 9/28/05

(FINAL PLAT)

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.: 07DRB-00024 (FP)

Project # 1004974

Project Name PASEO NUEVO

Agent: TIERRA WEST LLC

Phone No.: 858-3100

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 1/17/07 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: _____

UTILITIES: _____

CITY ENGINEER / AMAFCA: _____

PARKS / CIP: _____

PLANNING (Last to sign): record

- 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

1004974

OK



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

January 17, 2007

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: 10:55 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 # 1001816**
06DRB-01794 Major-Vacation of Public
Easements

JANE CARLTON request(s) the above action(s) for all or a portion of Lot(s) 12-A, **NEW MEXICO TOWN CO. ORIGINAL TOWNSITE**, zoned SU-2/HDA, located on TIJERAS AVE NW, between LOMAS NW and CENTRAL NW containing approximately 1 acre(s). (J-13) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

2. **Project # 1004240**
06DRB-01782 Major-Vacation of Public
Easements

ADVANCED ENGINEERING & CONSULTING LLC agent(s) for VILLA LAS MANANITAS DEVELOPMENT LLC request(s) the above action(s) for Lot(s) 15-P2 & 16-P2, **VILLAS LAS MANANITAS SUBDIVISION**, zoned R-1 residential zone, located on WILDER LN NW, between MEADOW VIEW DR NW and RIO GRANDE BLVD NW containing approximately 1 acre(s). [REF: 06DRB-01042, 06DRB01524] (H-13) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

3. **Project # 1005182**
06DRB-01784 Major-Preliminary Plat
Approval

WILSON AND CO. agent(s) for LA CUENTISTA II, LLC request(s) the above action(s) for all or a portion of Tract(s) C, correction plat of the bulk land plat of La Cuentista Subdivision (to be known as **LA CUENTISTA SUBDIVISION, UNIT 2**) zoned SU-2/SRSL, located on ROSA PARKS RD NW, between ALOE RD NW and KIMMICK DR NW containing approximately 36 acre(s). [REF: 06DRB-01428] [*Deferred from 1/17/07*] (C-10/C-11) **DEFERRED AT THE AGENT'S REQUEST TO 1/24/07.**

4. **Project # 1003572**
06DRB-01626 Minor-SiteDev Plan
BldPermit

CLAUDIO VIGIL ARCHITECTS agent(s) for BRUNACINI DEVELOPMENT LTD CO., request(s) the above action(s) for Tract(s) A-4, Block(s) 0000, Unit 2, **JOURNAL CENTER, PHASE 2**, zoned IP, located between RUTLEDGE RD NE and SNAPROLL NE containing approximately 3 acre(s). [*Deferred from 12/13/06*] (D-17) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES AND FOR APPROVAL OF THE REPLAT.**

5. **Project # 1004075**
06DRB-01537 Major-Vacation of Pub
Right-of-Way
06DRB-01539 Minor-Vacation of Private
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 & 12/13/06 & 1/3/07 & 1/17/07]*. (R-16, Q-16, R-15, R-17, S-14, S-16, S-17, T-16) **DEFERRED AT THE AGENT'S REQUEST TO 2/7/07.**
6. **Project # 1004526**
06DRB-01761 Major-Vacation of Pub
Right-of-Way
- INEZ AGUILAR request(s) the above action(s) for all or a portion of Tract(s) 400, **TOWN OF ATRISCO GRANT, UNIT 3**, zoned R-D residential and related uses zone, developing area, located on 75TH ST SW, between SAN IGNACIO RD SW and AMOLE DEL NORTE SW containing approximately acre(s).[REF: 05DRB-01678] *[Deferred from 1/10/07]* (L-10) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE WITH A CONDITION OF FINAL PLAT: PROVIDE ADEQUATE RIGHT-OF-WAY FOR THE AMOLE DEL NORTE DRAINAGE FACILITY.**
7. **Project # 1002739**
06DRB-01621 Major-Vacation of Public
Easements
06DRB-01622 Major-Vacation of Pub
Right-of-Way
06DRB-01623 Minor-Final Plat Approval
- MARK GOODWIN & ASSOCIATES agent(s) for KB HOME NEW MEXICO INC request(s) the above action(s) for **ANDERSON HEIGHTS, UNIT 5A**, zoned RD/RLT, located on 118TH ST SW, between DENNIS CHAVES BLVD SW and COLOBEL AVE SW containing approximately 41 acre(s). [REF: 06DRB-01431] *[Deferred from 12/6/06 & 12/13/06 & 12/20/06]* *[Deferred from 1/3/07 & 1/10/07 & 1/17/07]* (P-8) **DEFERRED TO 1/24/07.**

8. **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 & 11/29/06 & 12/13/06 & 1/10/07 & 1/17/07*] (P-9) **DEFERRED AT THE BOARD'S REQUEST TO 1/24/07.**

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.

THERE ARE NO SITE DEVELOPMENT PLANS THIS WEEK . . .

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

9. **Project # 1004977**
06DRB-01066 Minor-Final Plat Approval
- JEFF MORTENSEN & ASSOCIATES agent(s) for AIRPORT TECHNICAL CENTER LIMITED request(s) the above action(s) for all or a portion of Lot(s) 6B-2 & 8B (to be known as **TRACTS A, B, C, D & E, AIRPORT TECHNICAL CENTER**) zoned M-2 heavy manufacturing zone, located on UNIVERSTY BLVD SE, between SUNPORT BLVD SE and INTERSTATE 25 containing approximately 11 acre(s). [RE:06DRB00898, 06DRB00899] [*Indef deferred 8/2/06 for the SIA*] (N-15) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**
10. **Project # 1001685**
07DRB-00020 Minor-Prelim&Final Plat Approval
- SURV-TEK INC. agent(s) for SMITH'S FOOD & DRUG CENTERS, INC request(s) the above action(s) for TRACTS 1B-2, 1B-3 & 1B-5, PARADISE NORTH, (to be known as **GOLF COURSE MARKET PLACE**) zoned SU-1

IP USES, located on GOLF COURSE BLVD NW, between BANDELIER DR NW and GOLF COURSE RD NW containing approximately 7 acre(s). [RE:05DRB01894,06DRB00405,06DRB00736](A-12) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR SIDEWALK EASEMENTS AND PLANNING TO RECORD.**

11. **Project # 1004178**
07DRB-00018 Minor-Prelim&Final Plat
Approval

WAYJOHN SURVEYING INC agent(s) for NEW MEXICO ONE CALL INC request(s) the above action(s) for all or a portion of Tract(s) G, Block(s) 27, **MESA VILLAGE**, zoned O-1 office and institution zone, located on EUBANK BLVD NE, between WALKER DR NE and LOMAS BLVD NE containing approximately 2 acre(s). [REF: 05DRB-01013] (J-20) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT TO DECIDE IF CROSS ACCESS EASEMENTS ARE REQUIRED AND PLANNING TO RECORD.**

12. **Project # 1004632**
07DRB-00007 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST LTD agent(s) for AMBERLEY PYLES, PORCHSONG RESTORATIONS LLC request(s) the above action(s) for all or a portion of Lot(s) 12, Block(s) 10, **EASTERN ADDITION**, zoned SU-2 FOR MR, located on ARNO ST SE, between CROMWELL ST SE and PACIFIC AVE SE containing approximately 1 acre(s). [REF: 06DRB-00252] (K-14) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR NEW WATER AND SEWER SERVICE AND TO PLANNING FOR VARIANCE APPROVALS.**

13. **Project #: 10049747**
07DRB-00024 Minor-Final Plat Approval

TIERRA WEST LLC agent(s) for SAN PEDRO EQUITIES LTD CO request(s) the above action(s) for all or a portion of Lot(s) 1-3, 30-32, Block(s) 34, Tract(s) A, NORTH ALBUQUERQUE ACRES, (to be known as **PASEO NUEVO**) zoned SU-2 FOR IP, located on SAN PEDRO DR NE, between HOLLY AVE NE and CARMEL AVE NE containing approximately 5 acre(s). [REF: 06DRB-01117] (C-18) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

14. **Project # 1005258**
07DRB-00023 Minor-Prelim&Final Plat Approval

ANGELA BLAIR agent(s) for CHRISTOPHER & JEANETTE CHAVEZ request(s) the above action(s) for all or a portion of Tract(s) A, Map 37, MARTINEZTOWN (to be known as **LANDS OF CHRIS CHAVEZ**) zoned SU-2/NCR, located on EDITH BLVD NE, between LOMAS BLVD NE and MOUNTAIN RD NE containing approximately 1 acre(s). (J-14) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR DEDICATION ALONG EDITH AND PLANNING FOR AGIS DXF FILE AND TO RECORD.**

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

15. **Project # 1005316**
07DRB-00008 Minor-Sketch Plat or Plan

SURVEYS SOUTHWEST LTD agent(s) for CARMEN PRECIADO request(s) the above action(s) for Lot(s) 5, Block(s) 2, **GARCIA ADDITION** and Lot(s) 10, Block(s) 2, **MARIPOSA ADDITION**, zoned SU-2 MR, located on GALINA ST SE, between SMITH AVE SE and KATHRYN AVE SE containing approximately 1 acre(s). (L-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

16. Approval of the Development Review Board Minutes for January 3 and January 10, 2007.
THE DRB MINUTES FOR JANUARY 3 AND JANUARY 10, 2007 WERE APPROVED BY THE BOARD.

ADJOURNED: 10:55 A.M.

#13

4974

DXF Electronic Approval Form

DRB Project Case #: 1004974

Subdivision Name: PASEO NUEVO TRACTS A, B & C

Surveyor: LARRY W MEDRANO

Contact Person: KELI KRUEGAR

Contact Information: 858-3100

DXF Received: 1/9/2007

Hard Copy Received: 1/4/2007

Coordinate System: NMSP Grid (NAD 27)

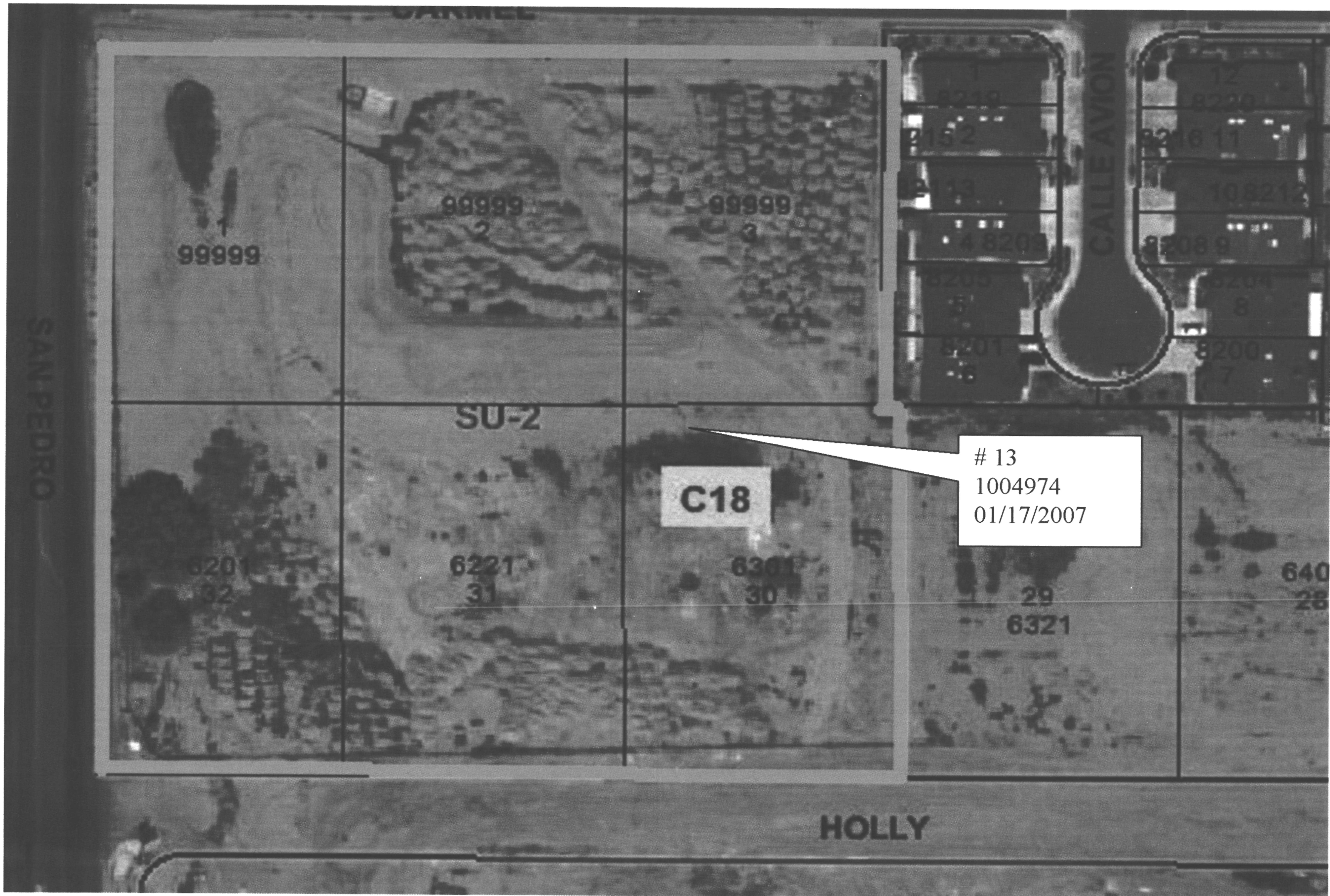

Approved

1.9.2007
Date

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

AGIS Use Only

Copied fc 4974 to agiscov on 1/9/2007 Contact person notified on 1/9/2007



**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
January 17, 2007
DRB Comments**

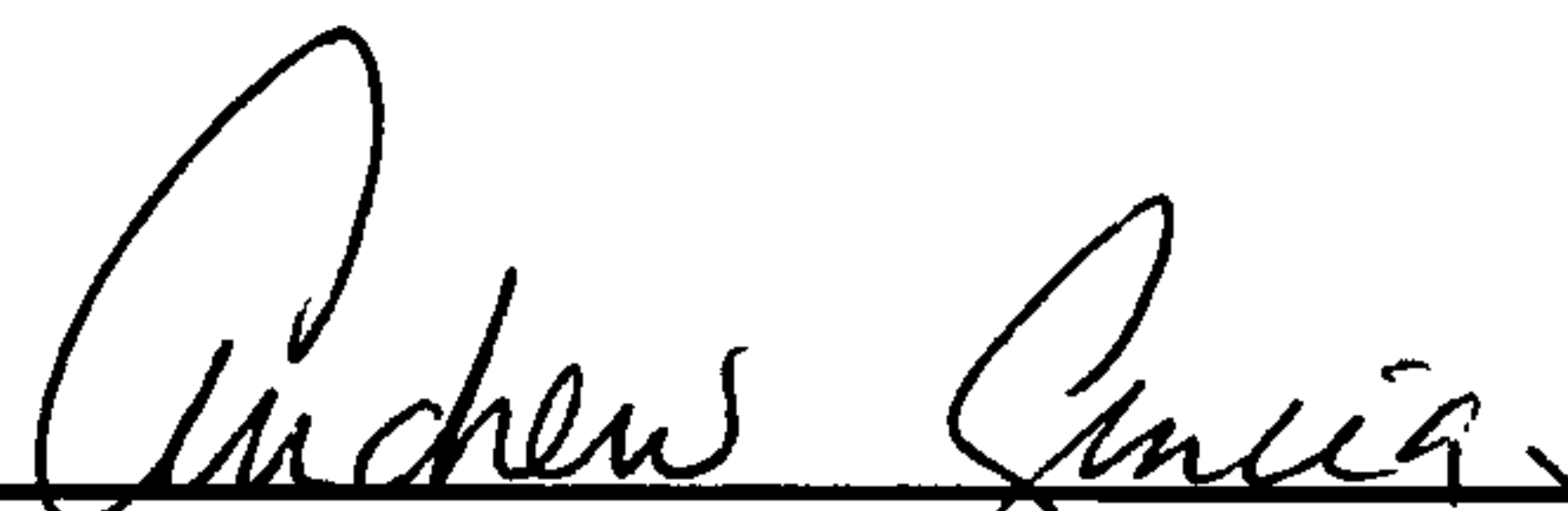
ITEM # 13

PROJECT #1004974

APPLICATION # 07-00024

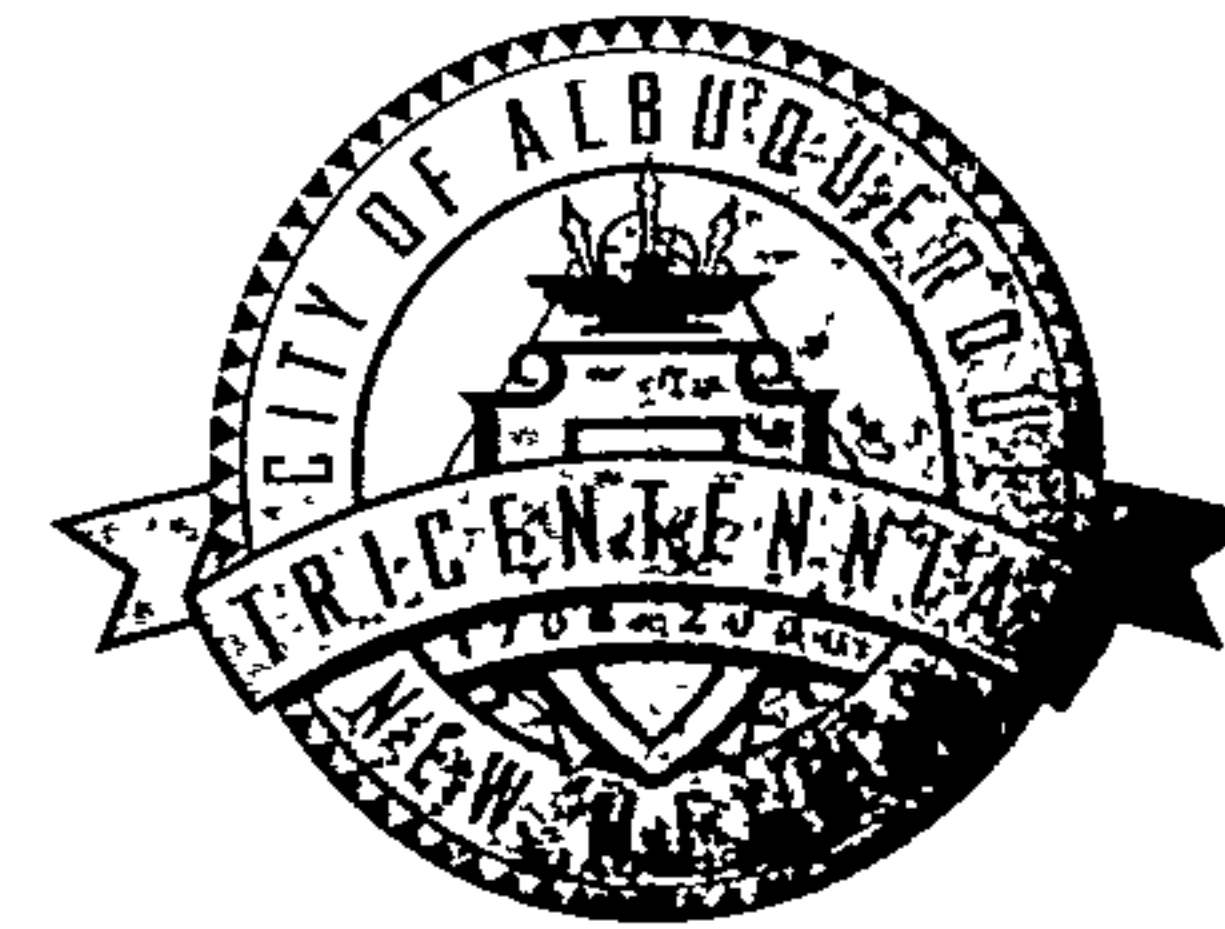
RE: Lots 1-3, 30-32, Blk 34, Tr A, N.A.A./fp

A condition of final plat is that the adjacent property owner's must sign the plat prior to planning recording the plat.



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

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1004974

AGENDA ITEM NO: 13

SUBJECT:

Final Plat

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

No adverse comments.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION:

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

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

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee

DATE: JANUARY 17, 2007



DRB CASE ACTION LOG (SITE PLAN B.P.)
REVISED 9/28/05

Complete Ag
1/5/07

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-00885 (SBP) Project # 1004974
Project Name: NO ALBUQ. ACRES
Agent: Studio SW Architects Phone No.: 843-9639

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 8/30/06 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- TRANSPORTATION:
UTILITIES:
CITY ENGINEER / AMAFCA: S.I.A.
PARKS / CIP:
PLANNING (Last to sign) * Robbed plants on upper parking deck (note on site plan sheet) 3 copies of

Project Number 1004974

7/17
Spade & Mulla

- 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.

Complete Ag
1/5/07



DRB CASE ACTION LOG (SITE PLAN SUBD)

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-00884 (P&F)
Project Name: NO ALBUQ. ACRES
Agent: Studio SW Architects

Project # 1004974
Phone No.: 843-9639

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 8/30/06 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): 3 Copies ok AS
- _____
- _____
- _____

- 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 1004974

#4



DRB CASE ACTION LOG (SITE PLAN B.P.)

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-00885 (SBP)
Project Name: NO ALBUQ. ACRES
Agent: Studio SW Architects

Project # 1004974
Phone No.: 843-9639

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 8/30/06 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: _____

UTILITIES: _____

CITY ENGINEER / AMAFCA: S.I.A.

PARKS / CIP: _____

PLANNING (Last to sign): Bobbed plants on upper parking deck (note on site plan sheet) 3 copies

- 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

1004974

deck
7/17
copy of mylar



DRB CASE ACTION LOG (SITE PLAN SUBD)

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-00884 (P&F)
Project Name: NO ALBUQ. ACRES
Agent: Studio SW Architects

Project # 1004974
Phone No.: 843-9639

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 8/30/06 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: _____

UTILITIES: _____

CITY ENGINEER / AMAFCA: _____

PARKS / CIP: _____

PLANNING (Last to sign): _____

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

Project Number

1004974



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

August 30, 2006

4. Project # 1004974
06DRB-01117 Major-Preliminary Plat Approval

TIERRA WEST LLC agent(s) for SAN PEDRO EQUITIES LTD CO request(s) the above action(s) for all or a portion of Lot(s) 1-3 & 30-32, Block(s) 34, Tract(s) A, NORTH ALBUQUERQUE ACRES, (to be known as **PASEO NUEVO**) zoned SU-2 for IP, located on SAN PEDRO NE, between HOLLY AVE NE and CARMEL AVE NE containing approximately 5 acre(s). [REF: 06DRB-00884, 06DRB-00885] (C-18)

At the August 30, 2006, Development Review Board meeting, with the signing of the infrastructure list dated 8/30/06 and approval of the grading plan engineer stamp dated 6/1/06 the preliminary plat was approved with the following conditions of final plat approval:

Address the 24-foot floating access easement.

Adjacent owners must sign the plat prior to recording.

06DRB-00884 Major-SiteDev Plan Subd
06DRB-00885 Major-SiteDev Plan Bldg Permit

STUDIO SW ARCHITECTS agent(s) for SAN PEDRO EQUITIES request(s) the above action(s) for all or a portion of Lot(s) 1, 2, 3, 30, 31 and 32, Tract(s) A, Block(s) 34, **NORTH ALBUQUERQUE ACRES**, zoned SU-2, IP, located on SAN PEDRO NE BETWEEN HOLLY NE AND CARMEL NE containing approximately 5 acres.[REF: AX-84-9,Z-84-41] [*Deferred from 7/12/06 & 8/16/06*] (C-18)

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

With the signing of the infrastructure list dated 8/30/06 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.

If you wish to appeal this decision, you must do so by September 14, 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.



OFFICIAL NOTICE OF DECISION

PAGE 2

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

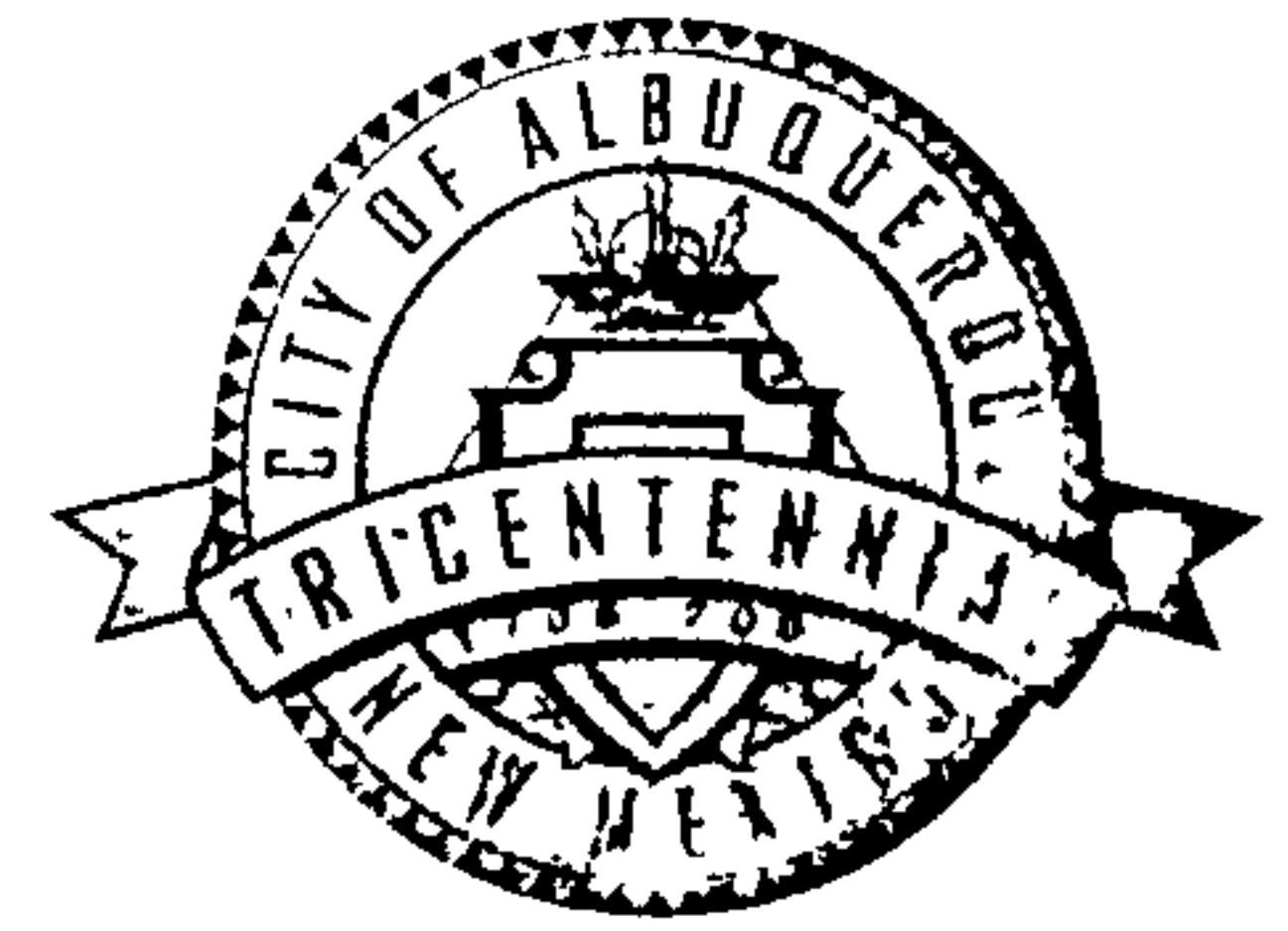
ga
Cc: San Pedro Equities Ltd., Co., 1609 San Patricio Ave SW, 87104
Tierra West LLC, 5571 Midway Park Pl NE, 87109
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1004/974 AGENDA#: 4 DATE: 8/30/06

1. Name: Jon Aiski Address: Tierra Vista
5571 Midway Zip: _____
2. Name: DANIEL MURAK Address: Studio SW NW
2101 Mountain Rd Zip: 87111
3. Name: MARIA REU 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: 1004974

AGENDA ITEM NO: 4

SUBJECT:

Preliminary Plat
Site Plan for BP
Site Plan for Subd

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

~~The plat shows a right of way vacation that has not been applied for.~~ *removed*
An approved conceptual grading and drainage plan dated 6-01-06 is on file for site plan approval.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION:

Signed I.L.

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

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

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee

DATE: AUGUST 30, 2006



CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

August 30, 2006

Project # 1004974
06DRB-01117 Major-Preliminary Plat Approval

TIERRA WEST LLC agent(s) for SAN PEDRO EQUITIES LTD CO request(s) the above action(s) for all or a portion of Lot(s) 1-3 & 30-32, Block(s) 34, Tract(s) A, NORTH ALBUQUERQUE ACRES, (to be known as **PASEO NUEVO**) zoned SU-2 for IP, located on SAN PEDRO NE, between HOLLY AVE NE and CARMEL AVE NE containing approximately 5 acre(s). [REF: 06DRB-00884, 06DRB-00885] (C-18)

AMAFCA No adverse comments.

COG

San Pedro Dr is designated a collector on the Long Range Road System with a right of way of 80 feet. In addition the Long Range Bikeway System designates San Pedro St as having on-street bike lanes. Please coordinate with DMD to insure that project conforms to these adopted policies of the Metropolitan Transportation Board.

Transit No objection to the request.

Zoning Enforcement No adverse comments.

Neighborhood Coordination Letter sent to West La Cueva NA (R).

APS

The request for a preliminary plat approval for the **Paseo Nuevo Commercial Development** which will consist of office and restaurant spaces on San Pedro NE between Holly Ave NE and Carmel Ave NE will have no adverse impacts to the APS district.

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

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

PNM Electric & Gas	Approved.
Comcast	No comments received.
QWEST	No comments received.
Environmental Health	No comments received.
M.R.G.C.D.	No comments received.
Open Space Division	No adverse comments.
City Engineer	Plat shows R/W to be vacated that has not been applied for.

Transportation Development

There is no vacation action. Plat cannot be signed as such. Where are the turn-bays on San Pedro? Why is Holly only a 12' section? (24 min. required) Are turn bays required? If a median is in place, then 20' min. is required on each side of the median. Where are the Carmel improvements? Are any TIS improvements required? Will either of the intersection be signalized? (In the future?)

Parks & Recreation	No objection.
Utilities Development	No objection to Preliminary Plat approval.

Planning Department

The square footage of the lots identified on the preliminary plat are not consistent with the square footage shown on the site development plan.

Impact Fee Administrator

Impact Fees are not applicable at this time of platting, However, Impact Fees will be required at the time a building permit is issued for the 80ksf office and the two restaurants. The estimated impact fees are as follows:

Office

1. Roadway Facilities for the Far NE Heights: \$128,960.00
2. Drainage Fees for the Far NE Heights: \$10,208.00 per impervious acre.
3. Public Safety Fees for the Eastside: \$8,000.00

Quality Restaurants

1. Roadway Facilities for the far NE Heights: \$3,448.00/1000sf.

Impact Fee Administrator

2. Public Safety Facilities for the East side: \$455.00/1000sf
3. Drainage Facilities for the Far NE: \$10,208.00 per impervious acre.

Fast Food Restaurant with Drive up:

1. Roadway Facilities for the far NE Heights: \$5,594.00/1000sf.
2. Public Safety Facilities for the East side: \$455.00/1000sf
3. Drainage Facilities for the Far NE: \$10,208.00 per impervious acre.

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

Cc: San Pedro Equities Ltd., Co., 1609 San Patricio Ave SW, 87104

Tierra West LLC, 5571 Midway Park PI NE, 87109



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

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW**, on **Wednesday, August 30, 2006**, beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1003674

06DRB-01082 Major-Vacation of Pub Right-of-Way
06DRB-01083 Major-Preliminary Plat Approval
06DRB-01125 Minor-Temp Defer SDWK

JEFF MORTENSEN & ASSOCIATES INC agent(s) for LLAVE HOMES, BOB KEERAN request(s) the above action(s) for all or a portion of Lot(s) 25, 26 & 27, Block(s) 3, Tract(s) 3, NORTH ALBUQUERQUE ACRES, UNIT 3 (to be known as **RICH COURT SUBDIVISION**) zoned R-D (3 du/a) located on ALAMEDA BLVD NE, between VENTURA ST NE and BARSTOW ST NE containing approximately 3 acre(s). [REF: 04DRB-01426] (C-20)

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] (P-9)

Project # 1004974

06DRB-01117 Major-Preliminary Plat Approval

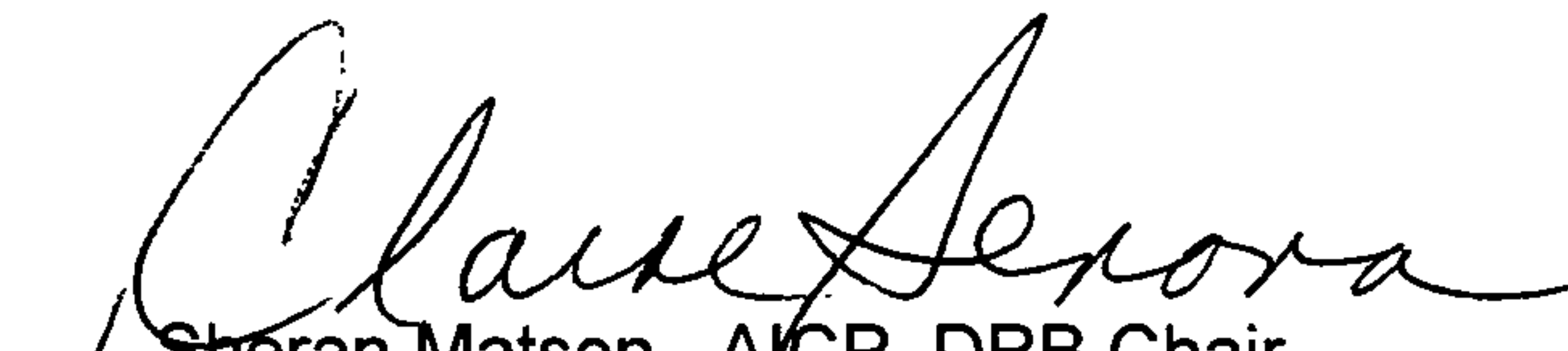
TIERRA WEST LLC agent(s) for SAN PEDRO EQUITIES LTD CO request(s) the above action(s) for all or a portion of Lot(s) 1-3 & 30-32, Block(s) 34, Tract(s) A, NORTH ALBUQUERQUE ACRES, (to be known as **PASEO NUEVO**) zoned SU-2 for IP, located on SAN PEDRO NE, between HOLLY AVE NE and CARMEL AVE NE containing approximately 5 acre(s). [REF: 06DRB-00884, 06DRB-00885] (C-18)

Project # 1002632

06DRB-01113 Major-Vacation of Pub Right-of-Way
06DRB-01116 Major-Vacation of Public Easements

TIERRA WEST LLC agent(s) for CAPITAL ALLIANCE INVESTMENTS request(s) the above action(s) for Lot(s) 3-9, 12, 23 & 24, Tract(s) A, Unit(s) 1, Block(s) 5 and Tract(s) 5, **SUNDANCE ESTATES, UNIT 1, PHASE 1B**, zoned R-LT, located on PARADISE BLVD NW, between LYONS BLVD NW and UNSER NW containing approximately 36 acre(s). [REF: 04DRB-00760, 04DRB-00761, 04DRB-001761] (B-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 1-800-559-8331.


for Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, AUGUST 14, 2006.

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

Meeting Date: AUGUST 30, 2006
Zone Atlas Page: C-18-Z
Notification Radius: 100 Ft.

**Project# 1004974
App#06DRB-01117**

Cross Reference and Location: SAN PEDRO DRIVE NE BETWEEN HOLLY
AVE NE AND CARMEL AVE NE

Applicant: SAN PEDRO EQUITIES LTD. CO
Address: 1609 SAN PATRICIO AVE SW
ALBUQUERQUE, NM 87104

Agent: TIERRA WEST LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE, NM 87109

Special Instructions:

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

Date Mailed: AUGUST 11, 2006
Signature: YVONNE SAAVEDRA

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

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

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

APPLICANT INFORMATION:

NAME: San Pedro Equities Ltd. Co. PHONE: 505-998-9094
 ADDRESS: 1609 San Patricio Ave SW FAX: _____
 CITY: Albuquerque STATE NM ZIP 87104 E-MAIL: _____
 Proprietary interest in site: Owner List all owners: _____
 AGENT (if any): Tierra West LLC PHONE: 505-858-3100
 ADDRESS: 5571 Midway Park Place NE FAX: 505-858-1118
 CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: _____

DESCRIPTION OF REQUEST: Preliminary Plat Approval/ Infrastructure List

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

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

Lot or Tract No. Lots 1,2,3,30,31,32, Tract A Block: 34 Unit: _____
 Subdiv. / Addn North Albuquerque Acres **TBK PASEO NUEVO**
 Current Zoning: SU2- for IP Proposed zoning: No Change
 Zone Atlas page(s): C-18 No of existing lots: 6 No. of proposed lots: 3
 Total area of site (acres). 4.8167+/- Density if applicable: dwellings per gross acre: _____ dwellings per net acre. _____
 Within city limits? Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? NO
 UPC No. see attached page 10/80642730240232 MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: San Pedro Drive NE
 Between: Holly Avenue NE and Carmel Avenue NE

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): Z-84-41
Project # 1004974

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

SIGNATURE [Signature] DATE 8/4/06
 (Print) Ronald R. Bohannon, PE Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 4/04

INTERNAL ROUTING

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

Application case numbers

06DRB-01117

Action

PP
ADU
CMF

S.F.

5(2)

Fees

\$ 895.00

\$ 75.00

\$ 20.00

\$ _____

\$ _____

Total

\$ 990.00

Hearing date 8-30-06

1/2 SIS 8/4/06

Project # 1004974

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

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

MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL

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

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

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

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

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

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

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

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

Ronald R. Bohannon, PE
Applicant name (print)
8/4/08
Applicant signature / date

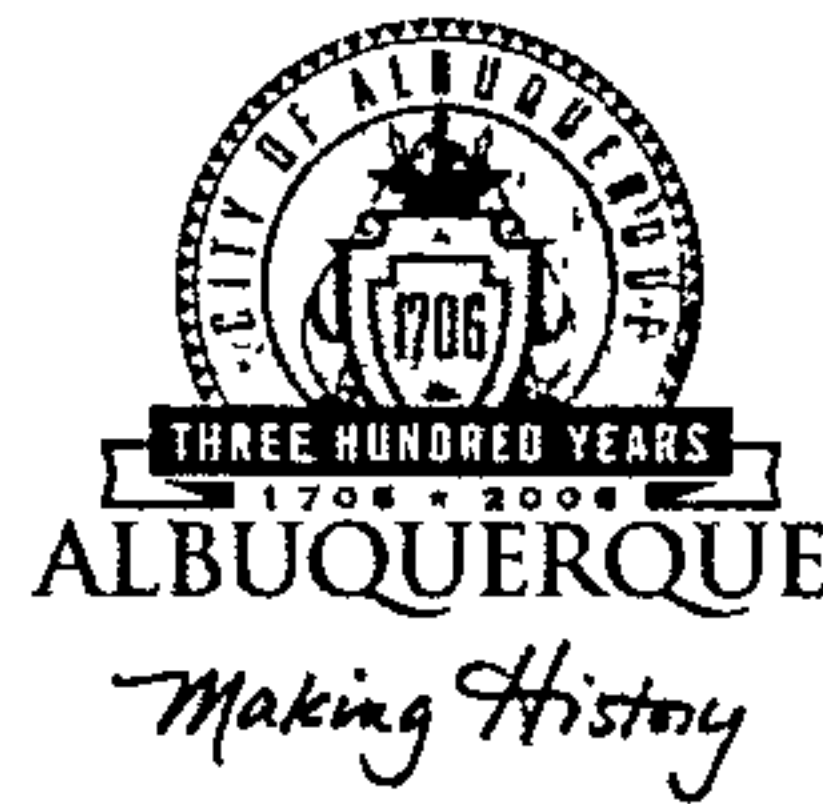


Form revised 11/04

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

Application case numbers
06DRB - 0117

[Signature]
Planner signature / date
Project # 1004974



City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

July 27, 2006

Keli Krueger
Tierra West, LLC
5571 Midway Park Place NE/87109
Phone: 505-858-3100/Fax: 505-858-1118
Email: kkruieger@tierrawestllc.com

Dear Keli:

Thank you for your inquiry of **July 27, 2006** requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **LOTS 1,2,3,30,31 AND 32, TRACT A, BLOCK 34, NORTH ALBUQUERQUE ACRES LOCATED ON SAN PEDRO DRIVE NE BETWEEN HOLLY AVENUE NE AND CARMEL AVENUE NE** zone map C-18.

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

WEST LA CUEVA N.A. (WLC) "R"

Steven Driscoll

8408 Calle Soquelle NE/87113 828-0888 (h)

Please note that according to O-92 you are required to notify each of these contact persons by **certified mail, return receipt requested, before** the Planning Department will accept your application filing. **IMPORTANT! Failure of adequate notification may result in your Application Hearing being deferred for 30 days.** If you have any questions about the information provided, please contact me at (505) 924-3902 or via an e-mail message at swinklepleck@cabq.gov or by fax at (505) 924-3913.

Sincerely,

Stephani Winklepleck

Neighborhood Program Coordinator
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

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

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

!!!Notice to Applicants!!!

SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

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

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

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

Information from the Office of Neighborhood Coordination

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

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

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

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

Thank you for your cooperation on this matter.

(below this line for ONC use only)

Date of Inquiry: **07/27/06** Time Entered: **8:20 a.m.** ONC Rep. Initials: **SW**

OR CURRENT RESIDENT
101806433310940210
WOODROW MILDRED TRUSTEE
8208 CALLE AVION NE
ALBUQUERQUE, NM 87113

OR CURRENT RESIDENT
101806431813340305
PIPER CAROL A
8305 CALLE AVION NE
ALBUQUERQUE, NM 87122

OR CURRENT RESIDENT
101806433410540211
KREK FRANK T & PATRICIA A
8204 CALLE AVION NE
ALBUQUERQUE, NM 87113

OR CURRENT RESIDENT
101806427312240301
JACOBS MICHAEL JAY
10510 CITY LIGHTS DR NE
ALBUQUERQUE, NM 87111

OR CURRENT RESIDENT
101806431810940215
CLARK BARBARA A
8209 CALLE AVION NE
ALBUQUERQUE, NM 87113

OR CURRENT RESIDENT
101806430412240303
BURCH EDWARD J & KATHRYN M
6009 CARMEL NE
ALBUQUERQUE, NM 87113

OR CURRENT RESIDENT
101806431811640217
BLAKELY EUGENIA L TRUSTEE BLAK
8215 CALLE AVION NE
ALBUQUERQUE, NM 87113

Project # 1004974
SAN PEDRO EQUITIES LTD. CO
1609 SAN PATRICIO AVE SW
ALBUQUERQUE, NM 87104

OR CURRENT RESIDENT
101806431910140213
SCHMILLE RANDY & BETTY
PO BOX 91508
ALBUQUERQUE, NM 87199

OR CURRENT RESIDENT
101806433411340209
PASEO DEL NORTE PARTNERS LTD
500 COPPER AVE NW 500
ALBUQUERQUE, NM 87102

OR CURRENT RESIDENT
101806431811340216
KELLER GLORIA M & BARBARA A CL
8211 CALLE AVION NE
ALBUQUERQUE, NM 87113

OR CURRENT RESIDENT
101806425102830212
DOUGHTY ENTERPRISES INC
7009 PROSPECT NE
ALBUQUERQUE, NM 87109

OR CURRENT RESIDENT
101806434810240222
CHANT CHRISTOPHER H
8201 SANTA CLARITA ST NE
ALBUQUERQUE, NM 87102

OR CURRENT RESIDENT
101806428812240302
BURCH EDWARD J & KATHRYN M
6009 CARMEL AVE NE
ALBUQUERQUE, NM 87113

OR CURRENT RESIDENT
101806424507930409
BALDWIN WILLIAM E
726 PUEBLO SOLANO NW
ALBUQUERQUE, NM 87107

Project # 1004974
TIERRA WEST LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE, NM 87109

OR CURRENT RESIDENT
101806430406940203
SAN PEDRO EQUITIES LTD CO
4101 INDIAN SCHOOL RD NE 400
ALBUQUERQUE, NM 87110

OR CURRENT RESIDENT
101806431912940304
MARRON PATRICK J
8301 CALLE AVION NE
ALBUQUERQUE, NM 87113

OR CURRENT RESIDENT
101806425312230610
JARAMILLO TONY L & PHYLLIS A
6713 LEMITAR NE
ALBUQUERQUE, NM 87113

OR CURRENT RESIDENT
101806431810540214
DELAMBRE MARY ANN TRUSTEE
8205 CALLE AVION NE
ALBUQUERQUE, NM 87113

OR CURRENT RESIDENT
101806434310740221
BURCH JOHN E. & KATHRYN M
8205 SANTA CLARITA ST NE
ALBUQUERQUE, NM 87102

OR CURRENT RESIDENT
101806433310140212
BRADFORD WILLIAM K & ARLENE M
8200 CALLE AVION NE
ALBUQUERQUE, NM 87113

OR CURRENT RESIDENT
101806431912040218
ANDERSON N.L. & VIRGINIA R TRU
8219 CALLE AVION NE
ALBUQUERQUE, NM 87113 2812

Project # 1004974
STEVEN DRISCOLL
West La Cueva N.A.
8408 CALLE SOQUELLE NE
ALBUQUERQUE, NM 87113

UPC Numbers for Subject Site

Lot 1 – 101806427309240232

Lot 2 – 101806428809240231

Lot 3 – 101806430409240230

Lot 30 – 101806430406940203

Lot 31 – 101806428806940202

Lot 32 – 101806427407040201

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: Holly / San Pedro Commercial Development

AGIS MAP # C-18

LEGAL DESCRIPTIONS: Lots 1, 2, 3, 30, 31, 32 Tract A, Block 34
North Albuquerque Acres

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 6/1/2006 (date).

Keli D. Krueger
Applicant/Agent

8/1/06
Date

[Signature]
Hydrology Division Representative

8/4/06
Date

WATER AND SEWER AVAILABILITY STATEMENT

A Water and Sewer Availability Statement for this project was requested from the City of Albuquerque Utilities Development Division (2nd floor, Plaza del Sol) on 7-6-2006 (date).


Keli D. Krueger
Applicant/Agent

8/1/06
Date

William J. Balch
Utilities Division Representative

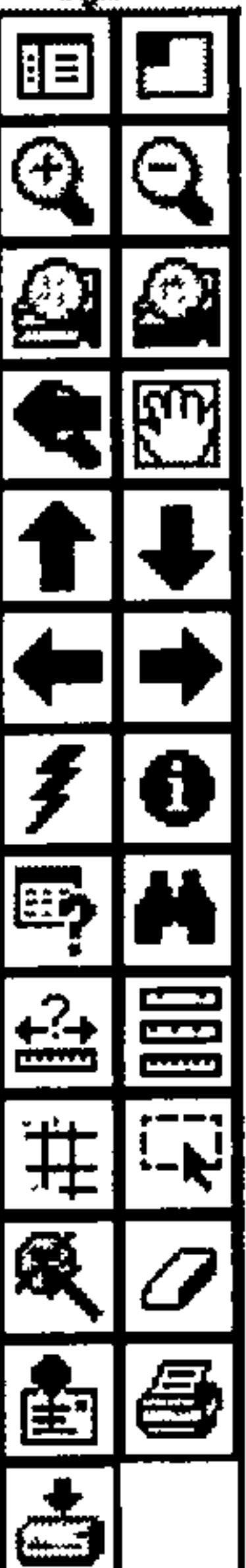
8/4/06
Date

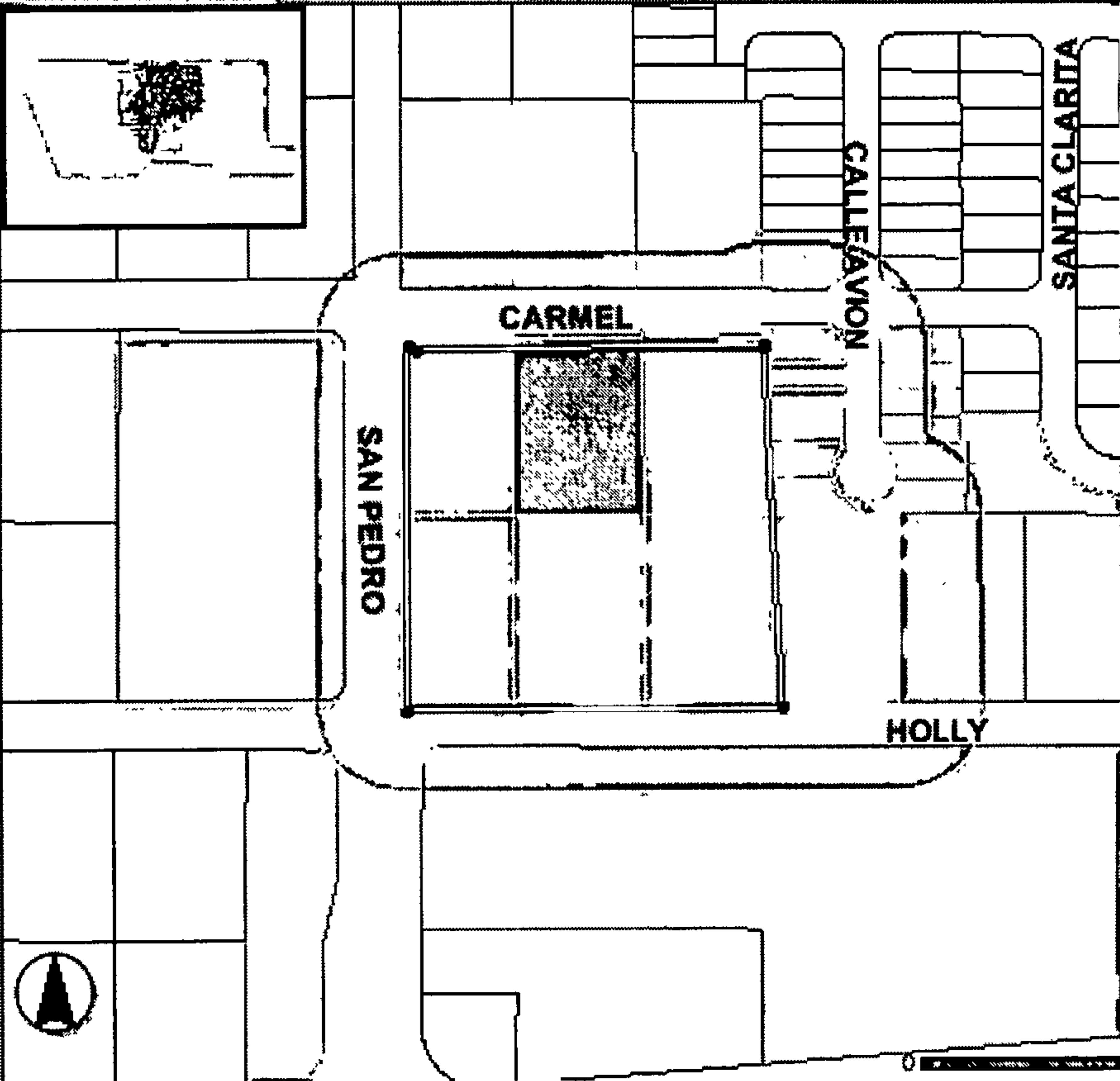
PROJECT # 1004974



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:

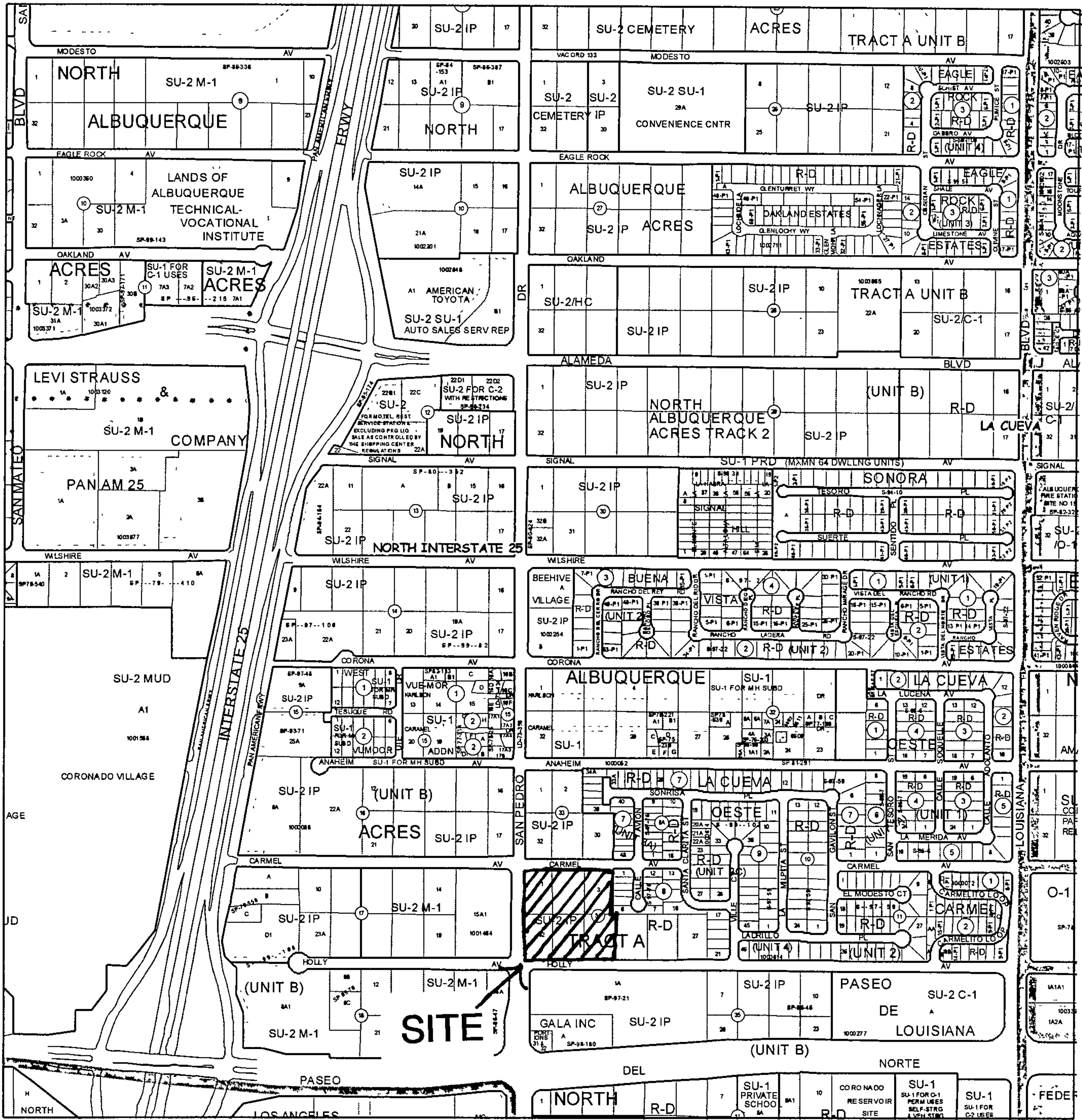
- Closed group, click to open.
- Open group, click to close.
- Map layer.
- Hidden group/layer, click for visible.
- Visible group/layer, click to hide.
- Layer not visible at this scale.
- Partially visible group, click for visible.
- Inactive layer, click for active.
- The active layer.

OWNERSHIP

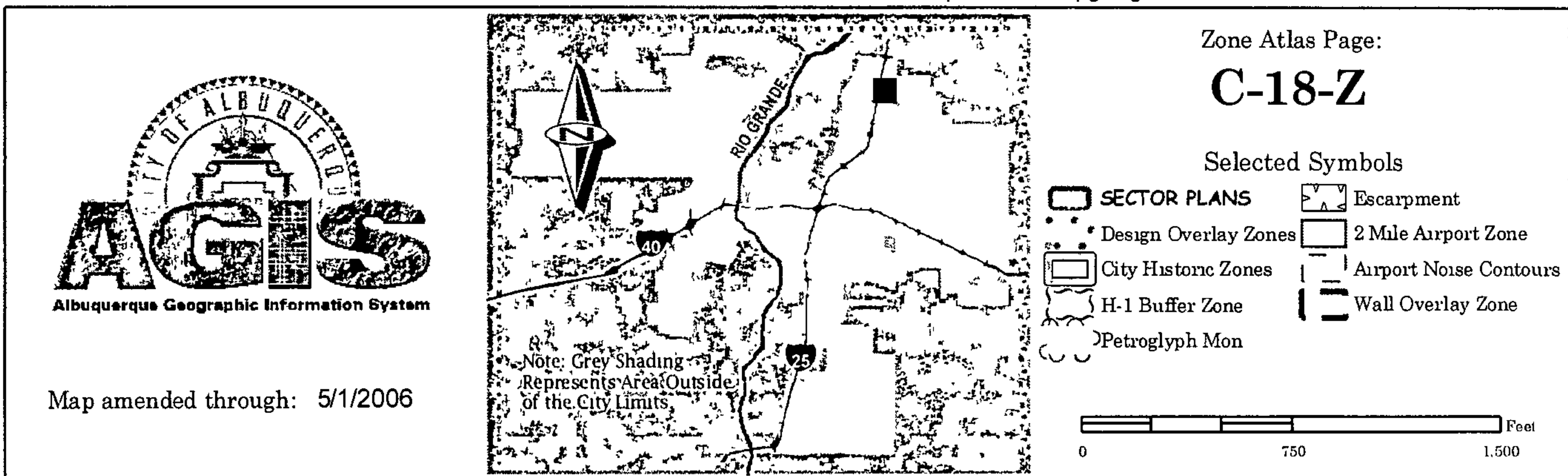
Rec	UPC CODE	OWNER	OWNER ADC
1	101806431810540214	DELAMBRE MARY ANN TRUSTEE	8205 CALLE AVION
2	101806433410540211	KREK FRANK T & PATRICIA A	8204 CALLE AVION
3	101806434010540212	CUMMINGS RANDY & BETTY	PO BOX 24500

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

[CONTACT](#)



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



TIERRA WEST, LLC

5571 Midway Park Place NE
Albuquerque, NM 87109

(505) 858-3100
fax (505) 858-1118

twllc@tierrawestllc.com
1-800-245-3102

August 1, 2006

Ms. Sheran Matson, AICP, Chair
Development Review Board
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

**RE: Preliminary Plat Approval
Paseo Nuevo Commerical Development
Zone Atlas page C-18**

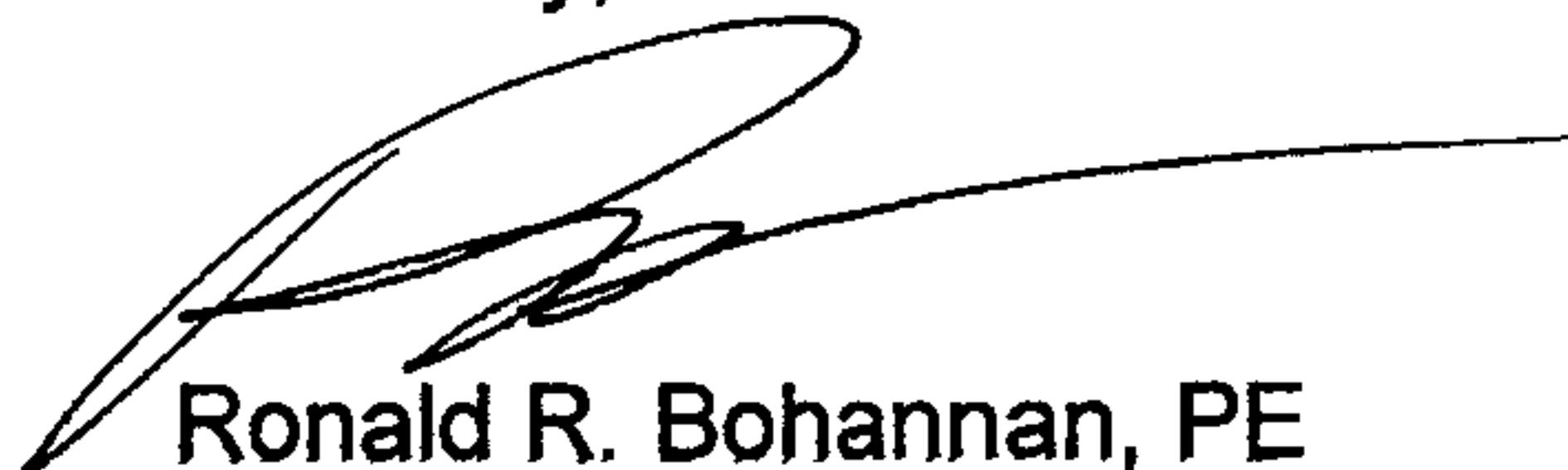
Dear Ms. Matson:

Tierra West LLC, on behalf of San Pedro Equities Ltd. Co., requests approval of the Preliminary Plat and Infrastructure List for the above-referenced subdivision. The site is located on San Pedro Drive NE between Holly Avenue NE and Carmel Avenue NE, is currently zoned SU-2 for IP Uses and contains approximately 4.8167 acres.

Water and Sewer availability was requested July 6, 2006 and a response has not yet been received. The drainage report was submitted to the Hydrology Department on June 1, 2006. The infrastructure list has also been included for consideration with this application.

If you have any questions or need additional information regarding this matter, please do not hesitate to call me.

Sincerely,



Ronald R. Bohannon, PE

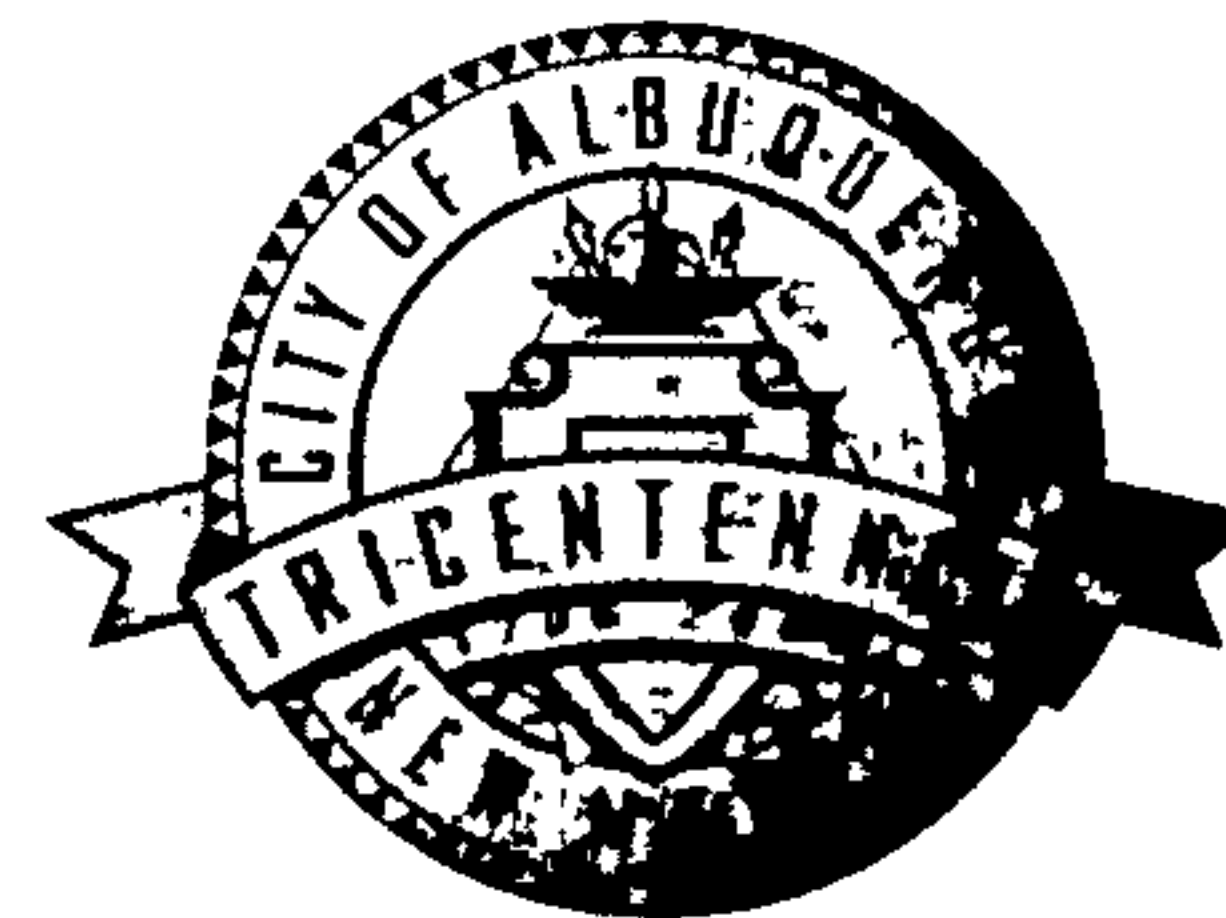
Enclosure/s

cc: Josh Skarsgard

JN: 24100
RRB/JN/kdk

2004:24100PrelimPlat072706

Site Plan for this project has been submitted and will be heard August 16, 2006



NOTIFICATION OF HEARING for the DEVELOPMENT REVIEW BOARD

August 18, 2006

TO: Steven Driscoll, West La Cueva Neighborhood Association

This letter will serve as your notification from the City of Albuquerque, under provisions of 0-92 pertaining to a request for: **Requests the following for approximately five (5) acre(s) – Major Preliminary Plat Approval for the Paseo Nuevo Commercial Development.**

Proposed by: Tierra West, LLC at 505-858-3100

Agent for: San Pedro Equities, Ltd., Co.

For property located: **On or near San Pedro Drive NE between Holly Avenue NE and Carmel Avenue NE.**

P.O. Box 1293

The case number(s) assigned is: **06DRB- 01117, Project # 1004974.**

City Planning accepted application for this request on **August 4, 2006.**

Albuquerque

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

New Mexico 87103

Please be advised that this application is scheduled for a hearing before the Development Review Board (DRB) at **9 a.m. on Wednesday, August 30, 2006** in the **Planning Hearing Room, Lower Level, Plaza Del Sol Building, 600 Second St. NW.**

www.cabq.gov

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

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

Sincerely,

Stephani J. Winklepleck

Stephani I. Winklepleck

Neighborhood Program Coordinator

OFFICE OF NEIGHBORHOOD COORDINATION

PLANNING DEPARTMENT

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



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

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW**, on **Wednesday, August 30, 2006**, beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1003674

06DRB-01082 Major-Vacation of Pub Right-of-Way
06DRB-01083 Major-Preliminary Plat Approval
06DRB-01125 Minor-Temp Defer SDWK

JEFF MORTENSEN & ASSOCIATES INC agent(s) for LLAVE HOMES, BOB KEERAN request(s) the above action(s) for all or a portion of Lot(s) 25, 26 & 27, Block(s) 3, Tract(s) 3, NORTH ALBUQUERQUE ACRES, UNIT 3 (to be known as **RICH COURT SUBDIVISION**) zoned R-D (3 du/a) located on ALAMEDA BLVD NE, between VENTURA ST NE and BARSTOW ST NE containing approximately 3 acre(s). [REF: 04DRB-01426] (C-20)

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] (P-9)

Project # 1004974

06DRB-01117 Major-Preliminary Plat Approval

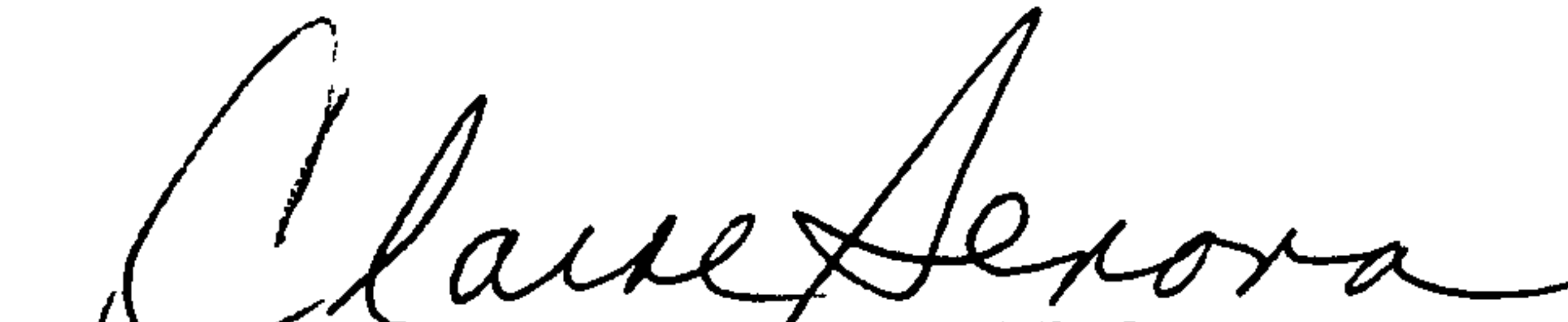
TIERRA WEST LLC agent(s) for SAN PEDRO EQUITIES LTD CO request(s) the above action(s) for all or a portion of Lot(s) 1-3 & 30-32, Block(s) 34, Tract(s) A, NORTH ALBUQUERQUE ACRES, (to be known as **PASEO NUEVO**) zoned SU-2 for IP, located on SAN PEDRO NE, between HOLLY AVE NE and CARMEL AVE NE containing approximately 5 acre(s). [REF: 06DRB-00884, 06DRB-00885] (C-18)

Project # 1002632

06DRB-01113 Major-Vacation of Pub Right-of-Way
06DRB-01116 Major-Vacation of Public Easements

TIERRA WEST LLC agent(s) for CAPITAL ALLIANCE INVESTMENTS request(s) the above action(s) for Lot(s) 3-9, 12, 23 & 24, Tract(s) A, Unit(s) 1, Block(s) 5 and Tract(s) 5, **SUNDANCE ESTATES, UNIT 1, PHASE 1B**, zoned R-LT, located on PARADISE BLVD NW, between LYONS BLVD NW and UNSER NW containing approximately 36 acre(s). [REF: 04DRB-00760, 04DRB-00761, 04DRB-001761] (B-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.


for Sheran Matson, AICP, DRB Chair
Development Review Board

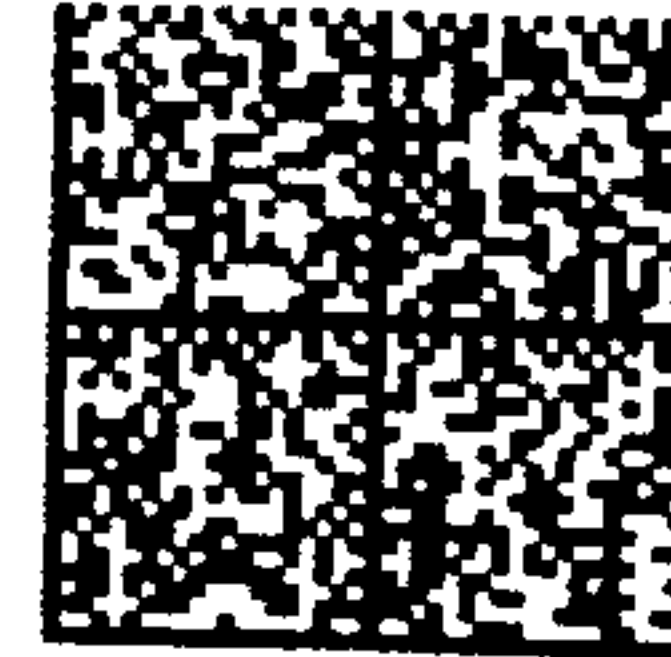
TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, AUGUST 14, 2006.




Planning Department

CITY OF ALBUQUERQUE

OR CURRENT RESIDENT
101806433411340209
PASEO DEL NORTE PARTNERS LTD
500 COPPER AVE NW 500
ALBUQUERQUE, NM 87102



UNITED STATES POSTAGE

PITNEY BOWES
02 1M \$ 00.39⁰
0004219022 AUG 10 2006
MAILED FROM ZIP CODE 87102

Or Current Resident

DRB

101806433411340209

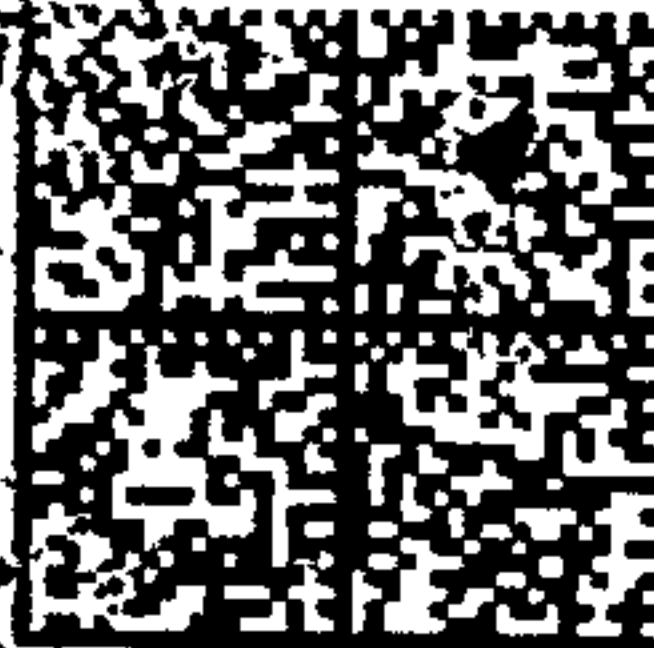


P O Box 1293 Albuquerque, New Mexico 87103



Planning Department

CITY OF ALBUQUERQUE



02 1M \$ 00.39⁰
0004219022 AUG 10 2006
MAILED FROM ZIP CODE 87102

Project # 1004974
SAN PEDRO EQUITIES LTD. CO
1609 SAN PATRICIO AVE SW
ALBUQUERQUE, NM 87104

Or Current Resident

VACANT

DRB

87104+1047-08 000



P O Box 1293 Albuquerque, N. M. 87103



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Intera Incorporated
6000 Uptown Boulevard NE, Suite 100
Albuquerque, New Mexico 87110
Telephone: 505-246-1600
Fax: 505-246-2600

MEMORANDUM

DATE: February 17, 2009

TO: Jack Cloud, Planning Department – Design Review Board

COPY: Suzanne Busch, Environmental Health Department
Donna Griffin, Legal Department
Joshua J. Skarsgard, ESQ.

FROM: Jim Joseph, P.E., INTERA Inc. 

SUBJECT: Project # 1004974, 09DRB-70031 Major – 1 Year Extension of Subdivision Improvements Agreement, Tracts A – C, Paseo Nuevo Subdivision zoned SU-2/IP, located on the northeast corner of San Pedro Drive NE and Holly Avenue NE.

The above-referenced project is within the former buffer zone of a former privately owned/operated landfill (Holly Avenue Landfill). The landfill was removed during March 2005 and no longer provides a source for potential landfill gas impacts. Therefore, the Albuquerque Environmental Health Department has exempted the project from following the most current version of the "City of Albuquerque Interim Guidelines for Development within City Designated Landfill Buffer Zones." The project may proceed through the development process provided all other City requirements are met.

DRB/EPC/LUCC APPLICATION CHECKLIST

A review of DRB Case 1004924 indicates the following problems or crimes may occur or that the following concerns may need to be evaluated or addressed on this site or in this area. These comments do not indicted that a thorough CPTED evaluation has been done, or that other criminal activities may not occur.

- Traffic volume/*Explain:*
- Traffic control devices/*Explain:*
- Burglaries/*Explain:*
- Speeding violations/*Explain:*
- Lighting issues/*Explain:*
- Maintenance of landscaping/*Explain:*
- Robbery/*Explain:*
- Assault/*Explain:*
- Shoplifting/*Explain:*
- Accidents in the parking lot/*Explain:*
- A higher probability of crimes during evening/weekend hours/*Explain:*
- Commercial burglary/*Explain:*
- Rape/*Explain:*
- Adequate security/*Explain:*
- Alarm security/*Explain:*
- Alarm response i.e. false alarms, etc/*Explain:*
- Transients/*Explain:*
- Need for neighborhood association/*Explain:*

Other: *No Crime Prevention or CPTED Comments concerning the proposed Extension at this time*

ROUTING SHEET FOR DRB & EPC REVIEWS

Date: 3/2/09

The following case or applications are being sent to your command and/or office for review:

DRB: 1004974

EPC: _____

Please return originals to Lupe Gallegos @ 768-2175, APD/Planning Division, by: 2/4/09 (to expedite fax comments forms to 768-2324 on/before date).

_____ **VALLEY AREA COMMAND**
Yvette Garcia

_____ **SOUTHEAST AREA COMMAND**
Laura Kuehn

_____ **WESTSIDE AREA COMMAND**
Bill Jackson

_____ **CRIME PREVENTION**
(FH and NE) Steve Sink

REVIEWED BY: Steve Sink PHONE: 924-3600

DATE: 3/4/09



**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, February 18, 2009** beginning at **9:00 a.m.** for the purpose of considering the following:

Project# 1000376

09DRB-70030 MAJOR - 1 YEAR
EXTENSION OF SUBDIVISION
IMPROVEMENTS AGREEMENT

TIERRA WEST LLC agent(s) for CAPITAL ALLIANCE INVESTMENTS request(s) the referenced/ above action(s) for **PARADISE SKIES Unit(s) 1 & 2**, zoned R-T, located on BANDELIER DR NW between MCMAHON BLVD NW and UNSER BLVD NW containing approximately 23.2 acre(s). (A-11)

Project# 1003713

09DRB-70022 MAJOR - 1 YEAR
EXTENSION OF SUBDIVISION
IMPROVEMENTS AGREEMENT

ISAACSON AND ARFMAN PA agent(s) for FAMILY HOUSING DEVELOPMENT CORPORATION request(s) the referenced/ above action(s) for Tract A1, **BELL TRADING POST LOFTS** zoned SU-2/ SU-1 FOR RESIDENTIAL, located on the northeast corner of LAGUNA RD NW and CENTRAL AVE NW containing approximately 1.0 acre(s). (J-13)

Project# 1004974

09DRB-70031 MAJOR - 2 YEAR
EXTENSION OF SUBDIVISION
IMPROVEMENTS AGREEMENT

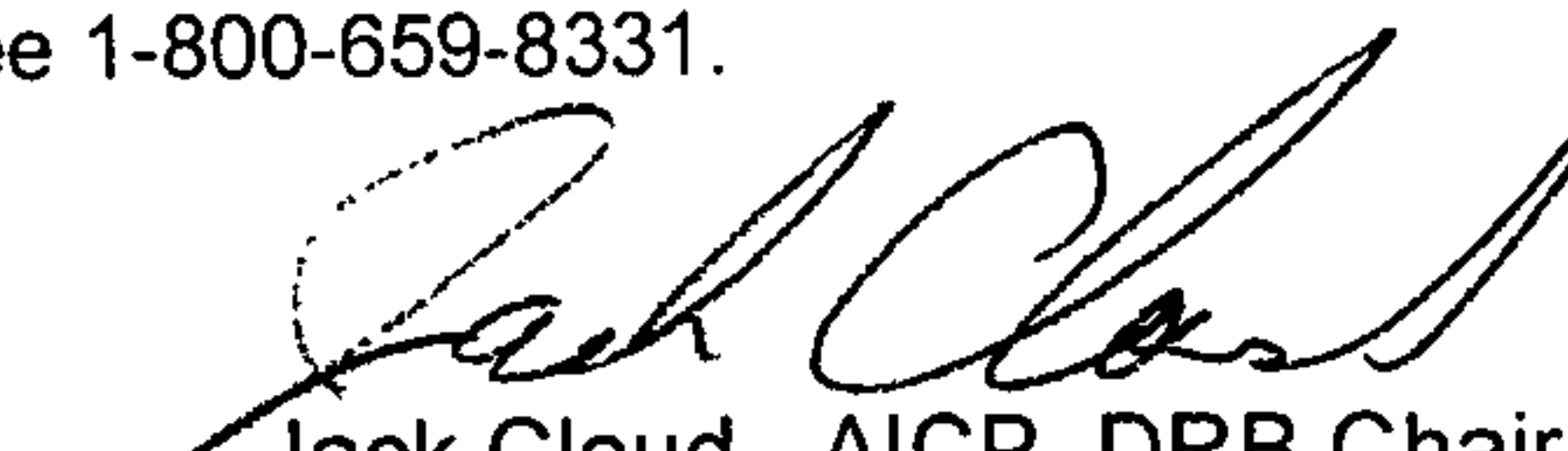
JOSHUA J SKARSGARD, ESQ. agent(s) for PASEO NUEVO, LTD. CO. request(s) the referenced/ above action(s) for Tracts A - C, **PASEO NUEVO SUBDIVISION** zoned SU-2/ IP, located on the northeast corner SAN PEDRO DR NE AND HOLLY AVE NE containing approximately 6.0 acre(s). (C-18)

Project# 1001970

09DRB-70025 VACATION OF PUBLIC
DRAINAGE EASEMENT
09DRB-70026 MINOR - TEMPORARY
DEFERRAL/ SIDEWALK CONSTRUCT
09DRB-70027 MAJOR - PRELIMINARY
PLAT APPROVAL
09DRB-70028 MINOR - SIDEWALK
WAIVER FOR NO FRONTAGE

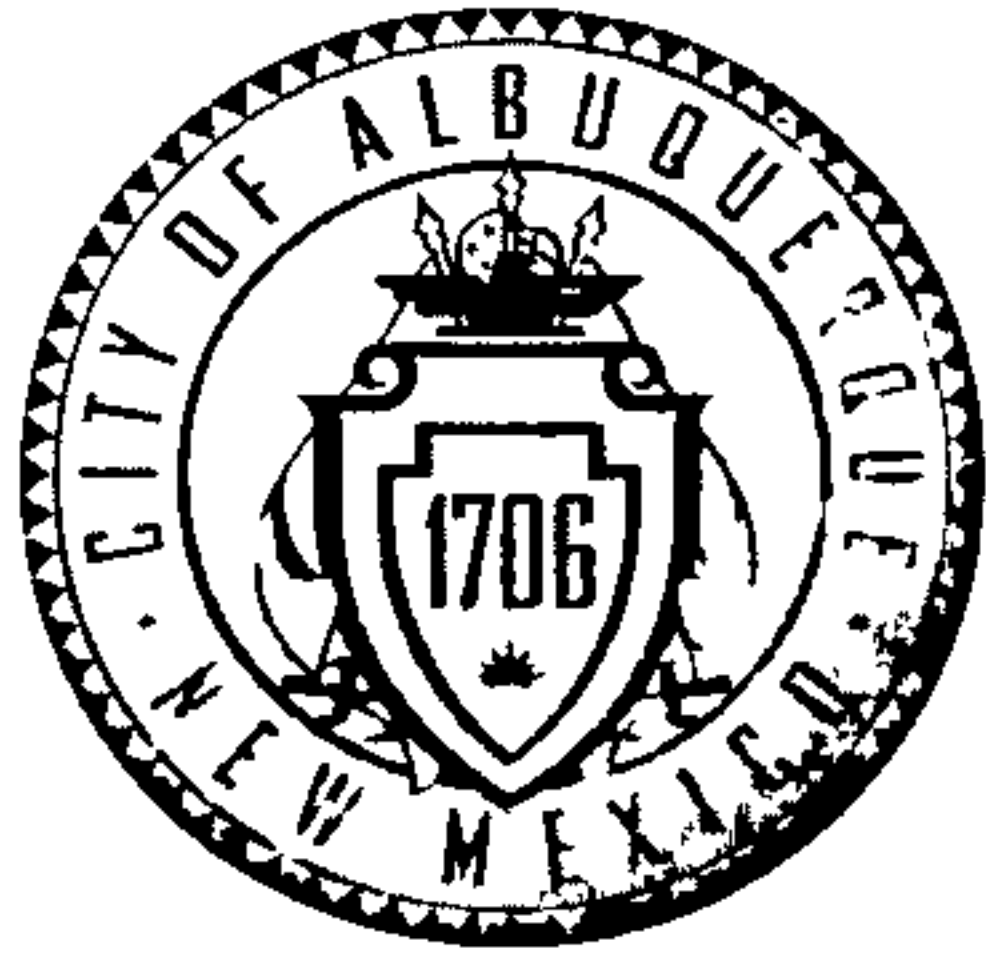
THOMPSON ENGINEERING CONSULTANTS, INC agent(s) for VIRGIL GIL, INC request(s) the referenced/ above action(s) for all or a portion of Tract(s) F, **COLEGE PARK WEST** zoned R-LT, located on the south side of ST JOSEPH'S AVE NW between UNSER BLVD NW and 80th ST NW containing approximately 2.7 acre(s). (G-10)

Details of the application(s) may be examined at the Development Services Center of the Planning Department, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 10:00 a.m. and 12:00 p.m. or 2:00 p.m. and 4:00 p.m. Monday through Friday except holidays INDIVIDUALS WITH DISABILITIES who need special assistance to participate at this hearing should contact Angela Gomez, Planning Department, at 924-3946 (VOICE) or teletypewriter (TTY) 924-3361 - TTY users may also access the Voice number via the New Mexico Relay Network by calling toll-free 1-800-659-8331.

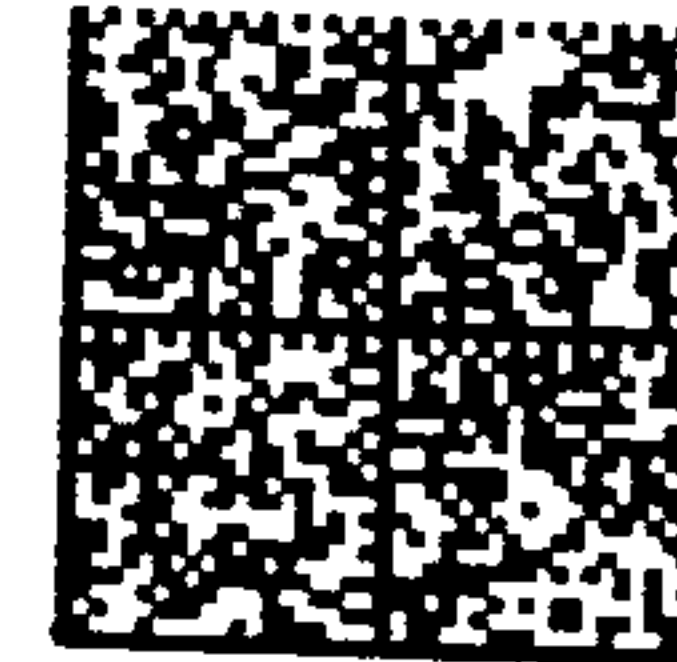

Jack Cloud, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, FEBRUARY 2, 2009.

CITY OF ALBUQUERQUE



Planning Department



02 1M \$ 00.42⁰
0004261639 FEB 03 2009
MAILED FROM ZIP CODE 87102

OR CURRENT RESIDENT
101806427312240301
CHILE ADDICT INVESTORS LLC
8915 N OAKLAND CT NE
ALBUQUERQUE, NM 87122

12/13

NIXIE 871 CC 1 84 02/10/09

RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

BC: 87103129393 *0968-04788-03-39

87103129393
87103129393



P O Box 1293 Albuquerque New Mexico 87103



**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, February 18, 2009 beginning at 9:00 a.m.** for the purpose of considering the following:

Project# 1000376

09DRB-70030 MAJOR - 1 YEAR
EXTENSION OF SUBDIVISION
IMPROVEMENTS AGREEMENT

TIERRA WEST LLC agent(s) for CAPITAL ALLIANCE INVESTMENTS request(s) the referenced/ above action(s) for **PARADISE SKIES Unit(s) 1 & 2**, zoned R-T, located on BANDELIER DR NW between MCMAHON BLVD NW and UNSER BLVD NW containing approximately 23.2 acre(s). (A-11)

Project# 1003713

09DRB-70022 MAJOR - 1 YEAR
EXTENSION OF SUBDIVISION
IMPROVEMENTS AGREEMENT

ISAACSON AND ARFMAN PA agent(s) for FAMILY HOUSING DEVELOPMENT CORPORATION request(s) the referenced/ above action(s) for Tract A1, **BELL TRADING POST LOFTS** zoned SU-2/ SU-1 FOR RESIDENTIAL, located on the northeast corner of LAGUNA RD NW and CENTRAL AVE NW containing approximately 1.0 acre(s). (J-13)

Project# 1004974 }

09DRB-70031 MAJOR - 2 YEAR
EXTENSION OF SUBDIVISION
IMPROVEMENTS AGREEMENT

JOSHUA J SKARSGARD, ESQ. agent(s) for PASEO NUEVO, LTD. CO. request(s) the referenced/ above action(s) for Tracts A - C, **PASEO NUEVO SUBDIVISION** zoned SU-2/ IP, located on the northeast corner SAN PEDRO DR NE AND HOLLY AVE NE containing approximately 6.0 acre(s). (C-18)

Project# 1001970

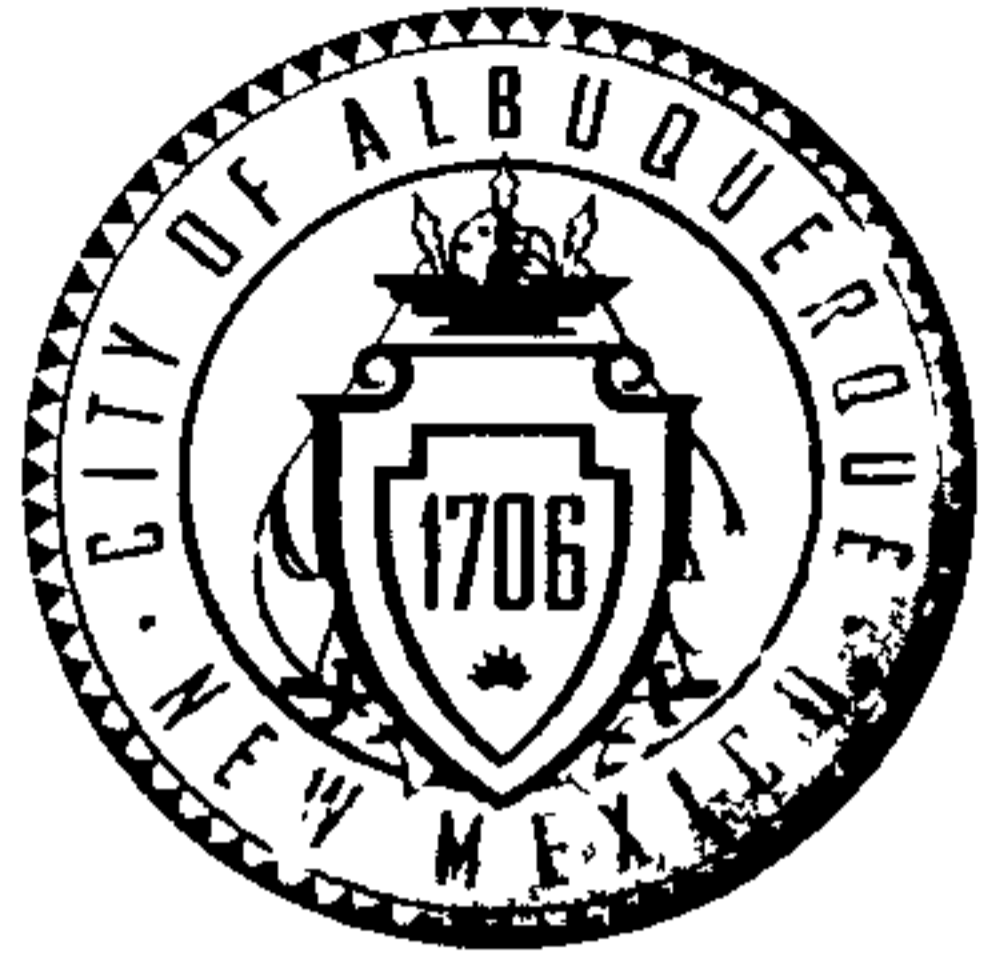
09DRB-70025 VACATION OF PUBLIC
DRAINAGE EASEMENT
09DRB-70026 MINOR - TEMPORARY
DEFERRAL/ SIDEWALK CONSTRUCT
09DRB-70027 MAJOR - PRELIMINARY
PLAT APPROVAL
09DRB-70028 MINOR - SIDEWALK
WAIVER FOR NO FRONTAGE

THOMPSON ENGINEERING CONSULTANTS, INC agent(s) for VIRGIL GIL, INC request(s) the referenced/ above action(s) for all or a portion of Tract(s) F, **COLEGE PARK WEST** zoned R-LT, located on the south side of ST JOSEPH'S AVE NW between UNSER BLVD NW and 80th ST NW containing approximately 2.7 acre(s). (G-10)

Details of the application(s) may be examined at the Development Services Center of the Planning Department, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 10:00 a.m. and 12:00 p.m. or 2:00 p.m. and 4:00 p.m. Monday through Friday except holidays INDIVIDUALS WITH DISABILITIES who need special assistance to participate at this hearing should contact Angela Gomez, Planning Department, at 924-3946 (VOICE) or teletypewriter (TTY) 924-3361 - TTY users may also access the Voice number via the New Mexico Relay Network by calling toll-free 1-800-659-8331.

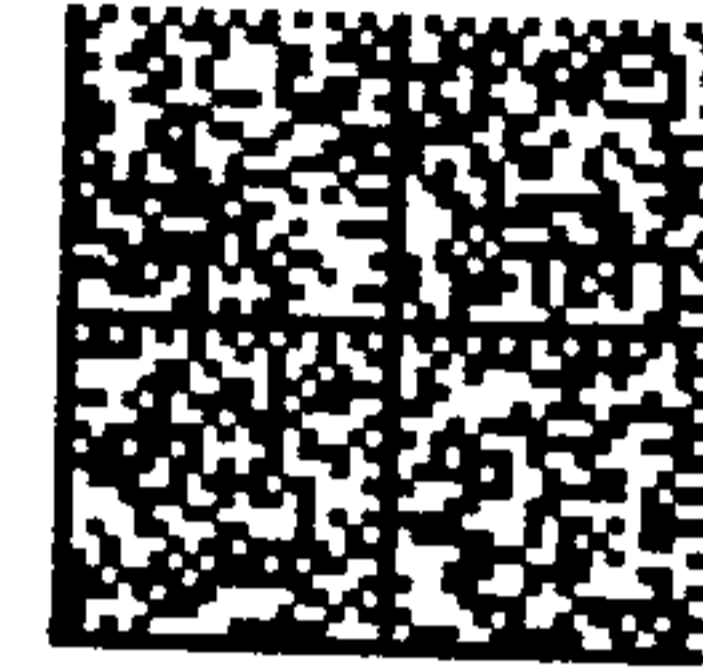

Jack Cloud, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, FEBRUARY 2, 2009.



Planning Department

CITY OF ALBUQUERQUE



02 1M \$ 00.42⁰
0004261639 FEB 03 2009
MAILED FROM ZIP CODE 87102

OR CURRENT RESIDENT
101806431910140213
HANSON SHERRI
8201 CALLE AVION NE
ALBUQUERQUE, NM 87113

DRB

X 871 NEE 1 1081 84 02/04/09
FORWARD TIME EXP RTN TO SEND
HANSON SHERRI
32 OWENS LANDING CT APT B
PERRYVILLE MD 21903-3064

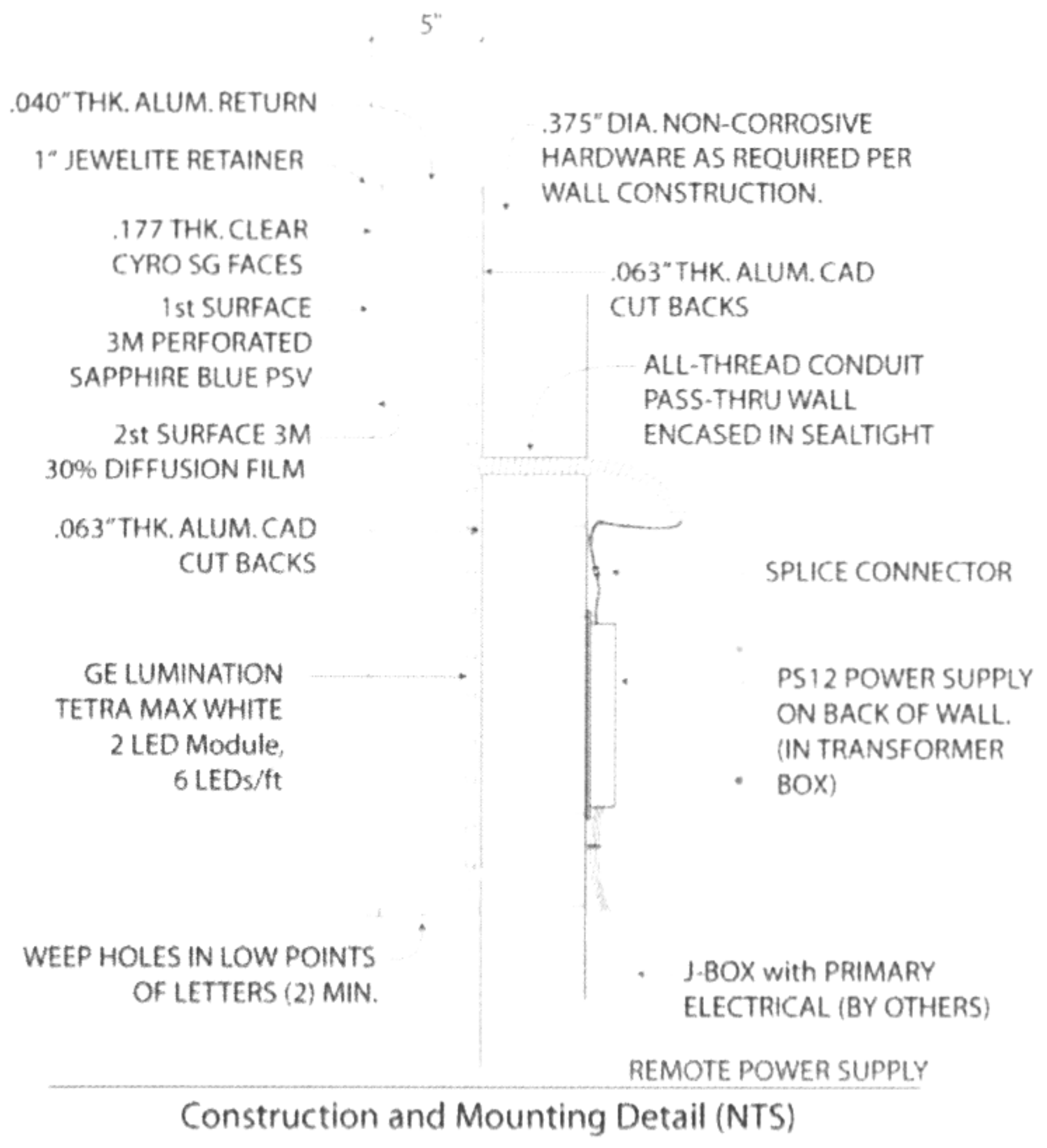
RETURN TO SENDER

101806431910140213

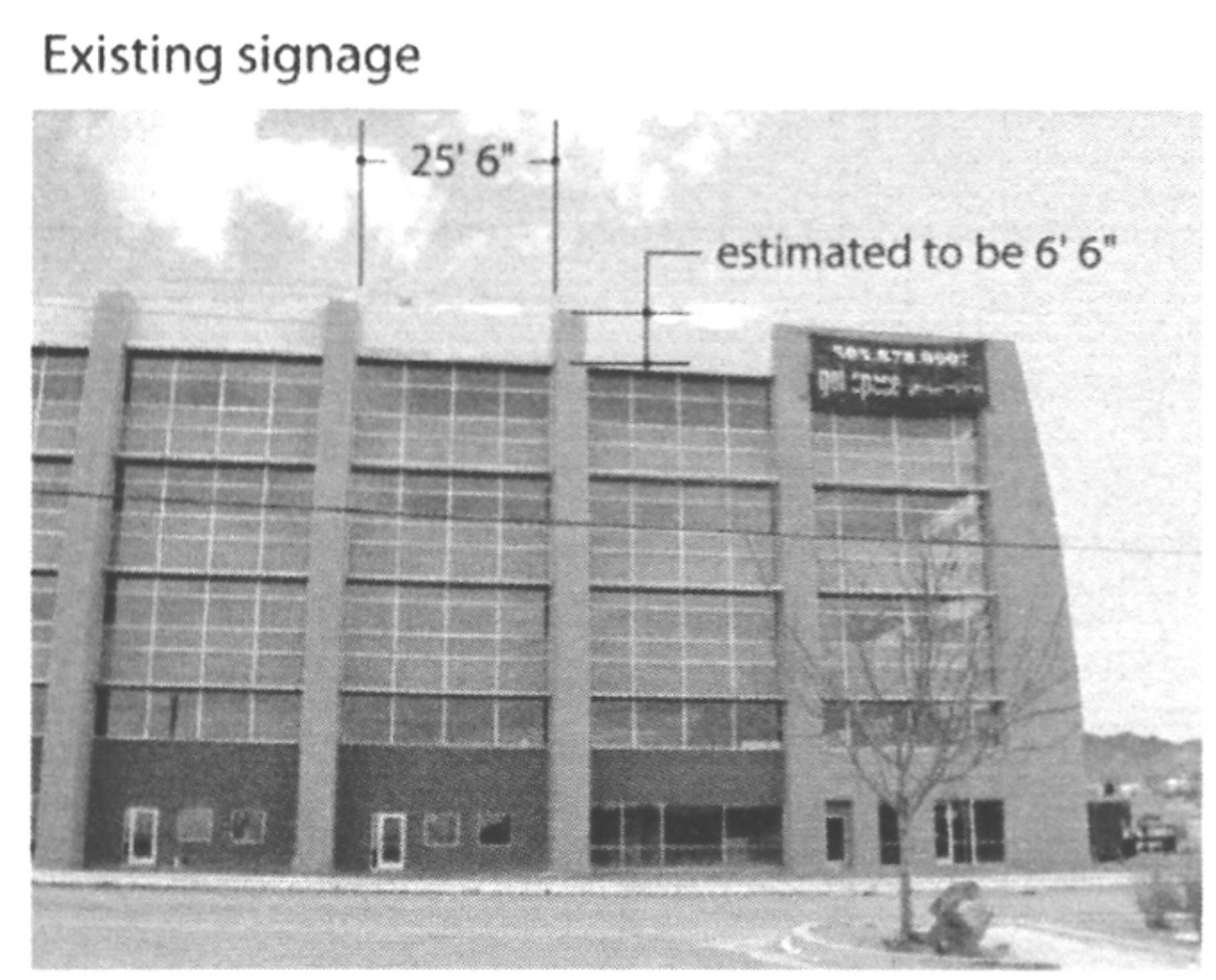


P O Box 1293 Albuquerque New Mexico 87103

Print# 4509JK-4 O/Q# 16726 Date 6/19/08



New Signage: NTS



Note: For preliminary design purposes only. Accurate field survey and dimension verification required before beginning construction.



Scale: 1/4"=1'



Title	United Healthcare		
Location	Albuquerque, NM		
Customer	Jones Lang LaSalle		
Scale	As noted	Acct Exec	MLS
Design	1		
Print History	Date	Description	
4509JK	03/17/08		
4509JK-2	03/26/08		
4509JK-3	06/18/08	group/amps	
4509JK-4	06/19/08	care/amps	
<input type="checkbox"/> Technical survey required			
<input type="checkbox"/> Technical survey confirmed			
Line	2		
Sign Type	U-CL30-UHC		
Description	2'-6" UnitedHealthcare Channel Letters		
Location	As illustrated		
Sizes	2'-6" x 21' 11.5" (54.89 sq ft)		
Colors	Faces: blue day/white night white returns and trimcaps.		
Materials	.040" alum. returns, .063" alum. backs, .177" clear acrylic faces w/ 1st surface 3M Perf. Sapphire blue PSV, 2nd surface 3M 30% diffusion film, 1" Jewelite trim, Tetra Max white LED (2 Modules/ft, 6 LEDs/ft)		
Installation Method	Lag and shield (VIF)		
Amps	2		
Volts	120		

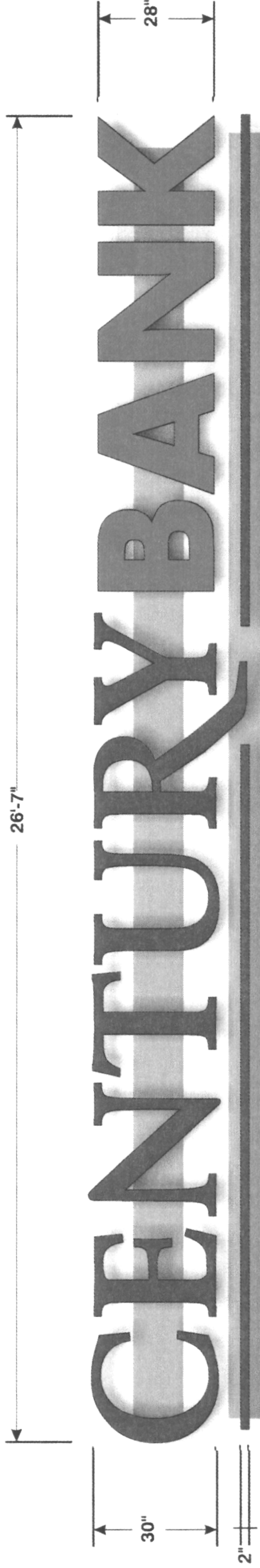
LAURETANO
SIGN GROUP
WORLDWIDE
1 Tremco Drive,
Terryville, CT 06786
860.582.0233 | fax 860.583.0949
signs@lauretano.com
www.Lauretano.com

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Authorized Signature

Approval Date

NOTE: For graphic intent only.



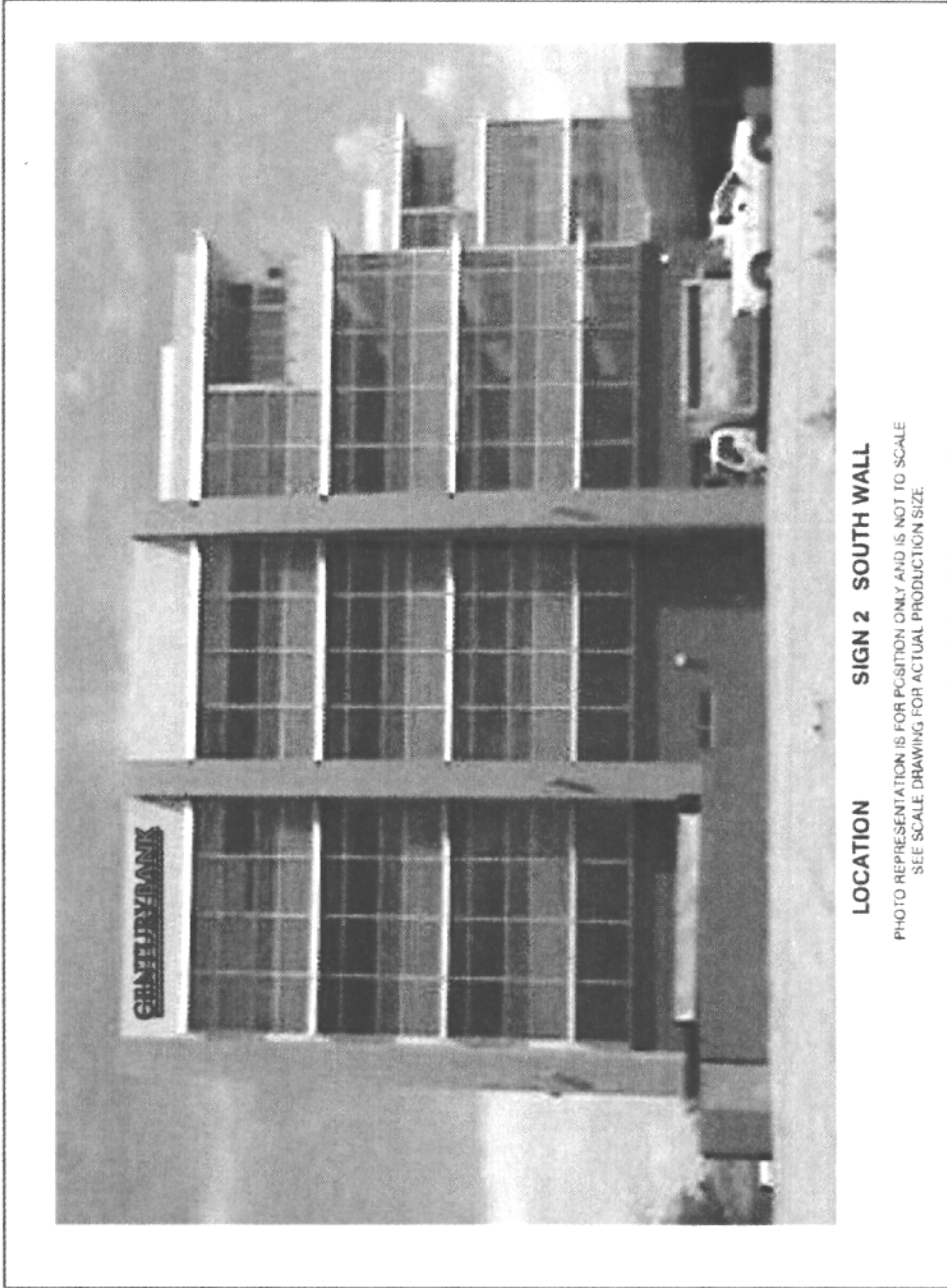
**SIGN 1
SOUTHWEST**



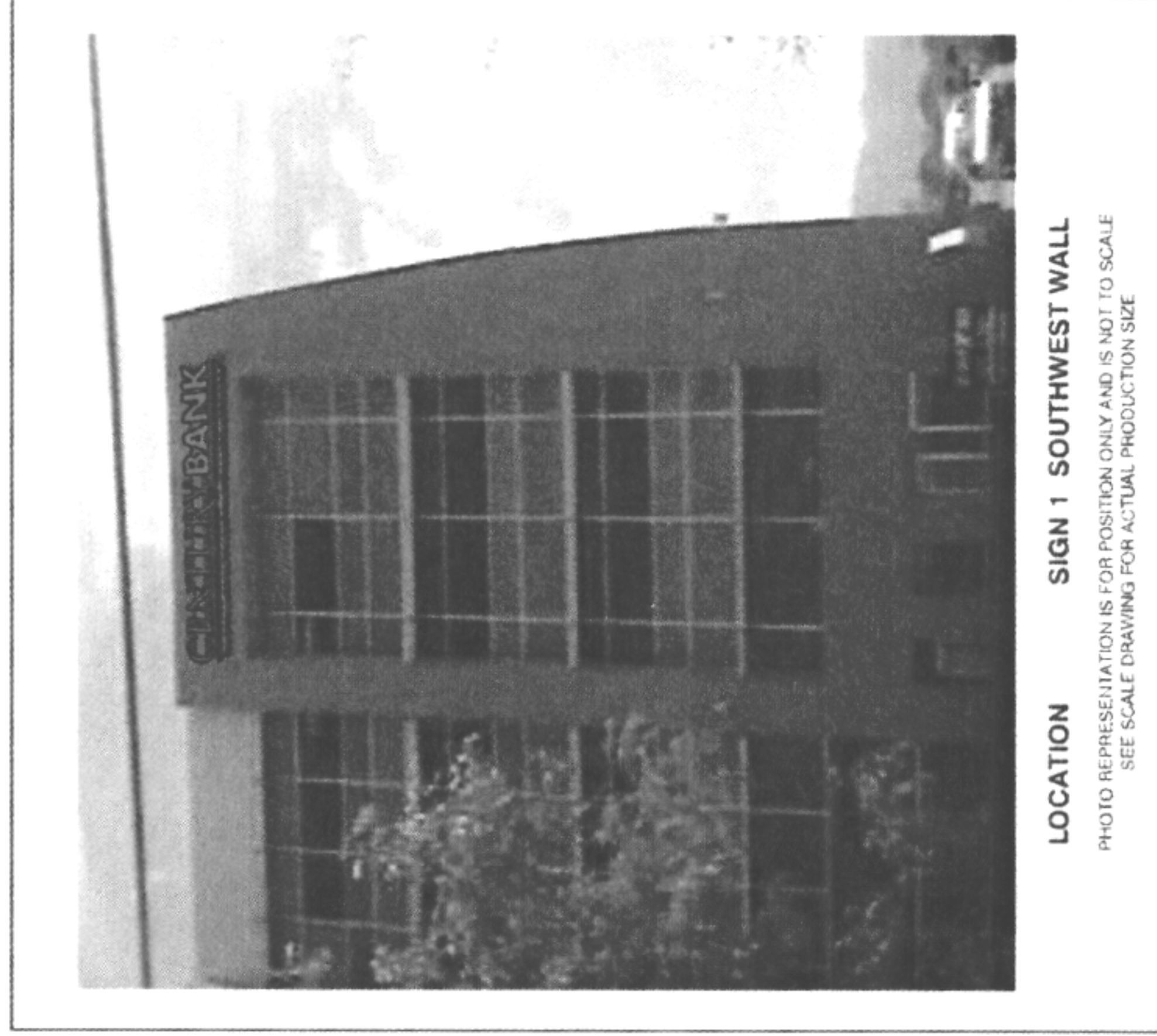
**SIGN 2
SOUTH**

CHANNEL LETTERS - INTERNALLY ILLUMINATED

- CHANNEL LETTERS INTERNALLY ILLUMINATED BY LED'S
- 5" DEEP DARK BRONZE RETURNS WITH 1" DARK BRONZE TRIM CAP
- RACEWAY-12" BOTTOM-6" PAINTED TO MATCH PMS# 465U
- "CENTURY" & "UNDERLINE" 3M VINYL #3630-167 BRIGHT BLUE APPLIED TO WHITE PLEX FACES
- "BANK" 3M VINYL #3630-33 RED APPLIED TO WHITE PLEX FACES



LOCATION SIGN 2 SOUTH WALL
PHOTO REPRESENTATION IS FOR POSITION ONLY AND IS NOT TO SCALE
SEE SCALE DRAWING FOR ACTUAL PRODUCTION SIZE



LOCATION SIGN 1 SOUTHWEST WALL
PHOTO REPRESENTATION IS FOR POSITION ONLY AND IS NOT TO SCALE
SEE SCALE DRAWING FOR ACTUAL PRODUCTION SIZE

EPNMI, INC.
ELECTRICAL PRODUCTS
COMPANY
2024 5th ST NW ALBUQUERQUE NM 87102
(505) 243-3771 TOLL FREE 800 444-7407
FAX (505) 243-3575



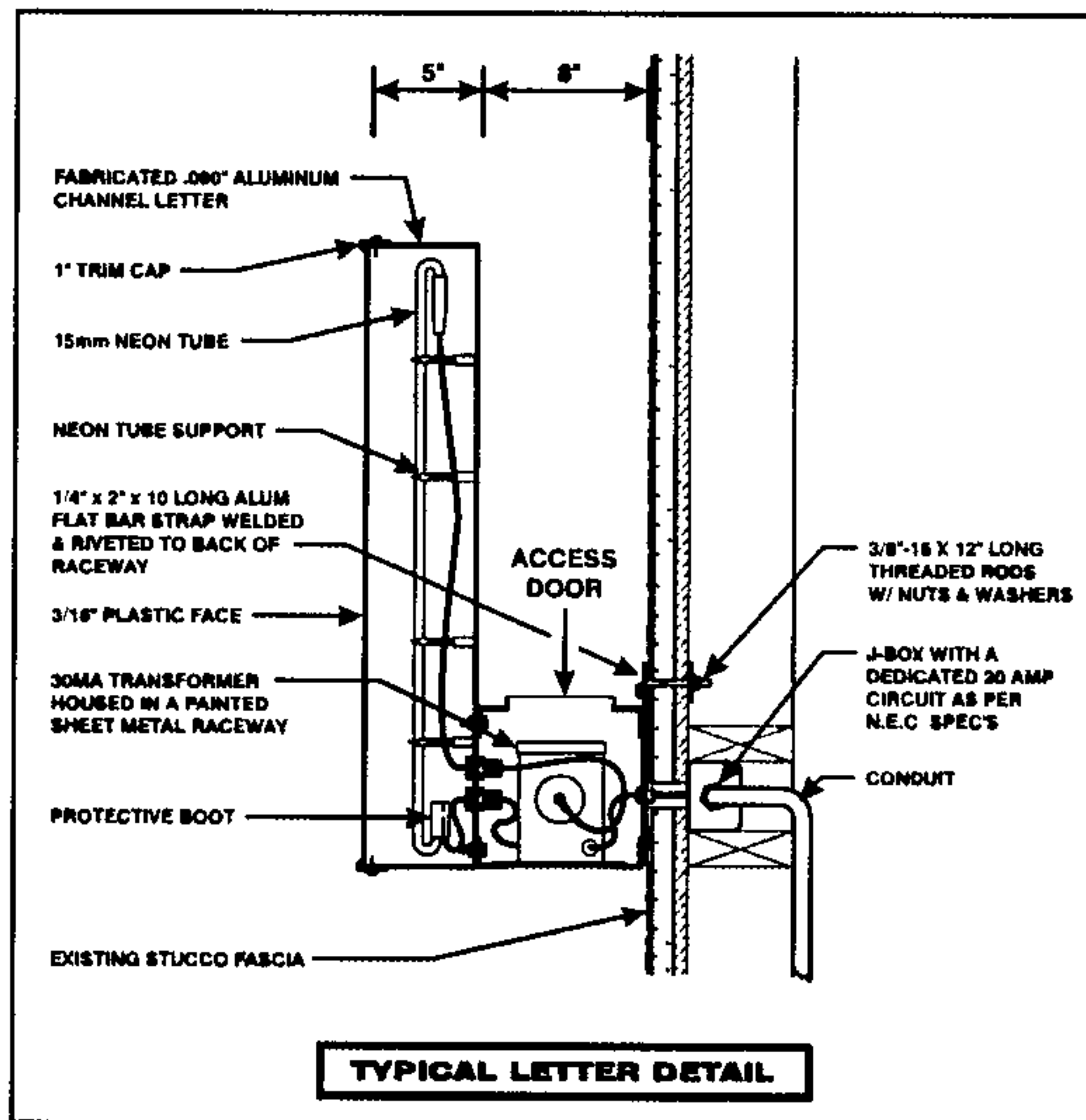
THIS DESIGN IS THE EXCLUSIVE PROPERTY OF EPNMI, INC. PIPE SIZES(S) AND/OR SPLICES MAY CHANGE THE ARTIST CONCEPT DEPENDING ON ENGINEERING CALCULATIONS FOR FINAL INSTALLATION.

ACTUAL SIZE OF SIGN AND COPY FROM SCALED DRAWING MAY VARY 1"±
COLOR ON THIS PRESENTATION DOES NOT REPRESENT THE EXACT MATERIAL COLOR SPECIFIED. SEE CHART(S) FOR EXACT APPEARANCE OF COLORS SPECIFIED

TITLE: CENTURY BANK
SCALE: 3/8" = 1'-0"
SALES: DENISE DELACRUZ
DESIGN BY: J. MYERS

DRWG NO: 708 - 324 APPROVED FOR PRODUCTION:

CUSTOMER APPROVAL:



ILLUMINATED CHANNEL LETTERS AND LOGO

LOGO - DIGITALLY PRINTED CAPITAL GRAPHIC TO MATCH PMS 145c BURNT ORANGE ON CLEAR VINYL AND APPLIED ON A WHITE PLASTIC FACE WITH 1\"/>

LETTERS - 3630-97 BRISTOL BLUE (CLOSEST MATCH TO PMS 293c BLUE) AND APPLIED ON A WHITE PLASTIC FACE WITH 1\"/>

LOGO AND LETTERS TO HAVE FABRICATED 5\"/>

LOGO AND LETTERS MOUNTED ON 8\"/>

REVISED

ZEON SIGNS
EPNM, INC.
 ELECTRICAL PRODUCTS COMPANY
 2024 5th ST NW ALBUQUERQUE NM 87102
 (505) 243-3771 TOLL FREE 800 444-7407
 FAX (505) 243-3675

THIS DESIGN IS THE EXCLUSIVE PROPERTY OF EPNM, INC AND CANNOT BE REPRODUCED EITHER IN WHOLE OR IN PART WITHOUT THEIR WRITTEN CONSENT

PIPE SIZES(S) AND/OR SPLICES MAY CHANGE THE ARTIST CONCEPT DEPENDING ON ENGINEERING CALCULATIONS FOR FINAL INSTALLATION

ACTUAL SIZE OF SIGN AND COPY FROM SCALED DRAWING MAY VARY 1\"/>

TITLE: NORTHWESTERN MUTUAL	
SCALE: 3/8" = 1'-0"	DRWG NO: 308 - 114
SALES: DENISE DE LA CRUZ	APPROVED FOR PRODUCTION:
DESIGN BY: R. GONZALES	CUSTOMER APPROVAL:



5209 122nd St. East, Tacoma WA 98446
WA Lic.# CULBES984MU

- Customer:
Pacific Cataract
and Laser Institute
- Site Address:
Albuquerque,
New Mexico
- Sales Representative:
Michael Tilton
- Drawn By:
Don Charbonneau

Date: Opt 2 4/17/08

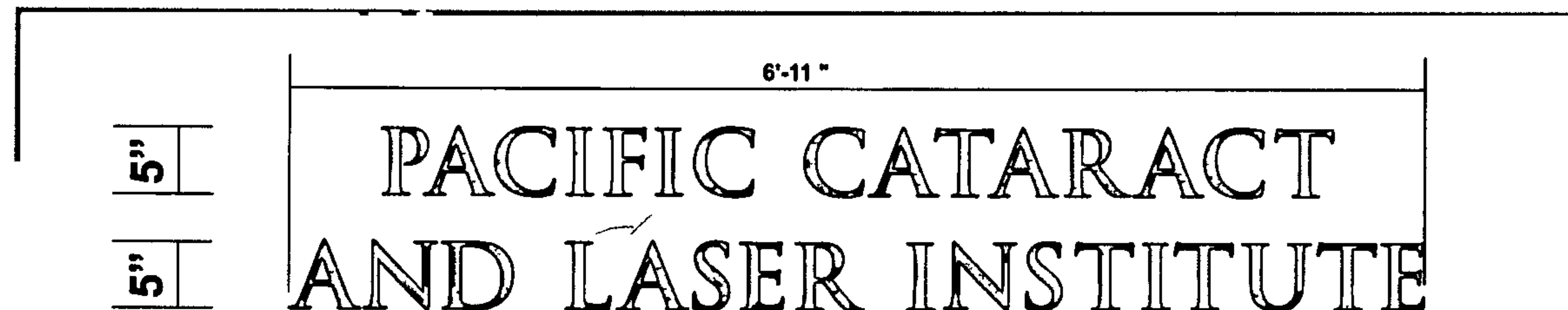
Scale:

Page # 1 of 1

Description: Option 2
1 Set of 18" tall
Fabricated Aluminum
Reversed Pan Channel
Letters with Dark
Bronze Painted Finish
Illuminated with White
LEDs (Male Type
Illumination)
1 Set 1/2" Thick
Aluminum Letters

Installed Stud Mounted
to Building Fascia With
2" Standoffs
Approved

The art work shown is the property
of Culbertson Signs Ltd. It is
requested that this and all prints
generated for presentation remain
within our customers organization
and not be given out for general
distribution without a design
deposit.



5"
5"

6'-11"
PACIFIC CATARACT
AND LASER INSTITUTE

Scale 1" = 1'

1 Set of 5" tall Waterjet cut 1/2" Thick Aluminum with Natural Satin Finish.
Installed Stud Mounted to Building Fascia.

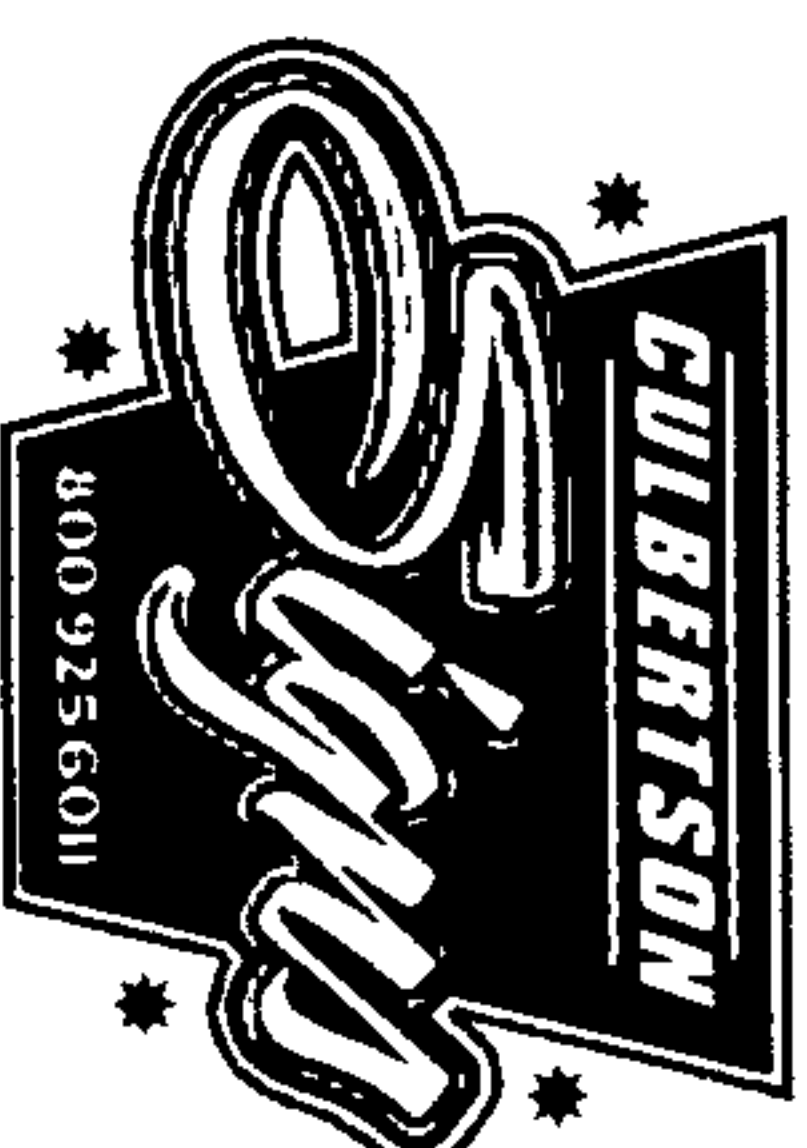


1'-6"
1'-6"

24'-0"
PACIFIC CATARACT
AND LASER INSTITUTE

Scale 1/2" = 1'

1 Set of 18" tall Fabricated Aluminum Reversed Pan Channel Letters with Dark Bronze Painted Finish
Illuminated with White LEDs (Male Type Illumination)
Installed Stud Mounted to Building Fascia With 2" Standoffs



5309 122nd St. East, Tacoma WA 90446
 WA Lic. # CULBESS984ANU

• Customer:
 Pacific Cataract
 and Laser Institute

• Site Address:
 Albuquerque,
 New Mexico

• Sales Representative:
 Michael Tilton

• Drawn By:
 Don Charbonneau

Date: Opt 2 4/17/08

Scale: 1/16" = 1'

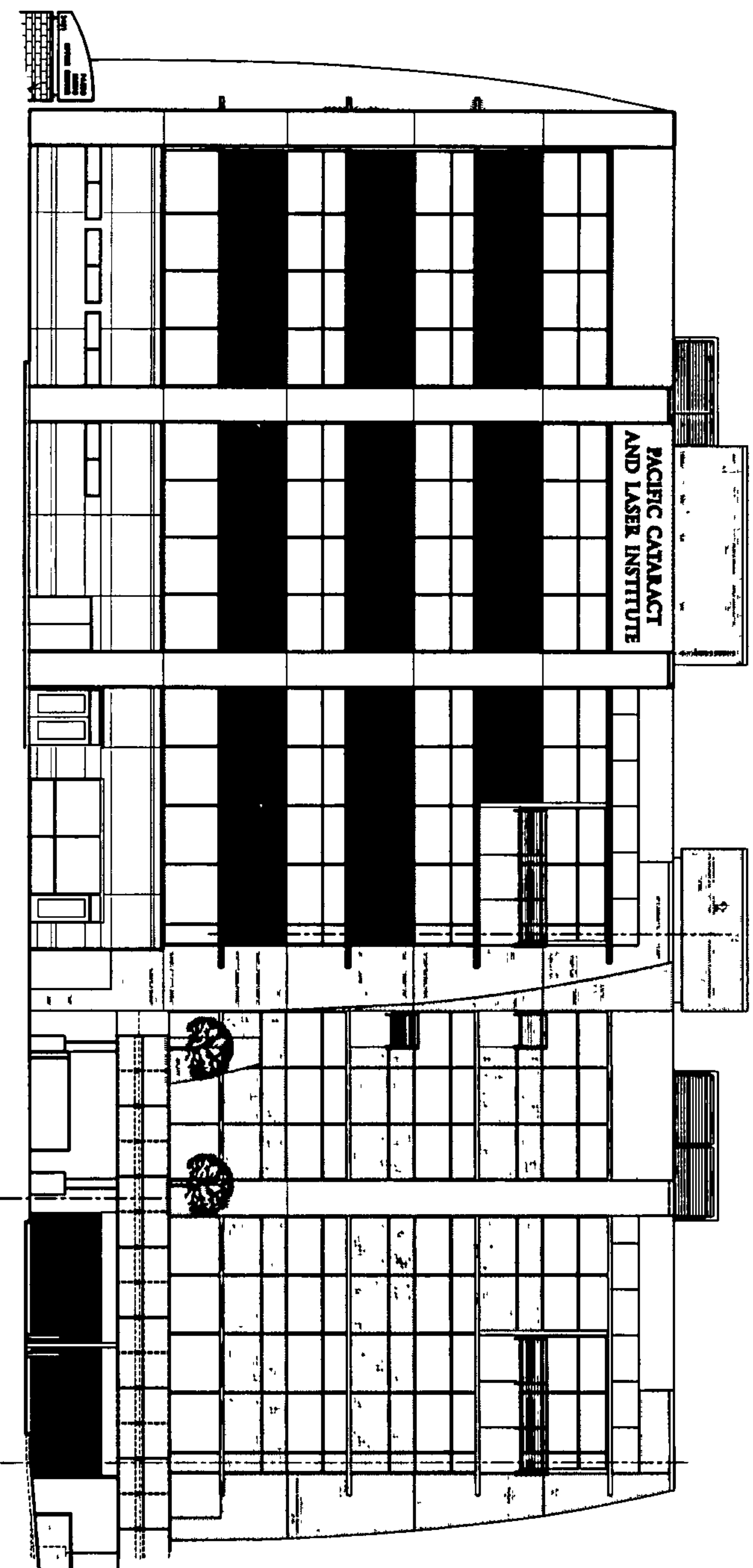
Page # 2 of 2

Description: Option 2
 1 Set of 16" tall
 Fabricated Aluminum
 Reversed Pan Channel
 Letters with Dark
 Bronze Painted Finish

Illuminated with White
 LEDs (Halo Type
 Illumination)

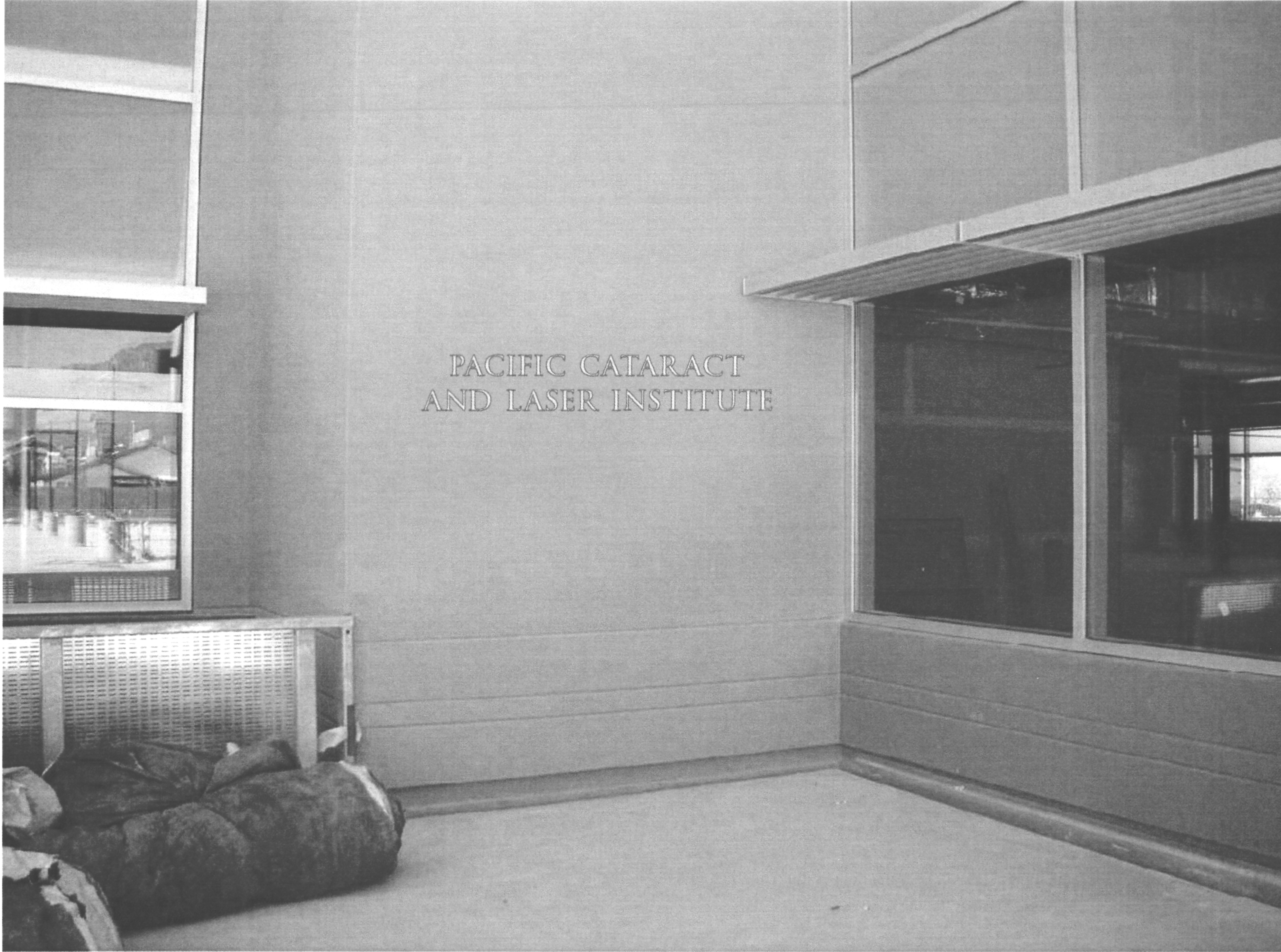
Installed Stud Mounted
 to Building Fascia With
 2" Standoffs

Approved



SOUTH ELEVATION

The art work shown is the property
 of Culbertson Signage Ltd. It is
 requested that take and all prints
 generated for presentation remain
 within our customers organization
 and not be given out for general
 distribution without a design
 deposit.



PACIFIC CATARACT
AND LASER INSTITUTE



5209 122nd St. East, Tacoma WA 98446
WA Lic.# **CULBESS984MU**

• **Customer:**
Pacific Cataract
and Laser Institute

• **Site Address:**
Albuquerque,
New Mexico

• **Sales Representative:**
Michael Tilton

• **Drawn By:**
Don Charbonneau

Date: 4/15/08

Scale:

Page # 3 **of** 3

Description:
1 Set of 5" tall Waterjet
cut 1/4" Thick Aluminum
with Natural Satin
Finish. Installed Stud
Mounted to Building
Fascia.

Approved

The art work shown is the property
of Culbertson Signs Ltd. It is
requested that this and all prints
generated for presentation remain
within our customers organization
and not be given out for general
distribution without a design
deposit.

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

08/20/2009 Issued By: PLNSDH

Permit Number: 2009 010 125 **Category Code 940**

Application Number: 09AA-10125, Amndt Site Development Plan - Bld Prmt

Address:

Location Description: EAST SIDE OF SAN PEDRO NE BETWEEN HOLLY NE AND CARMEL NE

Project Number: 1004874

Applicant

Gordon L Skarsgard

Agent / Contact

Joshua J Skarsgard

8220 San Pedro Ne Ste 500
Albuquerque NM 87113
262-2323

8220 San Pedro Ne Ste 500
Albuquerque NM 87113
262-2323

Application Fees

441018/4971000	Public Notification	
441032/3424000	Conflict Mgmt Fee	
441006/4971000	AA Actions	\$45.00
TOTAL:		\$45.00

City Of Albuquerque
Treasury Division

9/20/2009 4:04PM LOC: ANX
WSH 006 TRANS# 0020
RECEIPT# 00109306-00109306
PERMIT# 2009010125 TRSDMG
Trans Amt \$45.00
AA Actions \$45.00
CK \$45.00
CHANGE \$0.00

Thank You

APPLICATION NO. 0	TA-10125	PROJEC	0.1004974
PROJECT NAME PASSED NLEVO OFFICE COMPLEX			
APPLICANT / AGENT JOSHUA SKARSGAARD		PHONE NO. 262-2323	
ZONE ATLAS PAGE C-18		DATE SUBMITTED 08/20/09	

ONE STOP CASE TRACKING LOG

(This tracking log is for DRB Delegation Actions / Over the Counter Routing)

(rev. 7/03)

TYPE OF APPROVAL	TRANSP DEV	UTILITY DEV	PARKS & REC	HYD DEV (City Engr)	PLANNING	
					CASE PLANNER	DRB CHAIR
SDP-Building Permit / SDP-Subdivision	F: _____ D: _____ F: _____ D: _____ A: _____	F: _____ D: _____ F: _____ D: _____ A: _____	F: _____ D: _____ F: _____ D: _____ A: _____	F: _____ D: _____ F: _____ D: _____ A: _____	F: _____ D: _____ F: _____ D: _____ A: _____	F: _____ D: _____ F: _____ D: _____ A: _____
Administrative Amendments (AA's)	F: 08/20/09 D: _____ F: _____ D: _____ A: _____	F: _____ D: _____ F: _____ D: _____ A: _____		F: _____ D: _____ F: _____ D: _____ A: _____	F: 08/20/09 D: _____ F: _____ D: _____ A: 08/24/09	
Minor Plat / Major Final Plat	F: _____ D: _____ F: _____ D: _____ A: _____	F: _____ D: _____ F: _____ D: _____ A: _____	F: _____ D: _____ F: _____ D: _____ A: _____	F: _____ D: _____ F: _____ D: _____ A: _____		F: _____ D: _____ F: _____ D: _____ A: _____
Vacation-Private Easement	F: _____ D: _____ F: _____ D: _____ A: _____	F: _____ D: _____ F: _____ D: _____ A: _____	F: _____ D: _____ F: _____ D: _____ A: _____	F: _____ D: _____ F: _____ D: _____ A: _____		F: _____ D: _____ F: _____ D: _____ A: _____

Project Number 1004974

Filed and called for pick-up. 08/24/09 stt

First Review- Total City Days	
Second Review- Total City Days	
Third Review- Total City Days	
Subtotal	
Total Number of Developer Days (from back of form)	
Total Days	

*Business Days
**Pulled by Agent (P)

F = forwarded
D = disapproved
A = approved

PLANS RELEASED TO APPLICANT OR AGENT TO CORRECT REJECTS

	First Review	
Called Applicant: _____	Date Returned: _____	Developer Days: _____
Date Released: _____		
Print Name: _____		
Signed: _____		

	Second Review	
Called Applicant: _____	Date Returned: _____	Developer Days: _____
Date Released: _____		
Print Name: _____		
Signed: _____		

	Third Review	
Called Applicant: _____	Date Returned: _____	Developer Days: _____
Date Released: _____		
Print Name: _____		
Signed: _____		

	Fourth Review	
Called Applicant: _____	Date Returned: _____	Developer Days: _____
Date Released: _____		
Print Name: _____		
Signed: _____		

AA DRB

APPLICATION NO. 09AA-10125	PROJECT NO. 1004974
PROJECT NAME PASCO NUEVO OFFICE COMPLEX	
EPC APPLICATION NO.	
APPLICANT / AGENT JOSHUA SHARSGARD	PHONE NO. 262-2323
ZONE ATLAS PAGE C-18	
(SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEV PLAN), (IR), (AA)	
ONE STOP COMMENT FORM LOG	

HYDROLOGY DEV (505) 924-3986		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE	DATE
COMMENTS:		

UTILITY DEV (505) 924-3989		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE	DATE
COMMENTS:		

TRANSPORTATION DEV (505) 924-3990		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE	DATE
COMMENTS:		

PARKS AND REC (505) 768-5328		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE	DATE
COMMENTS:		

PLANNING (505) 924-3858		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED <i>pl</i>	DATE 8-21-09	DATE
COMMENTS:		

Revised 3/3/04

(Return form with plat / site plan)



Supplemental form

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

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

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

APPLICATION INFORMATION:

Professional/Agent (if any) Joshua J. Skarsgard PHONE 505-262-2323
 ADDRESS 8220 San Pedro NE Suite 500 FAX 505-998-9099
 CITY Albuquerque STATE NM ZIP 87113 E-MAIL josh@skarsgardfirm.com

APPLICANT Gordon L. Skarsgard PHONE 505-262-2323
 ADDRESS 8220 San Pedro NE Suite 500 FAX 505-998-9099
 CITY Albuquerque STATE NM ZIP 87113 E-MAIL skip@skarsgardfirm.com

Proprietary interest in site. owner List all owners. _____

DESCRIPTION OF REQUEST: Amend signage plan

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

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

Lot or Tract No Tract A plat of tracts A, B, & C Block _____ Unit _____
 Subdiv/Addn/TBKA Paseo Nuevo Cont. 3.0417 AC +/-
 Existing Zoning SU-2 IP Proposed zoning SU-2 IP MRGCD Map No _____
 Zone Atlas page(s) C-18-Z UPC Code 101806429108140201

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj, App, DRB-, AX_Z_, V_, S_, etc). _____
Project No. 1004974

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? NO
 No of existing lots: 1 No of proposed lots: 1 Total area of site (acres) 3.0417 Ac
 LOCATION OF PROPERTY BY STREETS On or Near East side of San Pedro NE
 Between Holly NE and Carmel NE

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

SIGNATURE [Signature] DATE 8/20/09
 (Print) Joshua J. Skarsgard Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 4/07

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	<u>091A-10125</u>	<u>ABBP</u>	<u>PL4</u>	\$ <u>45.00</u>
<input type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
<input type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F H D.P. density bonus	_____	_____	_____	Total
<input type="checkbox"/> F H D.P. fee rebate	_____	_____	_____	\$ <u>45.00</u>

Hearing date N/A
Sandy Handley 08/20/09 Project # 1004974
 Planner signature / date

FORM P(4): SITE PLAN REVIEW – ADMINISTRATIVE APPROVAL OR AMENDMENT

AMENDMENT TO SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (AA02)

- Proposed Site Plan, with changes circled and noted if amended (folded to fit into an 8.5" x 14" pocket) 5 copies
- Copy of approved Site Plan being amended if applicable (folded to fit into an 8.5" x 14" pocket) 1 copy
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing and justifying the request
- Letter of authorization from the property owner if application is submitted by an agent
- Copy of EPC or DRB Official Notice of Decision
- Fee (see fee schedule)
- Any original and/or related file numbers must be listed on the cover application

NOTE: The next two items are also required if the square footage change is 2% or more of any building's gross floor area

- Notifying letter & certified mail receipts addressed to owners of adjacent properties
- Office of Neighborhood Coordination inquiry response, notifying letter, and certified mail receipts

AMENDMENT TO SITE DEVELOPMENT PLAN FOR SUBDIVISION (AA03)

- Proposed Site Plan, with changes circled and noted if amended (folded to fit into an 8.5" x 14" pocket) 5 copies
- Copy of approved Site Plan being amended if applicable (folded to fit into an 8.5" x 14" pocket) 1 copy
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
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- Notifying letter & certified mail receipts addressed to owners of adjacent properties
- Office of Neighborhood Coordination inquiry response, notifying letter, and certified mail receipts

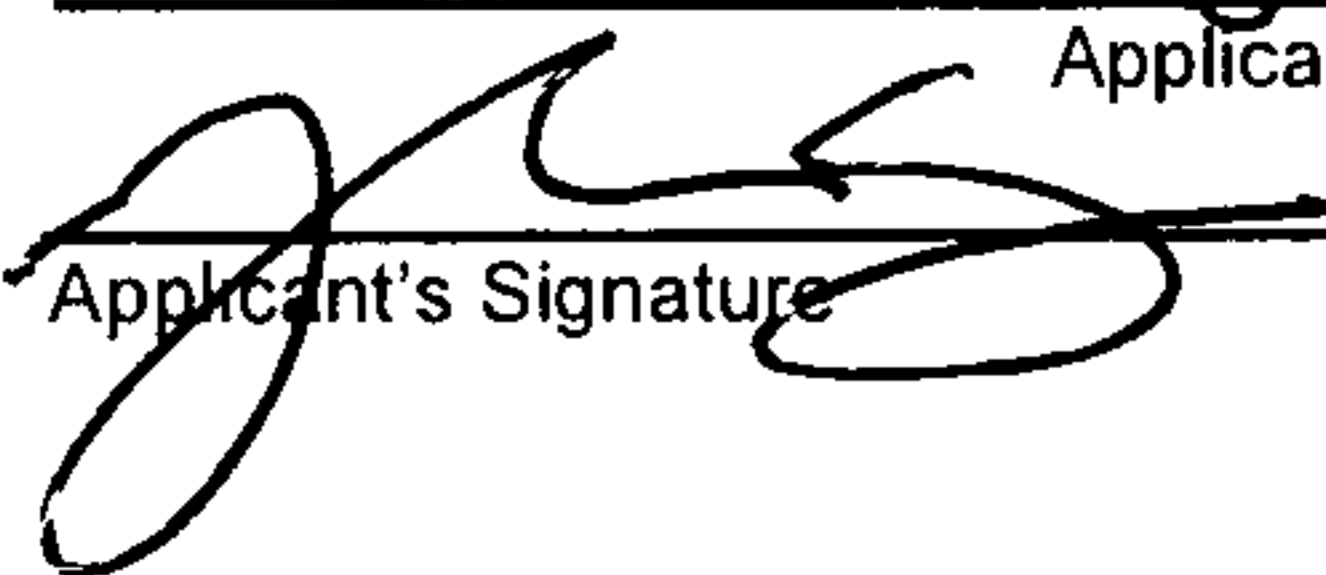
WIRELESS TELECOM FACILITY (WTF)- FREE-STANDING, COLLOCATION or OTHER TYPE (AA04)
(EXCEPT FOR COLLOCATION OF A NON-CONCEALED WTF ON A STRAIGHT-ZONED SITE, WHICH GOES TO THE ZONING FRONT COUNTER AT THE BUILDING SERVICES CENTER/ EAST SIDE)


- Letter describing the request and discussion of its how it relates to the WTF Ordinance (O-06-40)
- Letter of authorization from the property owner if application is submitted by an agent
- Fee (see fee schedule-included with application)
- Any relevant file numbers (case history of previous development applications) must be listed on cover application
- Copy of EPC Official Notice of Decision, if the subject site went through the EPC process
- Proposed Site Plan set: cover sheet, notes/photo sheet, site plan sheets, elevation sheets, landscape plan (if free-standing), and survey sheet(s) (3 copies- 11" x 17")
- For collocation on public utility pole: the PNM approved site plan set for the proposed WTF (1 copy)
- For free-standing WTFs: photo simulation- before and after proposed WTF
- Site Plan sheets must be stamped by a registered engineer or architect.
- Copy of approved Site Plan being amended by adding the proposed WTF, if applicable (1 copy)
- Zone Atlas maps- 1 showing Zoning and 1 showing Land Use, with the subject site clearly outlined and indicated
- For free-standing WTFs: Evidence demonstrating that collocation possibilities were considered, consisting of a written response to §14-16-3-17(A)(6)(a through e) and any supporting materials such as engineering maps
- For collocation on public utility pole: written discussion of items a through e in §14-16-3-17(A)(14)
- Notarized statement re: WTF capacity, number and types of proposed antennas and if another user can be accommodated on proposed WTF [see §14-16-3-17(A)(13)(d)(2)]
- Affidavit (notarized statement) re: explanation of factual basis for the proposed WTF's engineering requirements [see §14-16-3-17(A)(13)(d)(3)] Note: Notarized statement and affidavit must be on separate pages.
- Letter of intent re: shared use of proposed WTF if reasonable conditions are met [§14-16-3-17(A)(13)(e)]
- For free-standing WTFs: Distance to the nearest existing free-standing WTF and the WTF owner's name [§14-16-3-17(A)(13)(d)(5) and (A)(17)]
- Office of Neighborhood Coordination (ONC) inquiry forms, response based on ¼ mile radius from subject site [§14-16-3-17(A)(13)(f)]
- Copy of letters to both contacts for each neighborhood association(s), with certified return receipts
- AGIS list of property owners within 100 feet of the subject site and copy of letter sent to each property owner [§14-16-3-17(A)(13)(f)]

NOTE There are additional requirements for WTFs to be located on City of Albuquerque property. Please contact Catalina Lehner at (505) 924-3935 for details.

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

Joshua Skarsgard as agent for Gordon L. Skarsgard
Applicant's Name (please print!)

 8/20/09
Applicant's Signature Date



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

Application case numbers:
09AA-10125

Sandy Handley 08/20/09
Planner's Signature Date

Project #: 1004974

THE *Skarsgard Firm, P.C.*

JOSHUA J. SKARSGARD, ESQ.
ATTORNEY AT LAW

8220 SAN PEDRO NE, SUITE 500
ALBUQUERQUE, NM 87113

GORDON L. SKARSGARD, ESQ.
ATTORNEY AT LAW

TEL: (505) 262-2323
FAX: (505) 998-9099

August 20, 2009

City of Albuquerque
Planning Department
Attention: Mr. Jack Cloud, P.E.
600 2nd St. NW
Albuquerque, NM 87103

Dear Mr. Cloud:

Please be advised that the Skarsgard Firm, P.C. represents the landowner of 8220 San Pedro NE ("Paseo Nuevo Office Building").

I, Josh Skarsgard, am making an application for an Administrative Amendment to the Paseo Nuevo Office Building signage plan. The signage plan was originally approved by Mr. Jack Cloud on February 4, 2009, Project No. 1004974 (See signature on Studio Southwest Plan Set). We are requesting a transfer of the two approved north façade signage locations to the remaining two vacant parapet spaces on the west façade of the office building. This request is not seeking additional signage locations, merely a transfer of existing approved locations. Thank you in advance for your consideration of this request.

All questions and communication can be directed to:

Joshua J. Skarsgard
8220 San Pedro NE, Suite 500
Albuquerque, NM 87113
Phone (505) 262-2323
Fax (505) 998-9099
josh@skarsgardfirm.com

Sincerely,



Joshua J. Skarsgard
Attorney at Law

THE *Skarsgard Firm, P.C.*

JOSHUA J. SKARSGARD, ESQ.
ATTORNEY AT LAW

8220 SAN PEDRO NE, SUITE 500
ALBUQUERQUE, NM 87113

GORDON L. SKARSGARD, ESQ.
ATTORNEY AT LAW

TEL: (505) 262-2323
FAX: (505) 998-9099

August 20, 2009

City of Albuquerque
Planning Department
Attention: Mr. Jack Cloud
600 2nd St. NW
Albuquerque, NM 87103

Re: Agency Authorization for Joshua J. Skarsgard to act as our agent on behalf of me at the Planning Commission.

Dear Mr. Cloud:

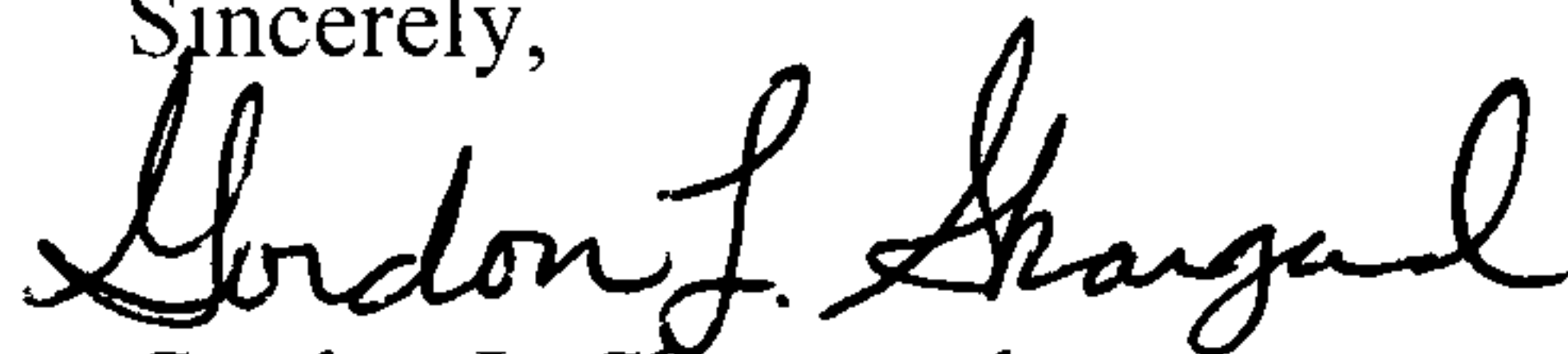
Please be advised that Joshua J. Skarsgard has been granted the express authority to represent me in regards to any and all matters within the Planning Commission, including but not limited to, application for an Administrative Amendment for our signage plan at 8220 San Pedro NE.

. All questions and communication should be directed to Josh Skarsgard at:

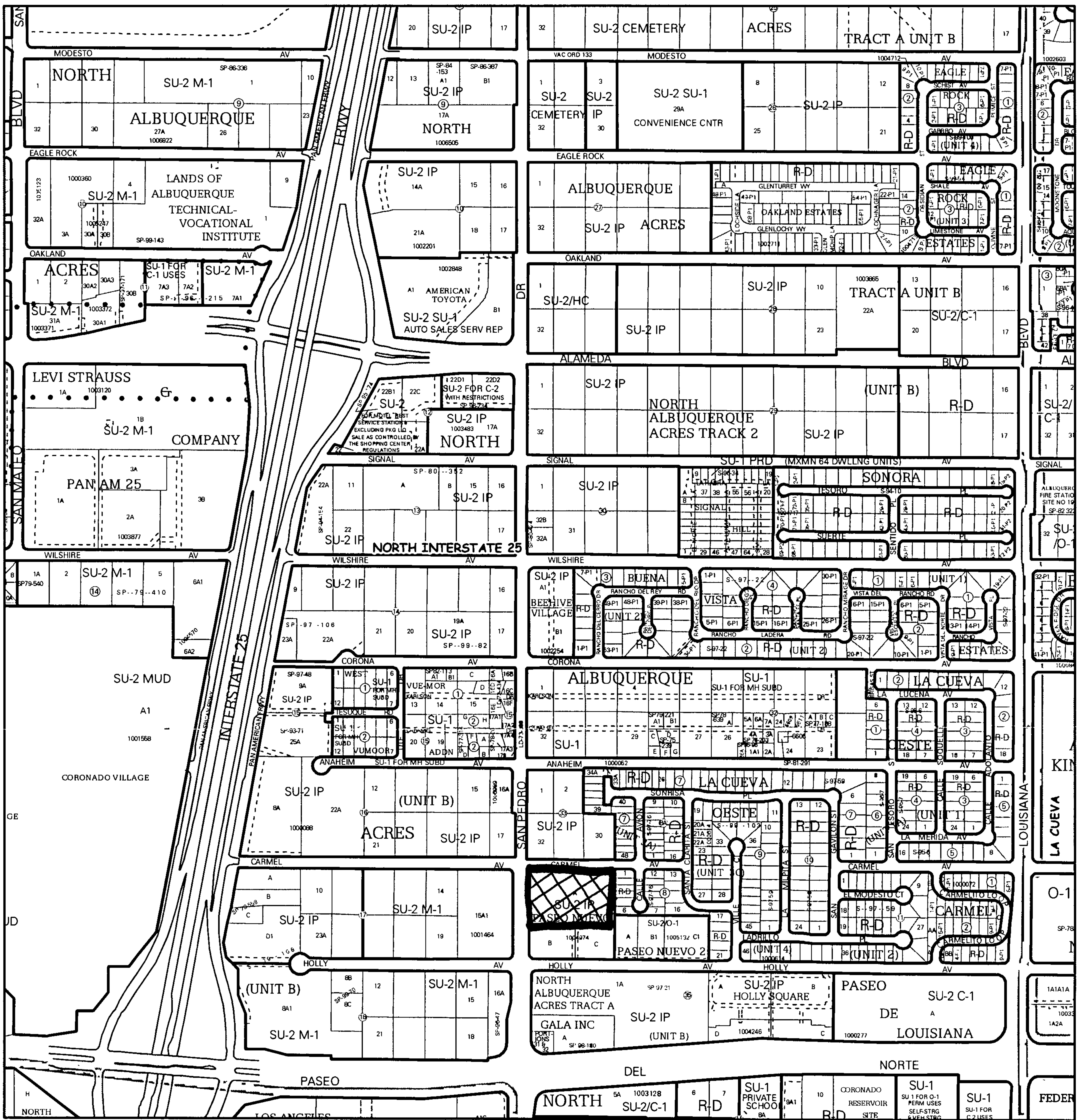
Joshua J. Skarsgard
8220 San Pedro NE, Suite 500
Albuquerque, NM 87113
Phone (505) 262-2323
Fax (505) 998-9099
josh@skarsgardfirm.com

Thank you in advance for your cooperation.

Sincerely,



Gordon L. Skarsgard
Owner



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

Map amended through: 6/13/2008

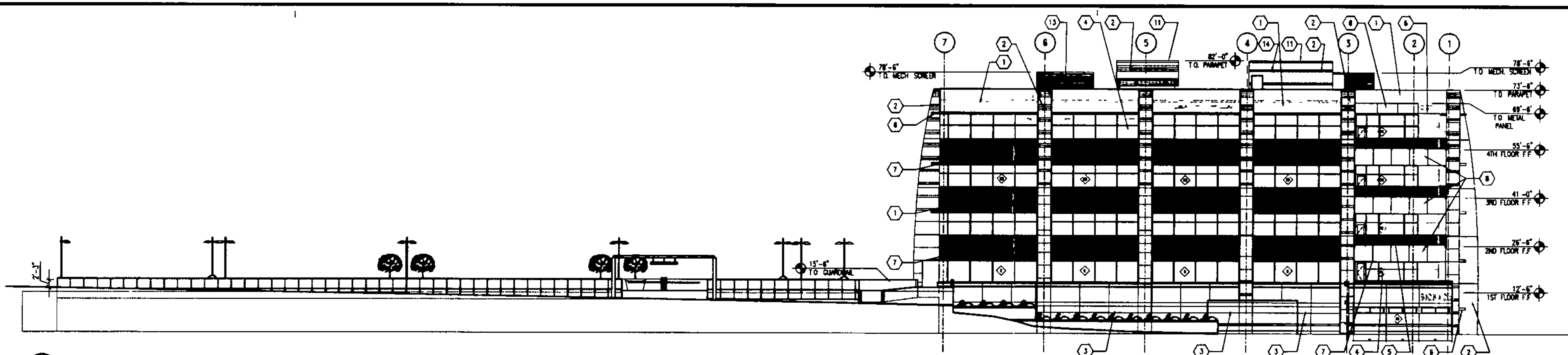
Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
C-18-Z

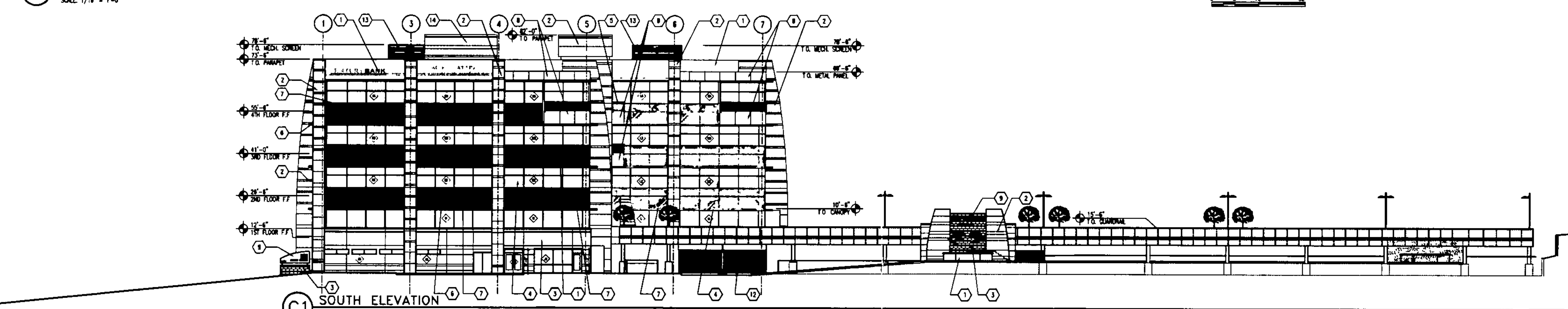
Selected Symbols

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

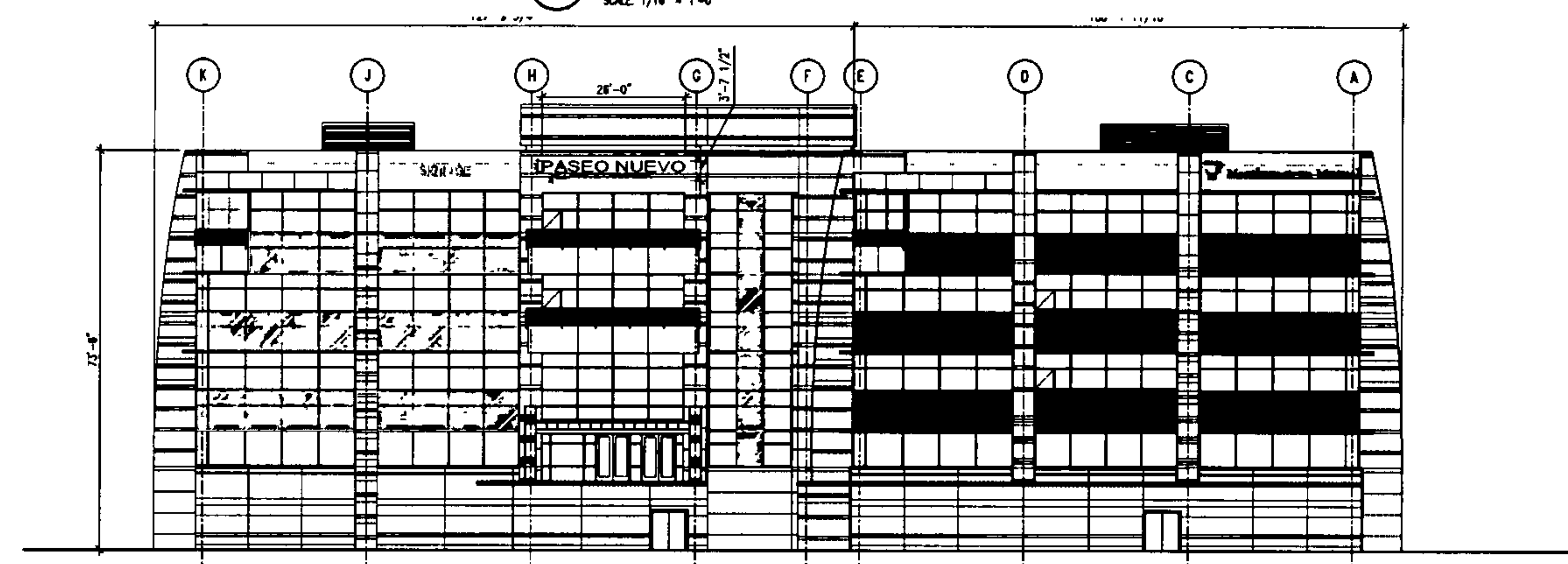
0 750 1,500 Feet



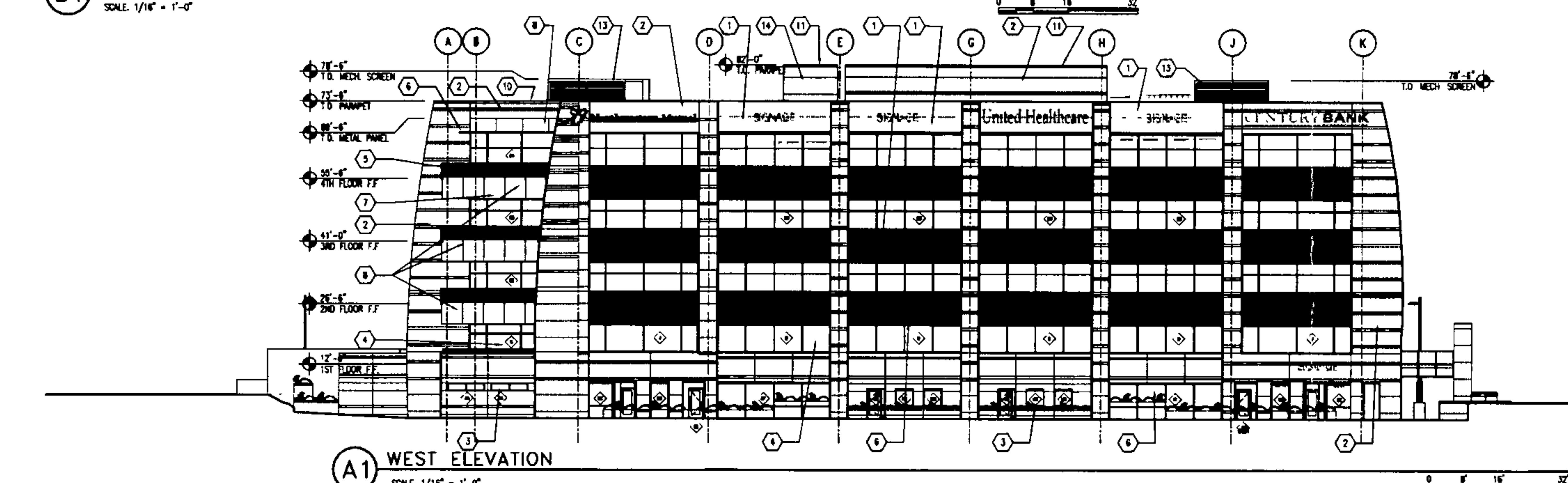
D1 NORTH ELEVATION
SCALE 1/16" = 1'-0"



C1 SOUTH ELEVATION
SCALE 1/16" = 1'-0"



B1 EAST ELEVATION
SCALE 1/16" = 1'-0"



A1 WEST ELEVATION
SCALE 1/16" = 1'-0"

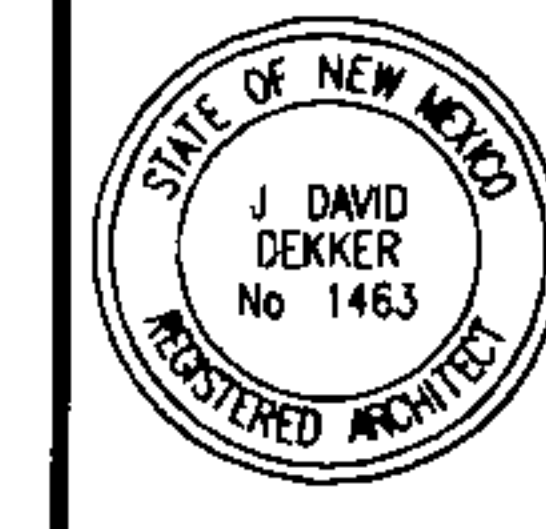
GENERAL NOTES

- A. ALL BUILDING SIGNAGE TO BE PRESSED ALUMINUM LETTERS. SIZE HEIGHT AND COLOR OF TERMINATE SIGNAGE MUST HAVE FINAL APPROVAL FROM BUILDING OWNER PRIOR TO SUBMITTING TO CITY FOR SIGN PERMIT
- B. ALL FUTURE BUILDING SIGNAGE LETTERS TO BE NO LARGER THAN 30" HEIGHT



STUDIO SOUTHWEST ARCHITECTS, INC.
2101 Mountain Rd NW, Albuquerque, NM 87104
505 843 9639 fax 505 843 8683
Web Site: www.studioswarch.com
E-Mail: mail@studioswarch.com

Architect Engineer



PASEO NUEVO
OFFICE
COMPLEX

8220 SAN PEDRO DR NE
ALBUQUERQUE, NM 87113

DRB ADMINISTRATIVE
SITE PLAN AMENDMENT
PROJECT NO. 1004974
APPLICATION NO. Building Page
Paul Clark
PLANNING DIRECTOR 8-21-09
DATE

SHEET KEYNOTES

- 1 STO IVORY KEY (FIELD COLOR) #10522, EPS SYSTEM
- 2 STO TERRA COTTA (ACCENT COLOR) #10700, EPS SYSTEM
- 3 EPS SYSTEM
- 4 EXTERIOR GLAZING
- 5 METAL RAILING
- 6 METAL SUNSCREEN, CHAMPAGNE FINISH TO MATCH WINDOW FRAMES
- 7 SPANDREL GLAZING
- 8 FORMED METAL PANEL, ANODIZED COLOR TO MATCH MULLIONS
- 9 ENTRY SIGN
- 10 METAL CAP ON PLASTERS, TYP
- 11 METAL PARAPET CAP, TYP
- 12 OVERHEAD SECURITY GATES SHOWN IN CLOSED POSITION
- 13 MESH SCREEN, ALUMINUM LOUVER PANELS TO MATCH, CHAMPAGNE FINISH OF SUNSHADES AND WINDOW FRAMES
- 14 STAR TOWER WITH ROOF ACCESS

SIGNAGE CALCULATIONS

ELEVATION	SIGNAGE S.F.	TOTAL FACADE S.F.
WEST	398 S.F.	14,431 S.F.
EAST	248 S.F.	14,182 S.F.
SOUTH	138 S.F.	7,922 S.F.
NORTH	255 S.F.	12,319 S.F.

2/14/07 CONSTRUCTION SET
1/29/08 CITY SIGN PERMIT
8/21/09 CITY SIGN PERMIT

MARK DATE DESCRIPTION
1 2/14/07 CONSTRUCTION ISSUE SET
2 1/29/08 0424
3 8/21/09 0424A-201 DWG
DRAWN BY DGP
CHECKED BY DD
DATE 2/14/07

SHEET TITLE
BUILDING ELEVATIONS

A-201
sheet of sheets

Copyright © 1997, Constructive Services, Inc. All rights reserved. All other trademarks and registered trademarks are the property of their respective owners. This drawing is the property of Constructive Services, Inc. and all rights therein are reserved. For conditions, refer to the Owner-Building Agreement.

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

01/23/2009 Issued By: E08375

Permit Number: 2009 070 031 **Category Code 910**

Application Number: 09DRB-70031, Major - 2yr Subd Imp Agmt Ext (2yr Sia)

Address:

Location Description: SAN PEDRO DR NE AND HOLLY AVE NE

Project Number: 1004974

Applicant

Joshua J Skarsgard, Esq

8220 San Pedro Dr Ne #500
Albuquerque NM 87113
282-2323

Agent / Contact

Paseo Nuevo, Ltd

8220 San Pedro Dr Ne #500
Albuquerque NM 87113
282-2323

Application Fees

441018/4971000	Public Notification	\$75.00
441032/3424000	Conflict Mgmt Fee	\$20.00
441006/4983000	DRB Actions	\$50.00
TOTAL:		\$145.00

City Of Albuquerque
Treasury Division

1/23/2009 11:35AM LOC: ANHX
WSH 006 TRANS# 0021
RECEIPT# 00102346-00102346
PERMIT# 2009070031 TRSING
Trans Amt \$145.00
APN Fee \$75.00
Conflict Manag. Fee \$20.00
DRB Actions \$50.00
CK \$145.00
CHANGE \$0.00

Thank You



Supplemental form

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

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

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

APPLICATION INFORMATION:

Professional/Agent (if any): Joshua J. Skarsgard, Esq. PHONE: 262-2323
 ADDRESS: 8220 San Pedro Drive NE #500 FAX: 998-9099
 CITY: Albuquerque STATE NM ZIP 87113 E-MAIL: josh@skarsgardfirm.com
 APPLICANT: Paseo Nuevo, Ltd. Co. PHONE: 262-2323
 ADDRESS: same as above FAX: _____
 CITY: _____ STATE _____ ZIP _____ E-MAIL: _____
 Proprietary interest in site: _____ List all owners: _____

DESCRIPTION OF REQUEST: Subdivider is requesting approval for an extension of the Construction Deadline for Project No. 796381.

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

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

Lot or Tract No. Lots 1, 2, 3, 30, 31, and 32 Tract A Block: 34 Unit: _____
 Subdiv/Addn/TBKA: North Albuquerque Acres
 Existing Zoning: SU-2 IP Proposed zoning: _____ MRGCD Map No _____
 Zone Atlas page(s): C-R UPC Code: _____

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj, App, DRB-, AX_Z_, V_, S_, etc.). _____
 current Project No. 796381

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? _____
 No. of existing lots: _____ No. of proposed lots: _____ Total area of site (acres): _____
 LOCATION OF PROPERTY BY STREETS: On or Near: San Pedro Drive and Holly Avenue
 Between _____ and _____

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

SIGNATURE [Signature] DATE JAN. 20, 09
 (Print) JOSH SKARSGARD Applicant: Agent:

FOR OFFICIAL USE ONLY

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

Application case numbers
09 DRB. 20031

Action	S.F	Fees
<u>SLAE</u>	_____	\$ <u>50.00</u>
<u>ADR</u>	_____	\$ <u>75.00</u>
<u>QMF</u>	_____	\$ <u>20.00</u>
_____	_____	\$ _____
_____	_____	\$ _____
Total		\$ <u>145.00</u>

Hearing date February 18, 2009

[Signature] 1-23-09
 Planner signature / date

Project # 1004974

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

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

MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL (DRB13)

- 5 Acres or more: Certificate of No Effect or Approval
- Proposed Preliminary Plat including the Grading Plan (folded to fit into an 8.5" by 14" pocket) **24 copies**
- Proposed Infrastructure List
- Signed Preliminary Pre-Development Facilities Fee Agreement for **Residential** development only
- Design elevations & cross sections of perimeter walls **3 copies** (11" x 17" maximum)
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Property owner's and City Surveyor's signature on the proposed plat
- FORM DRWS Drainage Report, Water & Sewer availability statement filing information
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Signed** Pre-Annexation Agreement if Annexation required.
- TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

Preliminary plat approval expires after one year.

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

MAJOR SUBDIVISION AMENDMENT TO PRELIMINARY PLAT (DRB11) (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) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Property owner's and City Surveyor's signature on the proposed amended plat, if applicable
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- List 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 30 DAYS after the filing deadline. Your attendance is required.

MAJOR SUBDIVISION IMPROVEMENTS AGREEMENT EXTENSION (DRB09)

(Temporary sidewalk deferral extension use FORM-V)

- Zone Atlas map with the entire property(ies) clearly outlined
- 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. *J*
- Previous SIA extension notice, if one has been issued. If not applicable, please initial. *J*
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- List any original and/or related file numbers on the cover application
- Fee (see schedule) *#145*

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

Copy for us at Customer pick-up window DRB

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

Joshua J. Skarsgard, Esq.

Joshua J. Skarsgard
Applicant name (print)
Applicant signature / date

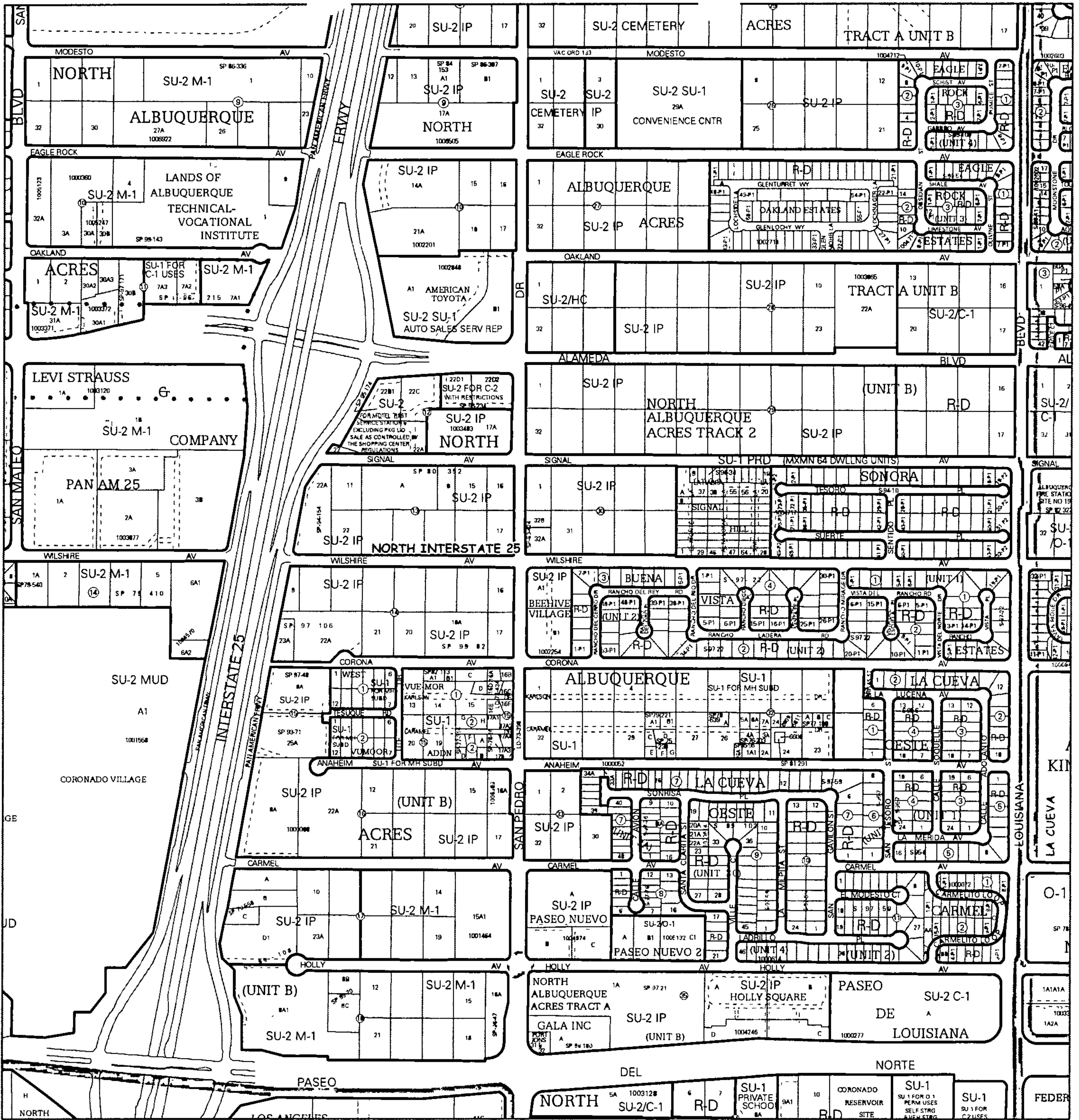


Form revised October 2007

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

Application case numbers
09DRB-20031

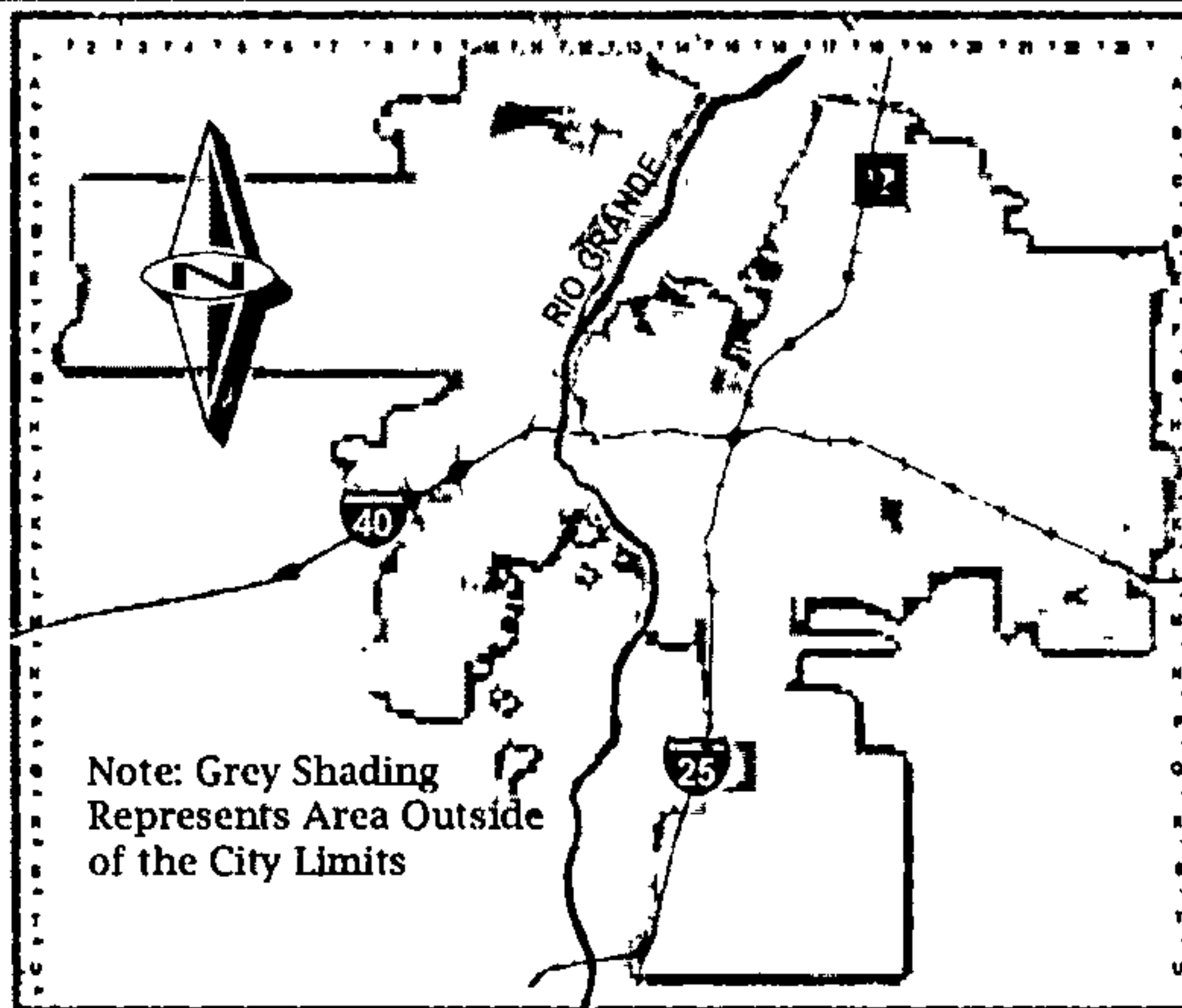
V. [Signature] *1-23-09*
Planner signature / date
Project # *1004974*



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



Map amended through: 6/13/2008

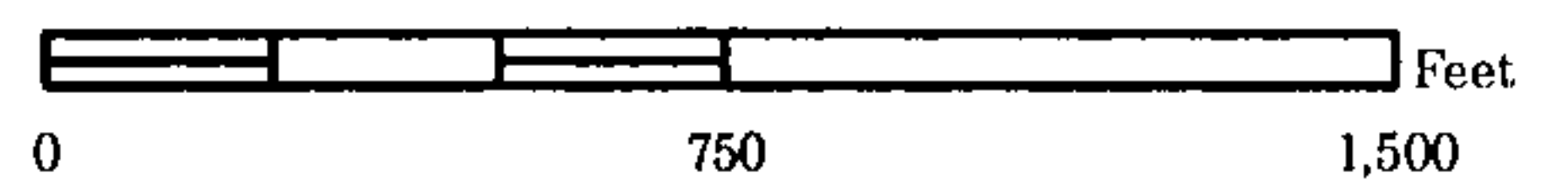


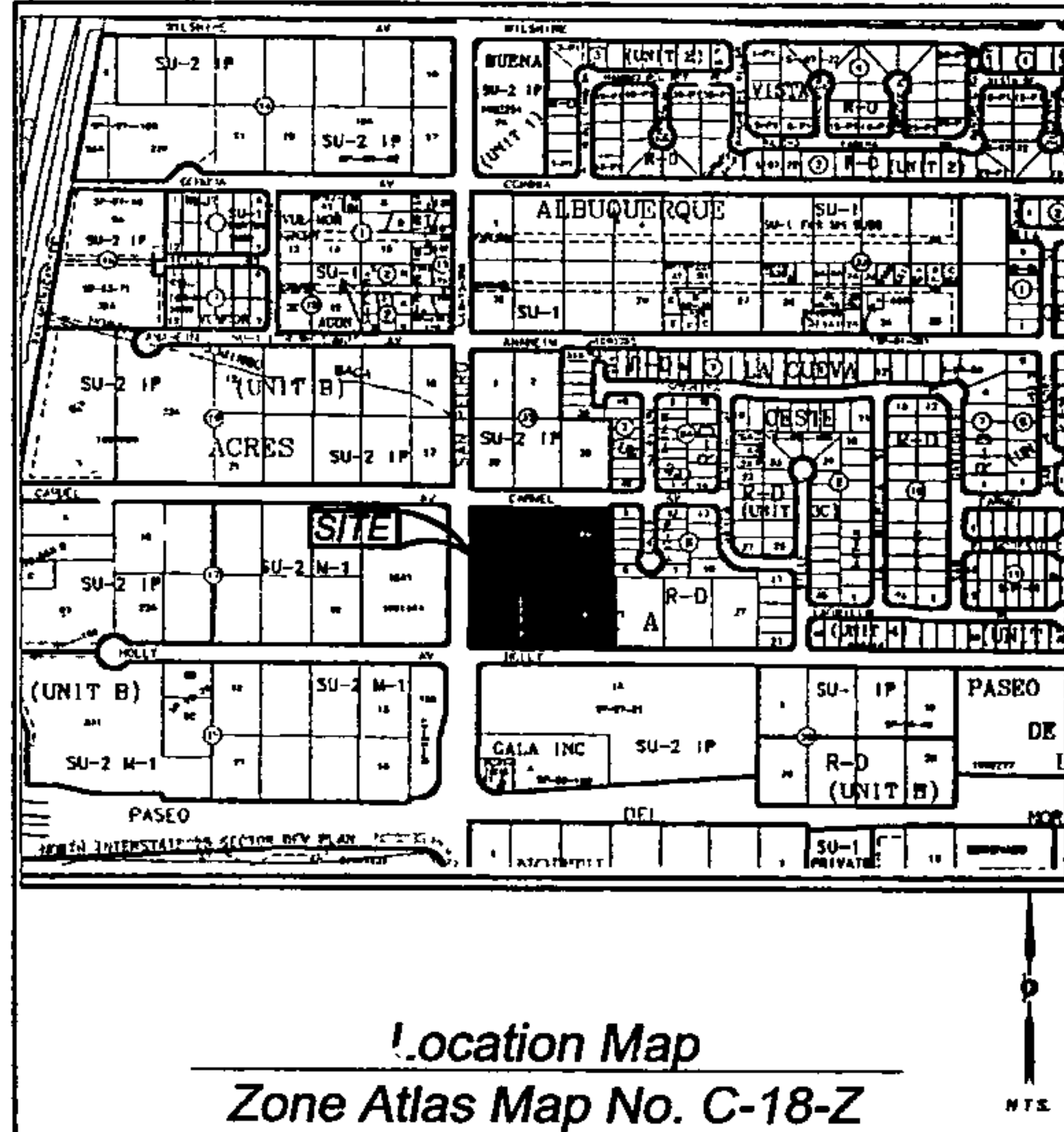
Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page
C-18-Z

Selected Symbols

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





Plat of
Tracts A, B, and C
Paseo Nuevo
Albuquerque, Bernalillo County, New Mexico
July 2006

Project No. 1004974

Application No. 06DRB- 07410-0000

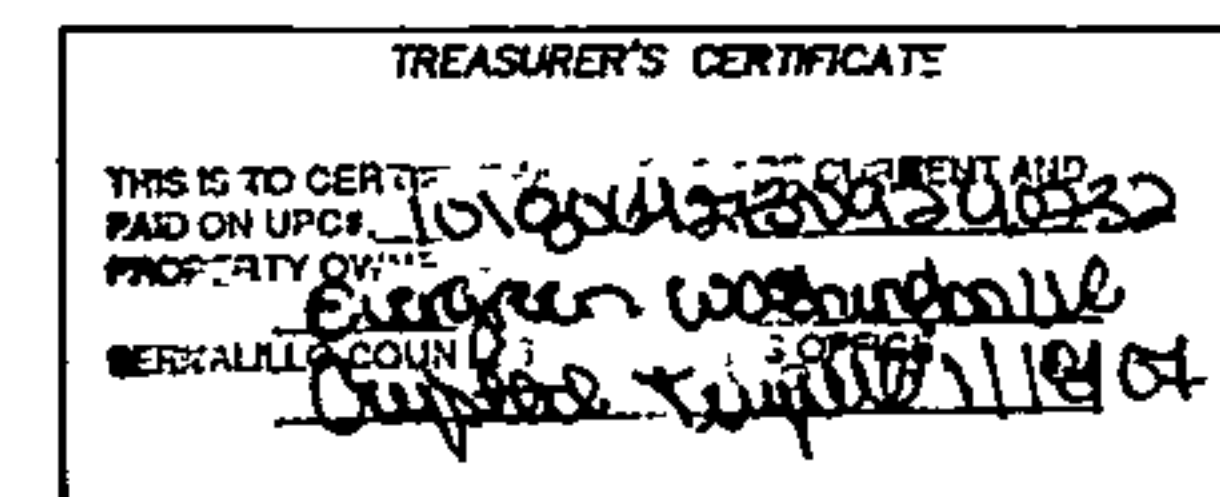
Utility Approvals

<i>Larry W. Medrano</i>	8-24-06
PNM ELECTRIC SERVICES	DATE
<i>Larry W. Medrano</i>	8-24-06
PNM GAS SERVICES	DATE
<i>Kevin D. Dwyer</i>	9/14/06
QWEST TELECOMMUNICATIONS	DATE
<i>Kevin D. Dwyer</i>	9-14-06
COMCAST	DATE
<i>Kevin D. Dwyer</i>	
NEW MEXICO UTILITIES	DATE

City Approvals

<i>Larry W. Medrano</i>	8/4/06
CITY SURVEYOR	DATE
REAL PROPERTY DIVISION	DATE
ENVIRONMENTAL HEALTH DEPARTMENT	DATE
<i>Larry W. Medrano</i>	1-17-07
TRAFFIC ENGINEERING / TRANSPORTATION DEPARTMENT	DATE
<i>Larry W. Medrano</i>	1-17-07
WATER UTILITY DEPARTMENT	DATE
<i>Christina Sandovar</i>	1/17/07
PARKS AND RECREATION DEPARTMENT	DATE
<i>Bradley B. Rishon</i>	1/17/07
AMAFCA	DATE
<i>Bradley B. Rishon</i>	1/17/07
CITY ENGINEER	DATE

DRB CHAIRPERSON, PLANNING DEPARTMENT



Surveyor's Certificate

LARRY W. MEDRANO, A REGISTERED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM FIELD NOTES OF AN ACTUAL SURVEY MEETING THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE AND OF STANDARDS FOR LAND SURVEYS OF THE N.M. BOARD OF LICENSURE FOR ENGINEERS AND SURVEYORS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT NO ENCROACHMENTS EXIST EXCEPT AS NOTED ABOVE AND THAT ALL IMPROVEMENTS ARE SHOWN IN THEIR CORRECT LOCATION RELATIVE TO RECORD BOUNDARIES AS LOCATED BY THIS SURVEY

Larry W. Medrano
LARRY W. MEDRANO
N.M.P.S. No 11993
DATE



8500-A Jefferson Street, NE
Albuquerque, NM 87113

866.422.8011 TOLL FREE
505.856.5700 PHONE
505.856.7900 FAX

Legal Description

A TRACT OF LAND LYING AND SITUATE WITHIN PROJECTED SECTION 13, TOWNSHIP 11 NORTH, RANGE 3 EAST, ELENA GALLEGOS GRANT, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, COMPRISING OF LOTS NUMBERED ONE (1), TWO (2), THREE (3), THIRTY (30), THIRTY-ONE (31) AND THIRTY-TWO (32), IN BLOCK NUMBERED THIRTY-FOUR (34), TRACT A, UNIT B, NORTH ALBUQUERQUE ACRES, AN ADDITION IN BERNALILLO COUNTY, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE MAP OF SAID ADDITION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON APRIL 24, 1936, IN PLAT BOOK D, FOLIO 130, LESS THAN AND EXCEPTING THAT PORTION OF LOT 32 GRANTED TO THE CITY OF ALBUQUERQUE, A NEW MEXICO MUNICIPAL CORPORATION, AS SET FORTH IN THAT CERTAIN SPECIAL WARRANTY DEED, FILED AUGUST 21, 1998, RECORDED IN BOOK 9814, PAGE 3506, AS DOCUMENT NO. 1998105350, RECORDS OF BERNALILLO COUNTY, NEW MEXICO, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY NEW MEXICO STATE PLANE COORDINATE (CENTRAL ZONE-NORTH AMERICAN DATUM OF 1927) BEARINGS, AND GROUND DISTANCES (US SURVEY FOOT) AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF DESCRIBED TRACT LYING ON THE CENTERLINE OF HOLLY AVENUE, NE, FROM WHENCE A TIE TO ALBUQUERQUE CONTROL SURVEY MONUMENT "7-C19" BEARS S 81°22'18" E, A DISTANCE OF 4,330.17 FEET,

THENCE FROM SAID POINT OF BEGINNING, N 89°44'57" E ALONG SAID CENTERLINE, A DISTANCE OF 495.81 FEET TO THE SOUTHWEST CORNER OF DESCRIBED TRACT LYING ON THE INTERSECTION OF SAID HOLLY AVENUE CENTERLINE AND THE CENTERLINE OF SAN PEDRO DRIVE, NE,

THENCE LEAVING SAID HOLLY CENTERLINE, N 00°38'57" W ALONG SAID SAN PEDRO CENTERLINE, A DISTANCE OF 284.10 FEET TO AN ANGLE POINT,

THENCE N 00°23'00" E, A DISTANCE OF 263.81 FEET TO THE NORTHWEST CORNER OF DESCRIBED TRACT LYING ON THE INTERSECTION OF SAID SAN PEDRO CENTERLINE AND THE CENTERLINE OF CARMEL AVENUE, NE,

THENCE LEAVING SAID SAN PEDRO CENTERLINE, S 89°45'04" E ALONG SAID CARMEL CENTERLINE, A DISTANCE OF 163.97 FEET TO AN ANGLE POINT,

THENCE S 89°48'44" E, A DISTANCE OF 165.08 FEET TO AN ANGLE POINT,

THENCE S 89°46'50" E, A DISTANCE OF 163.97 FEET TO THE NORTHEAST CORNER OF DESCRIBED TRACT MARKED BY A FOUND ALUMINUM CENTERLINE MONUMENT "PS 111184",

THENCE LEAVING SAID CARMEL CENTERLINE, S 01°34'25" E, A DISTANCE OF 30.01 FEET TO AN ANGLE POINT MARKED BY A FOUND NO. 5 REBAR WITH YELLOW PLASTIC CAP "PS 111184",

THENCE S 00°24'01" W, A DISTANCE OF 498.27 FEET TO THE POINT OF BEGINNING, CONTAINING 6.0005 ACRES (261,382 SQ. FT. SQUARE FEET), MORE OR LESS, NOW COMPRISING TRACTS A, B AND C, PASEO NUEVO

Free Consent and Dedication

THE REPLAT SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER AND/OR PROPRIETOR EXISTING PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, CONDUITS, AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS SAID OWNER AND/OR PROPRIETOR DOES HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED SAID OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED

SAID OWNER AND/OR PROPRIETOR DOES HEREBY DEDICATE ADDITIONAL STREET AND PUBLIC RIGHT OF WAY SHOWN HEREON FOR SAN PEDRO DRIVE, N.E. TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS.

SAID OWNER AND/OR PROPRIETOR DOES HEREBY DEDICATE STREET AND PUBLIC RIGHTS OF WAY SHOWN HEREON FOR HOLLY AVENUE, N.E., CARMEL AVENUE, N.E. AND SAN PEDRO DRIVE, N.E. TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE.

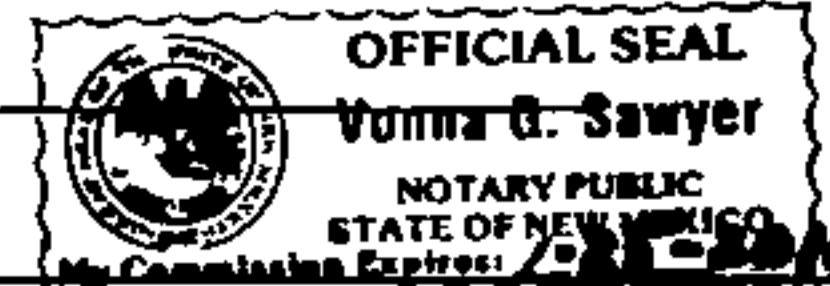
Gordon L. Skarsgard
RANDY SCHMIDTKE-GORDON L. SKARSGARD
MANAGING MEMBER
SAN PEDRO EQUITIES, LLC
DATE 8/14/06

Acknowledgment

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 14th DAY OF AUG, 2006 BY
RANDY SCHMIDTKE, MANAGING MEMBER, SAN PEDRO EQUITIES, LLC
GORDON L. SKARSGARD

BY *Dorothy Sawyer*
NOTARY PUBLIC MY COMMISSION EXPIRES



Subdivision Data:

GROSS SUBDIVISION ACREAGE: 6.0005 ACRES±
ZONE ATLAS INDEX NO: C-18-Z
NO. OF TRACTS CREATED: 3
NO. OF LOTS CREATED: 0
MILES OF FULL-WIDTH STREETS CREATED: 0
DATE OF SURVEY: JULY 26, 2006

Disclosure Statement:

THE PURPOSE OF THIS PLAT IS TO REPLAT THE EXISTING SIX LOTS INTO THREE NEW TRACTS, TO GRANT EASEMENTS, TO DEDICATE ADDITIONAL RIGHT OF WAY FOR SAN PEDRO DRIVE, NE, AND TO DEDICATE RIGHT OF WAY FOR HOLLY AVENUE, N.E., SAN PEDRO DRIVE, N.E. AND CARMEL AVENUE, NE

Notes:

- MISC. DATA: ZONING SU-2 IP
- BEARINGS SHOWN ARE GRID BEARINGS (NEW MEXICO STATE PLANE CENTRAL ZONE - NAD 1927)
- ALL DISTANCES ARE GROUND DISTANCES-US SURVEY FOOT
- THIS PROPERTY LIES WITHIN PROJECTED SECTION 13, TOWNSHIP 11 NORTH, RANGE 3 EAST, ELENA GALLEGOS GRANT, N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
- PLAT SHOWS ALL EASEMENTS OF RECORD
- SP NO. 2006314095

Easements

THIS PLAT SHOWS EXISTING RECORDED AND APPARENT EASEMENTS AS NOTED

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF

- PNM ELECTRIC SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, COMMUNICATION FACILITIES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
- PNM GAS SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS.
- QWEST CORPORATION FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED AND AERIAL COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES.
- COMCAST CABLE FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.

INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, RENEW OPERATE, AND MAINTAIN FACILITIES FOR THE PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENTS, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN, NO BUILDING, SIGN, POOL (ABOVEGROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERRECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE CAUSED BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO WITHIN OR NEAR EASEMENTS SHOWN ON THIS PLAT

EASEMENTS FOR ELECTRIC TRANSFORMERS/SWITCHEARS, AS INSTALLED, SHALL EXTEND TEN FEET (10') IN FRONT OF TRANSFORMER/SWITCHEAR DOOR AND FIVE FEET (5') ON EACH SIDE.

IN APPROVING THIS PLAT, PNM ELECTRIC SERVICES AND GAS SERVICES (PNM) DID NOT CONDUCT A TITLE SEARCH OF 1 E PROPERTIES HEREON CONSEQUENTLY, PNM DOES NOT WAIVE NOR RELEASE ANY EASEMENT OR EASEMENT RIGHTS TO WHICH IT MAY BE ENTITLED

Paseo Nuevo Ltd. Co.

GORDON L. SKARSGARD
MANAGING MEMBER

8220 SAN PEDRO NE, SUITE 500
ALBUQUERQUE, NM 87113

TEL: (505) 262-2323
FAX: (505) 998-9099

January 21, 2009

Jack Cloud, AICP, Chair, DRB
City of Albuquerque Planning Department
Plaza Del Sol Office Building
600 2nd Street, NW
Albuquerque, NM 87103

Re: SIA Extension Request / Project No. 796381 (Paseo Nuevo)

Dear Chair Cloud:

I, Josh Skarsgard, am acting as agent and legal counsel on behalf of Paseo Nuevo Ltd. Co., a New Mexico Limited Liability Company in regards to its application requesting a Subdivision Improvement Agreement extension for the above-referenced project

Charter Bank issued Paseo Nuevo, Ltd. Co., an Irrevocable Letter of Credit for the sum of Sixty Thousand and 00/100 Dollars (\$60,000.00) for the exclusive purpose of providing the financial guarantee which the City required of Paseo Nuevo, Ltd. Co. ("Subdivider") to provide for the installation of the traffic signal improvements, which must be constructed at the San Pedro/Holly NE intersection, Albuquerque, NM, Project No. 796381. The amount of the Letter of Credit was 125% of the City's estimated cost of construction of improvements as required by the City's Subdivision Ordinance.

Based on conversations with City Staff we are making this application with the understanding that Paseo Nuevo Ltd. Co. can meet with adjacent property owners and attempt to raise the requisite funding necessary to install the traffic signal at Holly and San Pedro. We are also under the understanding that the City of Albuquerque will not "call" our letter of credit based on our good faith efforts to apply for an extension coupled with our efforts to raise funds for the traffic signal.

Sincerely,


Joshua J. Skarsgard, Esq.

Cc: Ron Bohannon, Tierra West
Jim Schumacher
Kevin Curran, Esq.



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

August 30, 2006

4. Project # 1004974
06DRB-01117 Major-Preliminary Plat Approval

TIERRA WEST LLC agent(s) for SAN PEDRO EQUITIES LTD CO request(s) the above action(s) for all or a portion of Lot(s) 1-3 & 30-32, Block(s) 34, Tract(s) A, NORTH ALBUQUERQUE ACRES, (to be known as **PASEO NUEVO**) zoned SU-2 for IP, located on SAN PEDRO NE, between HOLLY AVE NE and CARMEL AVE NE containing approximately 5 acre(s). [REF: 06DRB-00884, 06DRB-00885] (C-18)

At the August 30, 2006, Development Review Board meeting, with the signing of the infrastructure list dated 8/30/06 and approval of the grading plan engineer stamp dated 6/1/06 the preliminary plat was approved with the following conditions of final plat approval:

Address the 24-foot floating access easement.

Adjacent owners must sign the plat prior to recording.

06DRB-00884 Major-SiteDev Plan Subd
06DRB-00885 Major-SiteDev Plan Bldg Permit

STUDIO SW ARCHITECTS agent(s) for SAN PEDRO EQUITIES request(s) the above action(s) for all or a portion of Lot(s) 1, 2, 3, 30, 31 and 32, Tract(s) A, Block(s) 34, **NORTH ALBUQUERQUE ACRES**, zoned SU-2, IP, located on SAN PEDRO NE BETWEEN HOLLY NE AND CARMEL NE containing approximately 5 acres.[REF: AX-84-9,Z-84-41] [*Deferred from 7/12/06 & 8/16/06*] (C-18)

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

With the signing of the infrastructure list dated 8/30/06 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.

If you wish to appeal this decision, you must do so by September 14, 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.



OFFICIAL NOTICE OF DECISION

PAGE 2

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

ga
Cc: San Pedro Equities Ltd., Co., 1609 San Patricio Ave SW, 87104
Tierra West LLC, 5571 Midway Park PI NE, 87109
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File

13. ~~Project # 1004974~~
07DRB-00024 Minor-Final Plat Approval

TIERRA WEST LLC agent(s) for SAN PEDRO EQUITIES LTD CO request(s) the above action(s) for all or a portion of Lot(s) 1-3, 30-32, Block(s) 34, Tract(s) A, NORTH ALBUQUERQUE ACRES, (to be known as PASEO NUEVO) zoned SU-2 FOR IP, located on SAN PEDRO DR NE, between HOLLY AVE NE and CARMEL AVE NE containing approximately 5 acre(s). [REF: 06DRB-01117] ~~(C-18) FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.~~

14. **Project # 1005258**
07DRB-00023 Minor-Prelim&Final Plat Approval

ANGELA BLAIR agent(s) for CHRISTOPHER & JEANETTE CHAVEZ request(s) the above action(s) for all or a portion of Tract(s) A, Map 37, MARTINEZTOWN (to be known as LANDS OF CHRIS CHAVEZ) zoned SU-2/NCR, located on EDITH BLVD NE, between LOMAS BLVD NE and MOUNTAIN RD NE containing approximately 1 acre(s). (J-14) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR DEDICATION ALONG EDITH AND PLANNING FOR AGIS DXF FILE AND TO RECORD.**

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

15. **Project # 1005316**
07DRB-00008 Minor-Sketch Plat or Plan

SURVEYS SOUTHWEST LTD agent(s) for CARMEN PRECIADO request(s) the above action(s) for Lot(s) 5, Block(s) 2, **GARCIA ADDITION** and Lot(s) 10, Block(s) 2, **MARIPOSA ADDITION**, zoned SU-2 MR, located on GALINA ST SE, between SMITH AVE SE and KATHRYN AVE SE containing approximately 1 acre(s). (L-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

January 17, 2007

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.

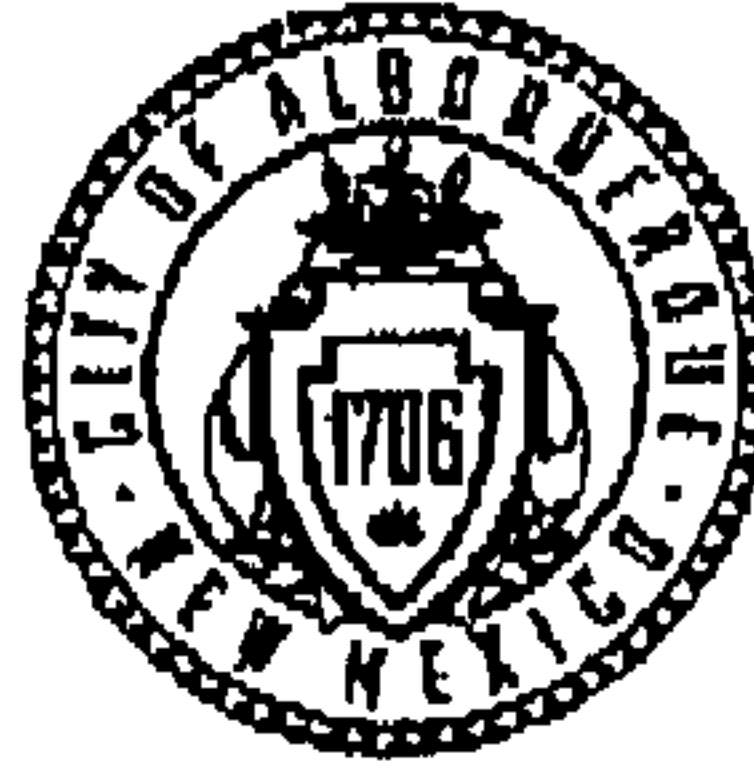
- A. Call to Order: 9:00 A.M. Adjourned: 10:55 A.M.
- B. Changes and/or Additions to the Agenda
- C. New or Old Business

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project # 1001816**
06DRB-01794 Major-Vacation of Public Easements

JANE CARLTON request(s) the above action(s) for all or a portion of Lot(s) 12-A, **NEW MEXICO TOWN CO. ORIGINAL TOWNSITE**, zoned SU-2/HDA, located on TIJERAS AVE NW, between LOMAS NW and CENTRAL NW containing approximately 1 acre(s). (J-13) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**



City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

January 23, 2009

Josh Skarsgard
The Skarsgard Firm
8220 San Pedro NE, Suite 500/87113
Phone: 505-262-2323/Fax: 505-998-9099

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

Dear Josh:

Thank you for your inquiry of January 23, 2009 requesting the names of **ALL Neighborhood and/or Homeowner Associations** who would be affected under the provisions of O-92 by your proposed project at **(DRB SUBMITTAL) - LOTS 1,2,3,30,31 AND 32, TRACT A, BLOCK 34, NORTH ALBUQUERQUE ACRES LOCATED ON 8220 SAN PEDRO DRIVE NE BETWEEN SAN PEDRO DRIVE NE AND HOLLY AVENUE NE** zone map **C-18**.

Our records indicate that the **Neighborhood and/or Homeowner Associations** affected by this proposal and the contact names are as follows:

- WEST LA CUEVA N.A. (WLC) "R"**
- Peggy Neff
- 8305 Calle Sequelle NE/87113 823-1041 (h) 977-8903 (c)
- April Sweet
- 6939 Carmelito Lp. NE/87113 280-8586 (c)

Please note that according to O-92 you are required to notify each of these contact persons by **certified mail, return receipt requested, before** the Planning Department will accept your application filing. **IMPORTANT! Failure of adequate notification may result in your Application Hearing being deferred for 30 days.** If you have any questions about the information provided, please contact me at (505) 924-3902 or via an e-mail message at swinklepleck@cabq.gov or by fax at (505) 924-3913.

Sincerely,

Stephani Winklepleck

Stephani Winklepleck
Neighborhood Liaison
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

LETTERS MUST BE SENT TO BOTH CONTACTS OF EACH NEIGHBORHOOD AND/OR HOMEOWNER ASSOCIATION.

Paseo Nuevo Ltd. Co.

GORDON L. SKARSGARD
MANAGING MEMBER

8220 SAN PEDRO NE, SUITE 500
ALBUQUERQUE, NM 87113

TEL: (505) 262-2323
FAX: (505) 998-9099

January 21, 2009

Via Certified Mail, Return Receipt Requested

West La Cueva N.A.
Peggy Neff
8305 Calle Sequelle NE
Albuquerque, NM 87113

Re: SIA Extension Request / Project No. 796381 (Paseo Nuevo)

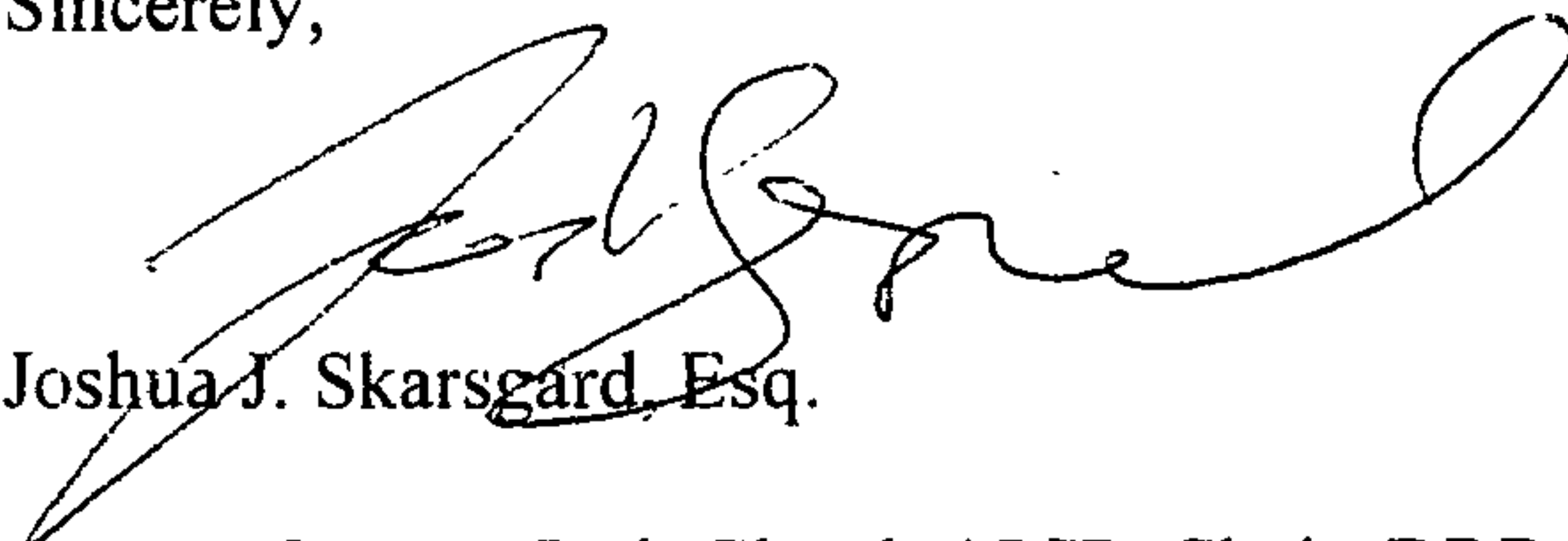
Dear Ms. Neff:

I, Josh Skarsgard, am acting as agent and legal counsel on behalf of Paseo Nuevo Ltd. Co., a New Mexico Limited Liability Company in regards to its application requesting a Subdivision Improvement Agreement extension for the above-referenced project.

Charter Bank issued Paseo Nuevo, Ltd. Co., an Irrevocable Letter of Credit for the sum of Sixty Thousand and 00/100 Dollars (\$60,000.00) for the exclusive purpose of providing the financial guarantee which the City required of Paseo Nuevo, Ltd. Co. ("Subdivider") to provide for the installation of the traffic signal improvements, which must be constructed at the San Pedro/Holly NE intersection, Albuquerque, NM, Project No. 796381. The amount of the Letter of Credit was 125% of the City's estimated cost of construction of improvements as required by the City's Subdivision Ordinance.

Based on conversations with City Staff we are making this application with the understanding that Paseo Nuevo Ltd. Co. can meet with adjacent property owners and attempt to raise the requisite funding necessary to install the traffic signal at Holly and San Pedro. We are also under the understanding that the City of Albuquerque will not "call" our letter of credit based on our good faith efforts to apply for an extension coupled with our efforts to raise funds for the traffic signal.

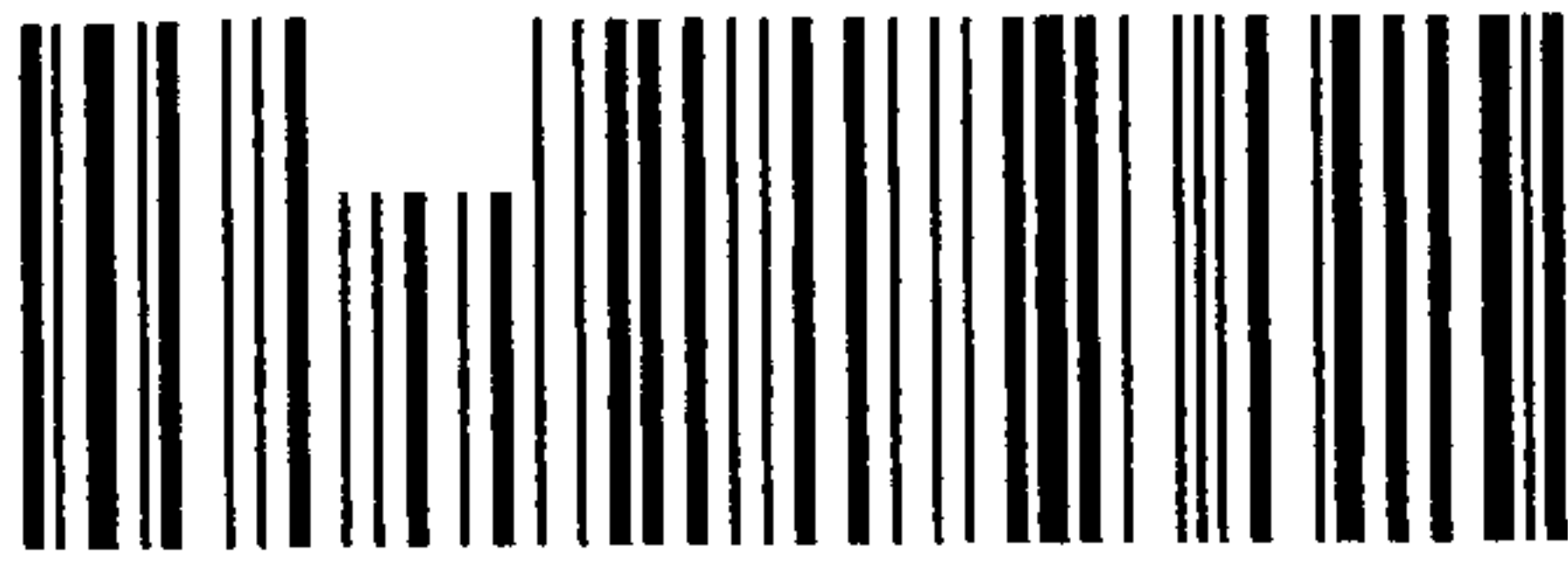
Sincerely,



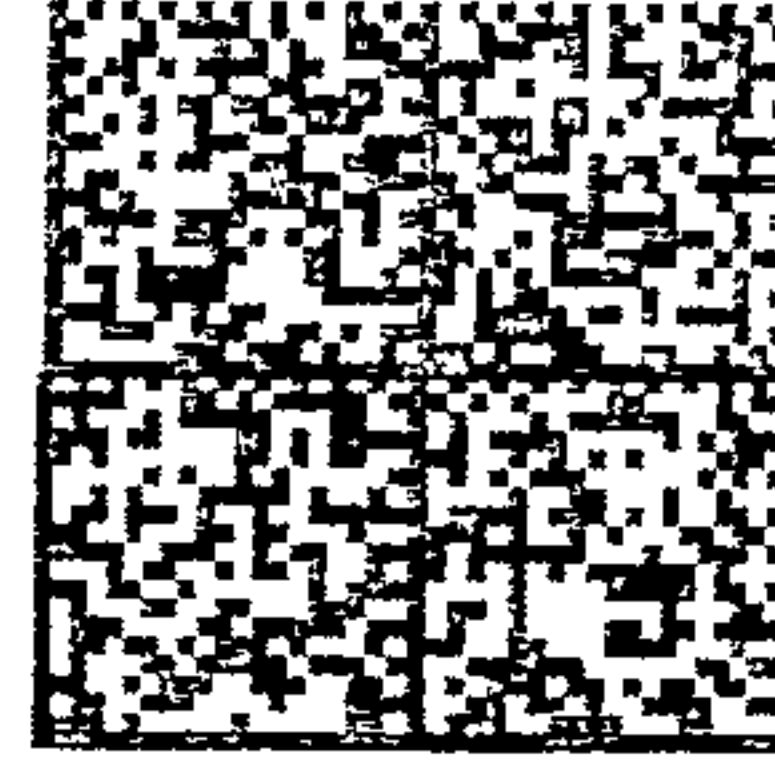
Joshua J. Skarsgard, Esq.

Cc: Jack Cloud, AICP, Chair, DRB
Jim Schumacher
Kevin Curran, Esq.

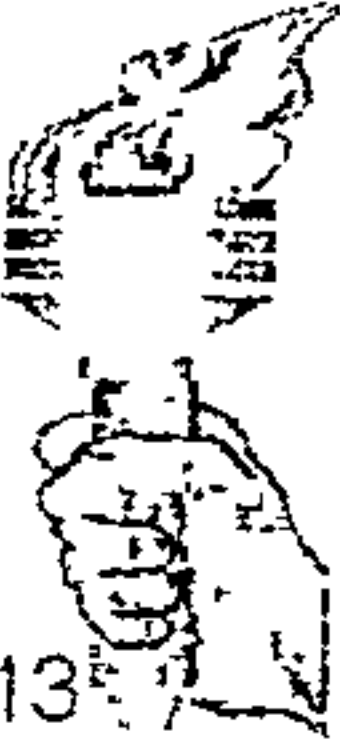
vevo Ltd. Co.
1 Pedro Dr. NE, #500
que, NM 87113



7007 0710 0003 1044 6163



042J80075606
neopost[®] **\$5.32**
01/23/09
Mailed From 87113



US POSTAGE

West La Cueva N.A.
Peggy Neff
8305 Calle Sequelle NE
Albuquerque, NM 87113

Paseo Nuevo Ltd. Co.

GORDON L. SKARSGARD
MANAGING MEMBER

8220 SAN PEDRO NE, SUITE 500
ALBUQUERQUE, NM 87113

TEL: (505) 262-2323
FAX: (505) 998-9099

January 21, 2009

Via Certified Mail, Return Receipt Requested

West La Cueva N.A.
April Sweet
6939 Carmelito Loop NE
Albuquerque, NM 87113

Re: SIA Extension Request / Project No. 796381 (Paseo Nuevo)

Dear Ms. Sweet:

I, Josh Skarsgard, am acting as agent and legal counsel on behalf of Paseo Nuevo Ltd. Co., a New Mexico Limited Liability Company in regards to its application requesting a Subdivision Improvement Agreement extension for the above-referenced project.

Charter Bank issued Paseo Nuevo, Ltd. Co., an Irrevocable Letter of Credit for the sum of Sixty Thousand and 00/100 Dollars (\$60,000.00) for the exclusive purpose of providing the financial guarantee which the City required of Paseo Nuevo, Ltd. Co. ("Subdivider") to provide for the installation of the traffic signal improvements, which must be constructed at the San Pedro/Holly NE intersection, Albuquerque, NM, Project No. 796381. The amount of the Letter of Credit was 125% of the City's estimated cost of construction of improvements as required by the City's Subdivision Ordinance.

Based on conversations with City Staff we are making this application with the understanding that Paseo Nuevo Ltd. Co. can meet with adjacent property owners and attempt to raise the requisite funding necessary to install the traffic signal at Holly and San Pedro. We are also under the understanding that the City of Albuquerque will not "call" our letter of credit based on our good faith efforts to apply for an extension coupled with our efforts to raise funds for the traffic signal.

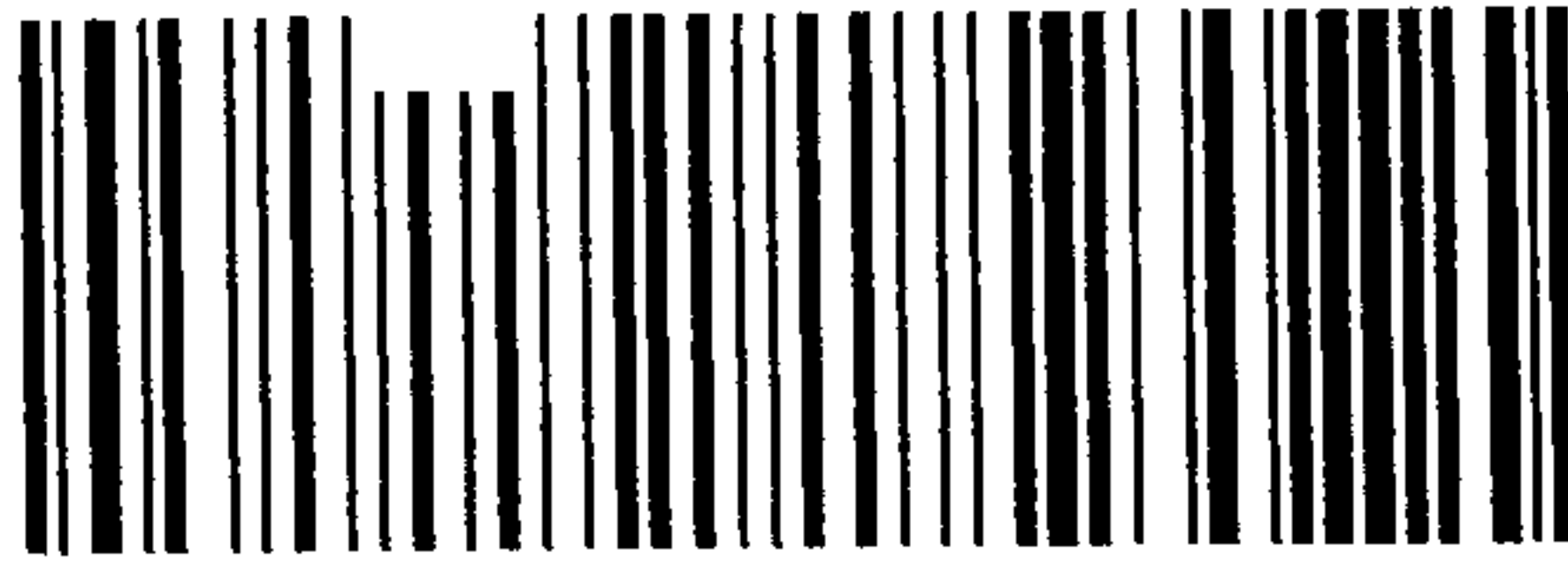
Sincerely,


Joshua J. Skarsgard, Esq.

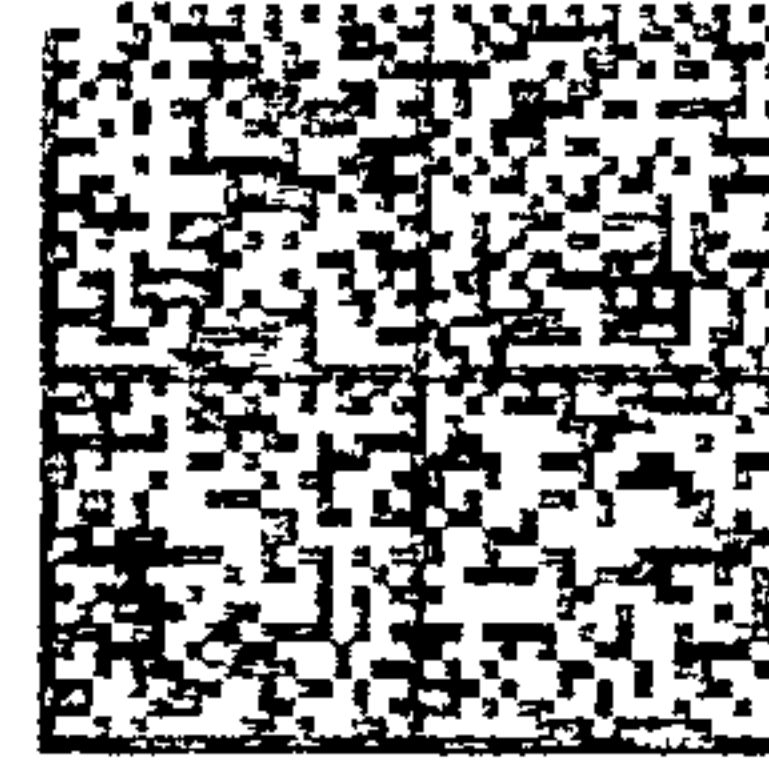
Cc: Jack Cloud, AICP, Chair, DRB
Jim Schumacher
Kevin Curran, Esq.

CERTIFIED MAIL™

uevo Ltd. Co.
1 Pedro Dr. NE, #500
que, NM 87113



7007 0710 0003 1044 6156



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\$5.32
01/23/09
Mailed From 87113
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West La Cueva N.A.
April Sweet
6939 Carmelito Loop NE
Albuquerque, NM 87113

U.S. Postal Service
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7007 0710 0003 1044 6156

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Certified Fee	2.70
Return Receipt Fee (Endorsement Required)	2.20
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 5.32

Postmark
Here

Sent To *West La Cueva NA (April Sweet)*
Street, Apt. No.,
or PO Box No. *6939 Camelito Loop NE*
City, State, ZIP+4 *Albuquerque NM 87113*

PS Form 3800, August 2006

See Reverse for Instructions

U.S. Postal Service™
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7007 0710 0003 1044 6156

Postage	\$ 0.42
Certified Fee	2.70
Return Receipt Fee (Endorsement Required)	2.20
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 5.32

Postmark
Here

Sent To *Peggy Neff West La Cueva N.A.*
Street, Apt. No.,
or PO Box No. *8305 Calle Sequelle NE*
City, State, ZIP+4 *Albuquerque NM 87113*

PS Form 3800, August 2006

See Reverse for Instructions

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.

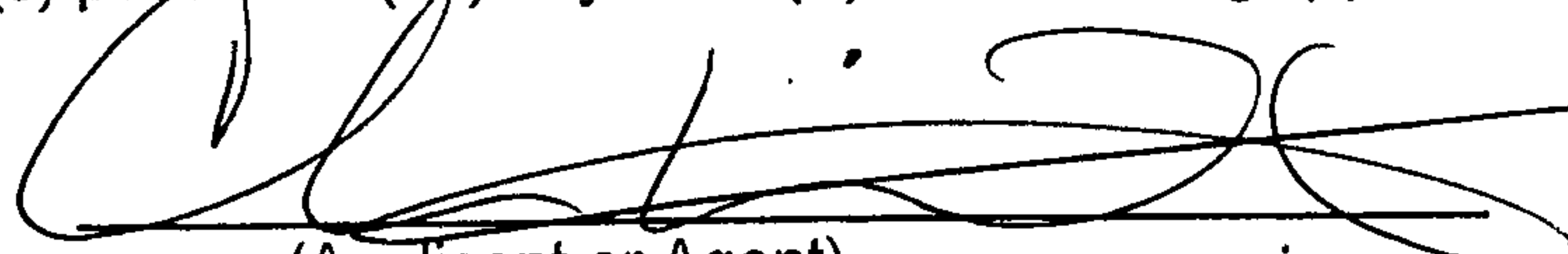
4. TIME


Signs must be posted from February 3, 2009 To February 18, 2009

5. REMOVAL

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

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


(Applicant or Agent) 1/23/09
(Date)

I issued 1 signs for this application, 1-23-09 
(Date) (Staff Member)

DRB PROJECT NUMBER: 1004974

DAB AA

APPLICATION NO. 07AA	PROJECT NO. 1004974
PROJECT NAME Paseo Nuevo	
EPC APPLICATION NO.	
APPLICANT / AGENT Studio Southwest	PHONE NO. 843-9639
ZONE ATLAS PAGE C-18	
(SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEV PLAN), (IR), (AA)	
ONE STOP COMMENT FORM LOG	

HYDROLOGY DEV (505) 924-3986		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED BAB	DATE 8/2/07	DATE
COMMENTS:		

UTILITY DEV (505) 924-3989		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE	DATE
COMMENTS:		
 		
 		
 		
 		
 		

TRANSPORTATION DEV (505) 924-3990		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED NSF	DATE 8/1/07	DATE
COMMENTS:		

PARKS AND REC (505) 768-5328		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE	DATE
COMMENTS:		
 		
 		
 		
 		
 		

PLANNING (505) 924-3858		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED DM	DATE 8/02/07	DATE
COMMENTS:		

Revised 3/3/04

(Return form with plat / site plan)

DRBAA

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

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

Professional/Agent (if any): DANIEL PUZAK STUDIO SW ARCHITECTS PHONE: 843-9639

ADDRESS: 2101 MOUNTAIN ROAD FAX: 843-9683

CITY: ALBUQUERQUE STATE NM ZIP 87104 E-MAIL: DPUZAK@STUDIOSWARCH.COM

APPLICANT: JASON SHARSGARD PHONE: 803-3757

ADDRESS: 4101 INDIAN SCHOOL RD NE # 400 FAX: _____

CITY: ALBUQUERQUE STATE NM ZIP 87110 E-MAIL: _____

Proprietary interest in site: OWNER / DEVELOPER List all owners: SKIP SHARSGARD

DESCRIPTION OF REQUEST: DELETING VEHICLE RAMP TO PARKING STRUCTURE AND ADDING EXTERIOR PATIOS TO SITE PLAN

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

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

Lot or Tract No. TRACT A, B, C PASEO NUEVO Block: _____ Unit: _____

Subdiv/Addn/TBKA: Paseo Nuevo

Existing Zoning: SU-2/IP Proposed zoning: _____

Zone Atlas page(s): C-18-2 UPC Code: 101806427309240232 MRGCD Map No _____

CASE HISTORY:

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

DRB # 1004974

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? YES

No. of existing lots: 1 No. of proposed lots: 1 Total area of site (acres): 2.6

LOCATION OF PROPERTY BY STREETS: On or Near: SAN PEDRO & HOLLY NE

Between: HOLLY NE and CARMEL NE

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

SIGNATURE [Signature] DATE 7/31/07

(Print) DANIEL PUZAK Applicant: Agent:

FOR OFFICIAL USE ONLY

Form revised 4/07

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>07AA - 10045</u>	<u>AA</u>		<u>\$ 45.⁰⁰</u>
<input checked="" type="checkbox"/> All fees have been collected				\$ _____
<input checked="" type="checkbox"/> All case #s are assigned				\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent				\$ _____
<input checked="" type="checkbox"/> Case history #s are listed				\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill				\$ _____
<input checked="" type="checkbox"/> F.H.D.P. density bonus				Total
<input checked="" type="checkbox"/> F.H.D.P. fee rebate				<u>\$ 45.⁰⁰</u>

Andrew Ganas 7/31/07
Planner signature / date

Project # 1004974

FORM P(4): SITE PLAN REVIEW – ADMINISTRATIVE APPROVAL OR AMENDMENT

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT IN THE DOWNTOWN SU-3 ZONE

- Copy of the pre-application meeting findings (A pre-application meeting is required for Downtown 2010 projects.)
- Site plan and related drawings (folded to fit into an 8.5" x 14" pocket) 6 copies
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing and justifying the request
- Letter of authorization from the property owner if application is submitted by an agent
- Notifying letter and certified mail receipts to owners of adjacent properties if required by pre-application meeting
- Infrastructure List, if relevant to the site plan
- Completed Site Plan for Building Permit Checklist
- Solid Waste Management Department signature on Site Plan if relevant
- Blue-line copy of Site Plan with Fire Marshal's stamp
- Copy of the LUCC approval if the site is in an historic overlay zone
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application

AMENDMENT TO SITE DEVELOPMENT PLAN FOR SUBDIVISION

AMENDMENT TO SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

CONCEALED OR SITE DEVELOPMENT PLAN CONTROLLED WIRELESS TELECOM FACILITY

NOTE: The requirements specified below apply to the previous 3 plan types, unless otherwise noted.

- Proposed Site Plan, with changes circled and noted if amended (folded to fit into an 8.5" x 14" pocket) 5 copies
- Copy of approved Site Plan being amended if applicable (folded to fit into an 8.5" x 14" pocket) 1 copy
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing and justifying the request
- Letter of authorization from the property owner if application is submitted by an agent
- Copy of EPC or DRB Notice of Decision (not required for WTF)
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application

NOTE: The next two items are also required if the square footage change is 2% or more of any building's gross floor area

- Notifying letter & certified mail receipts addressed to owners of adjacent properties
- Office of Neighborhood Coordination inquiry response, notifying letter, certified mail receipts

NOTE: Only for wireless telecommunications facilities that are concealed and/or subject to site development plan review, the following materials are required for application submittal in addition to all those listed above:

- Co-location evidence as described in *Zoning Code* §14-16-3-17(A)(5)
- Notarized statement declaring # of antennas accommodated. Refer to §14-16-3-17(A)(10)(d)2
- Letter of intent regarding shared use. Refer to §14-16-3-17(A)(10)(e)
- Letter of description as above also addressing concealment issues, if relevant. Refer to §14-16-3-17(A)(12)(a)
- Distance to nearest existing free standing tower, and its owner's name, if the proposed facility is also a tower
- Registered Engineer's stamp on the Site Development Plans
- Office of Community & Neighborhood Coordination inquiry response as above based on 1/4 mile radius

PLEASE NOTE; If you are applying for approval of a telecom site to be located on City of Albuquerque property, there are several additional requirements. Contact Debbie Stover at 924-3940 for details.

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

DANIEL PUZAK

 Applicant name (print)
[Signature] 7/30/07

 Applicant signature / date



Form revised June 04, October 2004

- | | |
|---|------------------------------|
| <input checked="" type="checkbox"/> Checklists complete | Application case numbers |
| <input checked="" type="checkbox"/> Fees collected | <u>07 AA</u> - _____ - _____ |
| <input type="checkbox"/> Case #s assigned | _____ - _____ - _____ |
| <input checked="" type="checkbox"/> Related #s listed | _____ - _____ - _____ |

Planner signature / date
Project # 1004974



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11
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City of Albuquerque
Transportation Planning
600 2nd Street NW

July 27, 2007

Studio Southwest Architects Inc. P: 924-3850
Albuquerque, NM 87102

To Whom It May Concern:

This letter is in reference to the proposed change in vehicle access at the Paseo Nuevo Office Complex. The owner is concerned with the current vehicle ramp access at the interior of the site to the upper deck of parking. The current approved ramp layout is in conflict with the future developments on the two parcels to the south of the parking structure. To allow more room on the congested site we propose eliminating vehicle access to one entrance on the upper level. Deleting the ramp would divert vehicle access to the Carmel entrance. We feel that this will not impact the flow of traffic on San Pedro negatively; we have also attached a letter from Terry Brown, P.E. that confirms this. Also the owner has requested a need for more exterior employee break areas; we have added two exterior patio spaces off of San Pedro. The planters that surround these exterior patios are low planters to provide some privacy from the busy street front. If you have any questions on this matter do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "David Dekker".

David Dekker, AIA
Studio Southwest Architects

Albuquerque
2101 Mountain Road NW
Albuquerque, NM 87104
T 505.843.9639
F 505.843.9683
mail@studioswarch.com

2101 Mountain Road NW
Albuquerque, NM 87104
T 505-843-9639
F 505-843-9683

Santa Fe
130 Grant Avenue, Suite 102
Santa Fe, NM 87501
T 505.982.7191
F 505.992.0585
mail@studioswarch.com



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

August 30, 2006

9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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

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

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

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

Adjourned: 11:30 A.M.

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project # 1003674**
06DRB-01082 Major-Vacation of Pub
Right-of-Way
06DRB-01083 Major-Preliminary Plat
Approval
06DRB-01125 Minor-Temp Defer SDWK

JEFF MORTENSEN & ASSOCIATES INC agent(s) for LLAVE HOMES, BOB KEERAN request(s) the above action(s) for all or a portion of Lot(s) 25, 26 & 27, Block(s) 3, Tract(s) 3, NORTH ALBUQUERQUE ACRES, UNIT 3 (to be known as **RICH COURT SUBDIVISION**) zoned R-D (3 du/a) located on ALAMEDA BLVD NE, between VENTURA ST NE and BARSTOW ST NE containing approximately 3 acre(s). [REF: 04DRB-01426] (C-20) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 8/30/06 AND APPROVAL OF THE GRADING PLAN**

ENGINEER STAMP DATED 7/25/06 THE PRELIMINARY PLAT WAS APPROVED WITH A CONDITION OF FINAL PLAT: THE CITY COUNCIL ACTION WILL DICTATE THE FUTURE DENSITY OF TRACT A. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.

2. **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]* (P-9) **DEFERRED AT THE AGENT'S REQUEST TO 9/20/06.**

3. **Project # 1002632**
06DRB-01113 Major-Vacation of Pub Right-of-Way
06DRB-01116 Major-Vacation of Public Easements

TIERRA WEST LLC agent(s) for CAPITAL ALLIANCE INVESTMENTS request(s) the above action(s) for Lot(s) 3-9, 12, 23 & 24, Tract(s) A, Unit(s) 1, Block(s) 5 and Tract(s) 5, **SUNDANCE ESTATES, UNIT 1, PHASE 1B**, zoned R-LT, located on PARADISE BLVD NW, between LYONS BLVD NW and UNSER NW containing approximately 36 acre(s). [REF: 04DRB-00760, 04DRB-00761, 04DRB-001761] (B-11) **THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

4. **Project # 1004974**
06DRB-01117 Major-Preliminary Plat
Approval

TIERRA WEST LLC agent(s) for SAN PEDRO EQUITIES LTD CO request(s) the above action(s) for all or a portion of Lot(s) 1-3 & 30-32, Block(s) 34, Tract(s) A, NORTH ALBUQUERQUE ACRES, (to be known as **PASEO NUEVO**) zoned SU-2 for IP, located on SAN PEDRO NE, between HOLLY AVE NE and CARMEL AVE NE containing approximately 5 acre(s). [REF: 06DRB-00884, 06DRB-00885] (C-18) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 8/30/06 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 6/1/06 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS OF FINAL PLAT: ADDRESS THE 24-FOOT FLOATING ACCESS EASEMENT. ADJACENT OWNERS MUST SIGN THE PLAT PRIOR TO RECORDING.**

06DRB-00884 Major-SiteDev Plan Subd
06DRB-00885 Major-SiteDev Plan Bldg
Permit

STUDIO SW ARCHITECTS agent(s) for SAN PEDRO EQUITIES request(s) the above action(s) for all or a portion of Lot(s) 1, 2, 3, 30, 31 and 32, Tract(s) A, Block(s) 34, **NORTH ALBUQUERQUE ACRES**, zoned SU-2, IP, located on SAN PEDRO NE BETWEEN HOLLY NE AND CARMEL NE containing approximately 5 acres.[REF: AX-84-9,Z-84-41] [Deferred from 7/12/06 & 8/16/06] (C-18) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 8/30/06 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR THE SIA AND PLANNING FOR 3 COPIES.**

5. **Project # 1004675**
06DRB-01026 Major-Preliminary Plat
Approval
06DRB-01027 Major-Vacation of Public
Easements
06DRB-01028 Minor-Subd Design (DPM)
Variance
06DRB-01029 Minor-Sidewalk Waiver
06DRB-01030 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES PA agent(s) for T. S. MCNANEY request(s) the above action(s) for all or a portion of Tract(s) 1, SP KINSCHERFFLAND AND SW ¼ ON NE ¼, SEC 35, T11N, R2E (to be known as **VISTA DE LA LUZ**) zoned SU-1 PRD, located on COORS BLVD NW, between WESTERN TRAIL NW and DELLYNE AVE NW containing approximately 29 acre(s). [REF: 06DRB00836] *[Deferred from 8/9/06 & 8/23/06]* (F-11) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 8/30/06 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 8/22/06 THE PRELIMINARY PLAT WAS APPROVED. THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. A SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM 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.**

06DRB-01097 Minor-SiteDev Plan
Subd/EPC

CONSENSUS PLANNING agent(s) for TS MCNANEY LLC / MONTERREY LAND GROUP LLC request(s) the above action(s) for all or a portion of Tract(s) 1, KINSCHERFF, LANDS OF RAY A GRAHAM III (to be known as **VISTA DE LA LUZ**, zoned SU-1 PRD (10DU/A) located on COORS BLVD NW, between SAN ANTONIO ARROYO NW and LA LUZ DEL OESTE NW containing approximately 29 acre(s). [REF:06DRB-00836] **[Catalina Lehner, EPC Case Planner]** *[Deferred from 8/9/06 & 8/23/06]* (F-11) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR CATALINA LEHNER'S INITIALS AND 3 COPIES OF THE SITE PLAN.**

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 # 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] (K-18) DEFERRED AT THE AGENT'S REQUEST TO 9/6/06.**

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

7. **Project # 1004233**
06DRB-01220 Major-Final Plat Approval

PRECISION SURVEYS INC agent(s) for WESTLAND DEVELOPMENT CO INC request(s) the above action(s) for all or a portion of Tract(s) H, **STORMCLOUD, UNIT 3**, zoned SU-2/RLT, located on TIERRA PINTADA ST NW, between ARROYO VISTA BLVD NW and LADERA DR NW containing approximately 17 acre(s). (H-8/H-9, J-8, J-9) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR MASTER PLAN STUDY, MAINTENANCE AND BENEFICIARIES OF TRACTS, WATER, SAS AND STORM DRAIN EASEMENTS ON TRACT Q AND PLANNING FOR AMAFCA'S SIGNATURE AND TO RECORD THE PLAT.**

8. **Project # 1002184**
06DRB-01200 Minor-Prelim&Final Plat
Approval

RAYMOND N. & BETTY E. DIMAS request(s) the above action(s) for all or a portion of Lot(s) 1-A & 1-B, **LANDS OF RAYMOND N. & CARMEN E. DIMAS**, zoned RA-2, located on MONTOYA RD NW, between I-40 NW and MOUNTAIN RD NW containing approximately 1 acre(s). [REF: 02DRB-01318] (H-12) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

9. **Project # 1004779**
06DRB-01218 Minor-Prelim&Final Plat
Approval
06DRB-01219 Minor-Temp Defer SDWK

ISAACSON & ARFMAN agent(s) for 207 ALISO DRIVE LLC request(s) the above action(s) for all or a portion of Lot(s) 3A & 4, Block(s) 3, GRANADA HEIGHTS (to be known as **LOT 3A-1, BLOCK 3, GRANADA HEIGHTS**) zoned R-2 residential zone, located on ALISO DR SE, between SILVER AVE SE and ARLOTTE AVE SE containing approximately 1 acre(s). [REF: 06DRB-00393] (K-17) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 8/30/06 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS OF FINAL PLAT: SHOW THE FLOODPLAIN ON THE LOT. THE EASEMENTS SHALL BE RETAINED FOR EXISTING PUBLIC WATER/SEWER LINES AS DETERMINED PRIOR TO FINAL PLAT APPROVAL. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

10. **Project # 1005093**
06DRB-01215 Minor-Prelim&Final Plat
Approval

HERMANSON LOUGHRIDGE CONSTRUCTION agent(s) for BRUCE & LESLIE LOUGHRIDGE request(s) the above action(s) for all or a portion of Lot(s) 51, **MOUNTAIN HIGHLANDS @ HIGH DESERT, UNIT 2**, zoned SU-2 HD-R, located on RICE GRASS NE and EMERY OAK NE and containing approximately 1 acre(s). (E-24) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR A LETTER FROM HIGH DESERT AND TO RECORD THE PLAT.**

11. **Project # 1000922**
06DRB-01180 Major-Final Plat Approval

WILSON & CO agent(s) for LA CUENTISTA I, LLC request(s) the above action(s) for all or a portion of Tract(s) A, **LA CUENTISTA SUBDIVISION, UNIT 1**, zoned R-1, located on KIMMICK DR NW, between URRACA ST NW and CAMINO DE PAZ NW containing approximately 47 acre(s). [REF: 05DRB-01829, 06DRB-00555] [Deferred from 8/23/06] (C-10, C-11, D-10, D-11) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED**

TO TRANSPORTATION DEVELOPMENT FOR EASEMENTS ON KIMMICK DR NW AND TO PLANNING FOR 5 COPIES OF THE UPDATED PLAT AND TO RECORD.

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

12. **Project # 1005064**
06DRB-01141 Minor-Sketch Plat or Plan
- STEVE RESTAINO agent(s) for TRUST OF SAMUEL THOMAS WATERS SANCHEZ request(s) the above action(s) for all or a portion of Tract(s) 38-A-2, **MAP 32 TRACT 38-A-2**, zoned R-1, located on GUADALUPE TR NW, between SANDIA NW and LOS POBLENOS RANCH NW containing approximately 1 acre(s). [*Was Indef deferred 8/16/06*] (F-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
13. **Project # 1003928**
06DRB-01203 Minor-Sketch Plat or Plan
- SURVEYS SOUTHWEST LTD agent(s) for JIM MOCHO request(s) the above action(s) for all or a portion of Lot(s) 12, Block(s) C (**J M MOORE REALTY CO'S 3RD ADDITION**) and Lot(s) 16-D (**TOHATCHI ADDITION**) zoned R-1 residential zone, located on MOUNTAIN RD NW, between RIO GRANDE BLVD NW and PUEBLO BONITO NW containing approximately 1 acre(s). [REF: 05DRB-00203] (J-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
14. **Project # 1005094**
06DRB-01216 Minor-Sketch Plat or Plan
- THOMPSON ENGINEERING CONSULTANTS INC agent(s) for J. K. DEVELOPMENT INC request(s) the above action(s) for all or a portion of Lot(s) 7, 8, 9 & 10, 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 3 acre(s). (G-11) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

15. **Project # 1004923**
06DRB-01221 Minor-Sketch Plat or Plan

ASHLEY SANTISTEVAN request(s) the above action(s) for all or a portion of Tract(s) 16A4A & 16A4B, **LANDS OF SUZIE S KOZLOWSKI & CECILIA GRIMES**, zoned R-LT, located on LOS TOMASES DR NW, between CLAREMONT NW and MENAUL NW containing approximately 1 acre(s). (H-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

16. **Project # 1005089**
06DRB-01211 Minor-Sketch Plat or Plan

PATRICK HANIGER agent(s) for BLAIR & BERNICE MARTIN request(s) the above action(s) for all or a portion of Lot(s) 52-A, **CAVALIER ADDITION**, zoned R-3, located on PENNSYLVANIA ST NE and DALLAS NE and containing approximately 1 acre(s). (K-19) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

17. **Project # 1005090**
06DRB-01212 Minor-Sketch Plat or Plan

JAMES TORRES agent(s) for MAURO P TORRES request(s) the above action(s) for Lot(s) 130B-1, 130B-2, 130C & 130C-1, Tract(s) 130, **M.R.G.C.D. MAP #31**, zoned RA-2 residential and agricultural zone, located on TEODORO RD NW, between RIO GRANDE BLVD NW and ELFEGO RD NW containing approximately 1 acre(s). (F-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

18. Approval of the Development Review Board Minutes for August 23, 2006. **THE DRB MINUTES WERE DEFERRED.**

ADJOURNED: 11:30 A.M.

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

07/31/2007 Issued By: PLNABG

Permit Number: 2007 010 045

Category Code 940

Application Number: 07AA-10045, Amndt Site Development Plan - Bld Prmt

Address:

Location Description: SAN PEDRO NE BETWEEN HOLLY NE AND CARMEL NE

Project Number: 1004974

Applicant

Jason Skarsgard

4101 Indian School Rd Ne Suite 400
Albuquerque, NM 87110
803-3757

Agent / Contact

Studio Sw Architects

J David Dekker

2101 Mountain Rd Nw

Albuquerque, NM 87104

mail@studioswarch.com

Application Fees

441018/4971000	Public Notification	
441032/3424000	Conflict Mgmt Fee	
441006/4971000	AA Actions	\$45.00
TOTAL:		\$45.00

City Of Albuquerque
Treasury Division

7/31/2007 11:20AM LOC: ANN
WS# 006 TRANS# 0005
RECEIPT# 00080267-00080267
PERMIT# 2007010045 TRSCCS
Trans Amt \$45.00
AA Actions \$45.00
VI \$45.00
CHANGE \$0.00

Thank You

Keli JIMM WEST
858 3100
24100
31A

Proj 1004974

No. of Lots: 6
Nearest Major Streets: SAN PEDRO
CARMEL

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 28th day of December, 2009, 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 PASEO NUEVO, LTD. CO. ("Subdivider"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:] Limited Comp., whose address is 4101 Indian School Rd. NE Suite 400 and whose telephone number is 505-998-9094, 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:] Lots 1, 2, 3, 30, 31, and 32, TRACT A, BLK 34 No. A49 Acres 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:] PASEO NUEVO LTD. CO ("Owner").

The Subdivider has submitted and the City has approved a preliminary plat or Site Development Plan identified as PASEO NUEVO 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 5 day of JAN, 2009 ("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. 796381.

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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Margaret C Toulouse Bern. Co. AGRE R 19.00

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

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

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

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

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

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

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

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



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

C. Field Testing. Field testing of the construction of the public Improvements shall be performed by T.B.D., and field testing of the private Improvements shall be performed by T.B.D., 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: LETTER OF CREDIT #300256
Amount: \$ 665,025.00 Name of Financial Institution or Surety providing Guaranty: CHARTER BANK
Date City first able to call Guaranty: JAN. 5, 2009
[Construction Completion Deadline]: JAN 5, 2009 2009
If Guaranty other than a Bond, last day City able to call Guaranty is: MARCH 5, 2009
Additional information: _____

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

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



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

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

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

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

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

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

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

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

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



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

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

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

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

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

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

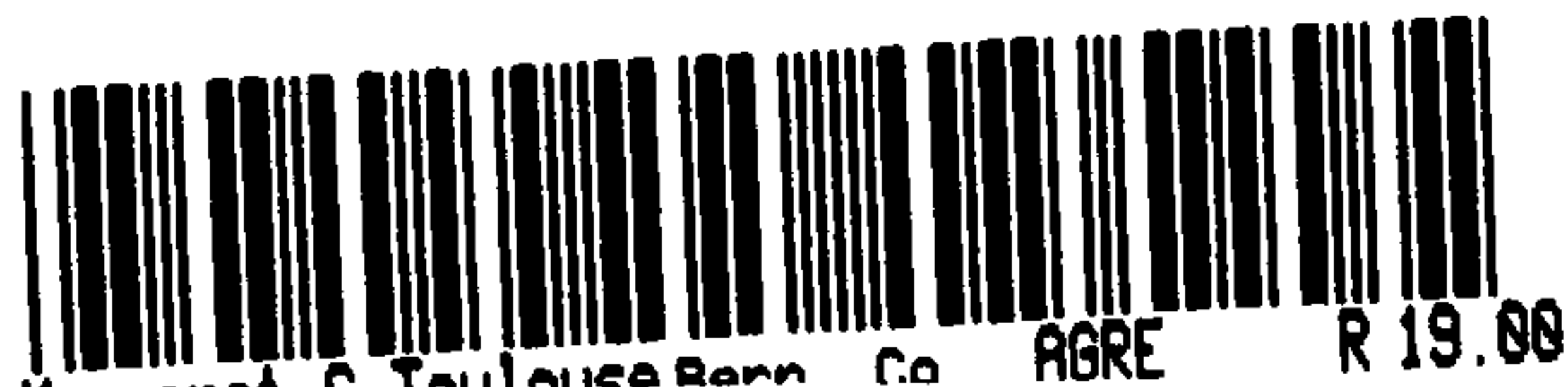
17. Changes to Agreement. Changes to this Agreement are not binding unless made in writing, signed by both parties.

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

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

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

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



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

SUBDIVIDER: PASEO NUEVO, LTD. Co.
By [Signature]: *Gordon L. Skarsgard*
Name: GORDON L. SKARSGARD
Title: Managing Member
Dated: DEC 18, 2006

CITY OF ALBUQUERQUE
Richard Dourte
City Engineer
Dated: 12-28-06

VJ 12/27/06
KW 12-26-06

SUBDIVIDER'S NOTARY

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) ss.

This instrument was acknowledged before me on 18TH day of DECEMBER, 20 06 by [name of person:] GORDON L. SKARSGARD, [title or capacity, for instance, "President" or "Owner":] MANAGING MEMBER of [Subdivider:] PASEO NUEVO, LTD. CO.

Wonna G. Sawyer
Notary Public

My Commission Expires:
Jan 25, 2010

CITY'S NOTARY

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) ss.

This instrument was acknowledged before me on 28th day of December, 20 06 by Richard Dourte, City Engineer of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

Gloria D. Saavedra
Notary Public

My Commission Expires:
11-25-2007

EXHIBIT A AND POWER OF ATTORNEY ATTACHED



Margaret C Toulouse Bern. Co. AGRE R 19.00

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Page: 6 of 6
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POWER OF ATTORNEY

NOTE: Must be signed and notarized



Bank • Mortgage • Insurance

December 21, 2006

IRREVOCABLE LETTER OF CREDIT AND AGREEMENT NO. 300256
AMOUNT: \$665,025.11

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

RE: Letter of Credit for **Paseo Nuevo, Ltd. Co.**
City of Albuquerque Project No.: **796381**
Project Name: **Paseo Nuevo**

Dear Mr. Perlman:

This letter is to advise the City of Albuquerque ("City") that, at the request of **Paseo Nuevo, Ltd. Co.**, Charter Bank in **Albuquerque, NM**, has established an Irrevocable Letter of Credit in the sum of **Six Hundred Sixty Five Thousand Twenty Five and 11/100 dollars, (\$665,025.11)** for the exclusive purpose of providing the financial guarantee which the City requires, **Paseo Nuevo, Ltd. Co.** ("Subdivider") to provide for the installation of the improvements, which must be constructed at **Holly NE, Albuquerque, NM**, Project No. **796381**. The amount of the Letter of Credit is 125% of the City's estimated cost of construction 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 1/2, 2007 in the records of the Clerk of Bernalillo County, New Mexico in Book Misc. A130, at pages 471 to 471, as amended ("Agreement").

A Draft or Drafts for any amount up to, but not in excess of **Six Hundred Sixty Five Thousand Twenty Five and 11/100 dollars, (\$665,025.11)** is/are available at sight at **Charter Bank, 4400 Osuna NE, Albuquerque, NM 87109**, between **January 5, 2009** and **March 5, 2009**.

When presented for negotiation, the Draft(s) is/are to be accompanied by the City's notarized certification stating: "1) **Paseo Nuevo, Ltd. Co.** has failed to comply with the terms of the Agreement; 2) the undersigned is the Chief Administrative Officer of the City of Albuquerque and is authorized to sign this certification; and 3) the amount of the Draft does not exceed 125% of the City's estimated cost of completing the improvements specified in the Agreements."

We hereby agree with the drawer of Draft(s) drawn under and in compliance with the terms of this credit that such Draft(s) will be duly honored upon presentation to the drawee if negotiated between **January 5, 2009** and **March 5, 2009**.

The Draft(s) drawn under this credit must contain the clause: "Drawn under Letter of Credit and Agreement No. 300256 of **Charter Bank, 4400 Osuna NE, Albuquerque, NM 87109**, dated, December 21, 2006 and the original Letter of Credit must be endorsed on the reverse side with the amount of each draft. This Letter of Credit must accompany each draft and be attached to the draft,

which exhausts this credit.


This Letter of Credit for the benefit of the City of Albuquerque shall be irrevocable until:

1. Sixty (60) days after the City accepts the completed improvements specified in the Agreement; or
2. City notification of **Paseo Nuevo, Ltd. Co.** failure to comply with the terms of the Agreement, and payment by Certified Check from **Charter Bank** to the City of Albuquerque of 125% of the City's estimated costs of completing the improvements specified in the Agreement; or
3. Expiration of the date **March 5, 2009**; or
4. Written termination of this Letter of Credit by the City of Albuquerque, signed by its Chief Administrative Officer.

This Letter of Credit will terminate at **2:00** o'clock PM, New Mexico time, **March 5, 2009**.

This credit is subject to the Uniform Customs and Practice for Documentary Credits (Revision), International Chamber of Commerce Publication.

Very truly yours,


Steven W. Schol
Vice President
Charter Bank

ACCEPTED:

CITY OF ALBUQUERQUE

By: 
Chief Administrative Officer

Dated: 12-28-06

WJ 12-27-06

*WJ
12-26-06*

ORIGINAL

INFRASTRUCTURE LIST

(Rev. 9-05)

EXHIBIT "A"

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

Date Submitted: 8-30-06
 Date Site Plan Approved: August 30, 2006
 Date Preliminary Plat Approved: 8/30/06
 Date Preliminary Plat Expires: 8/30/10
 DRB Project No.: 1004974
 DRB Application No.: 06 DRB-01117
06 DRB-00885

Paseo Nuevo

PROPOSED NAME OF PLAT AND SITE DEVELOPMENT PLAN For B.P.

Lots 1, 2, 3, 30, 31, & 32, Tract A, Block 34 of North Albuquerque Acres
 EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Cnst Engineer
		30'	Additional Arterial Paving Curb & Gutter (East Side) 6' Sidewalk (East Side)	San Pedro Drive	Holly Avenue	Carmel Avenue	/	/	/
		14'	Raised Median w/ 12' Turn Lanes	San Pedro Drive 450'	Holly Avenue	Carmel Avenue	/	/	/
		12'	Right Turn Lane	San Pedro Drive	Holly Avenue	Entrance	/	/	/
		15'	Additional Arterial Paving Curb & Gutter (Both Sides) 6' Sidewalk (South Side)	Carmel Avenue	San Pedro Drive	Entrance	/	/	/
		12' F-F	Arterial Paving Curb & Gutter 6' Sidewalk (North Side)	Holly Avenue	San Pedro Drive	East Property Line	/	/	/
		12'	Raised Median (North Side) w/ 11' Left Turn Lane	Holly Avenue 450'	San Pedro Drive	East Property Line	/	/	/
		12'	Left Turn Lane	Holly Avenue	San Pedro Drive	Entrance	/	/	/
		8'	X Fireline Connection (Building)	San Pedro Drive 37'	San Pedro Drive	West Property Line	/	/	/

3007 yd²

Guaranteed DRC #	Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Cnst Engineer
		8"	X Fireline Connection (Parking Garage)	San Pedro Drive 371	San Pedro Drive	West Property Line	/	/	/
		6"	X Fire Hydrant	San Pedro Drive	San Pedro Drive	West Property Line	/	/	/
		8"	Y Waterline w/ services	Holly Avenue 450	San Pedro Drive	East Property Line	/	/	/
		2"	X Watermeter	Carmel Avenue	Carmel Avenue	North Property Line	/	/	/
		6"	Y Fire Hydrant	Carmel Avenue	Carmel Avenue	North Property Line	/	/	/
		8"	SAS Gravity Line	San Pedro Drive 70	San Pedro Drive	West Property Line	/	/	/
		8"	SAS Gravity Line w/ services	Holly Avenue 450	San Pedro Drive	East Property Line	/	/	/
		30" to 48"	Storm Sewer	Holly Avenue 450	San Pedro Drive	East Property Line	/	/	/
		18"-24"	Storm Sewer	Main Entrance 170	Tract A	Holly Avenue	/	/	/
		1/4	Traffic Signal (\$60,000.00) Modified 6"	San Pedro Drive	San Pedro Drive	Holly Avenue	/	/	/
			Street signage and striping per DPM				/	/	/
			Water Infrastructure to include Valves, Fittings, Valve Boxes, and Fire Hydrants as required.				/	/	/
			Sanitary Sewer to include Manholes and Service Connections as required.				/	/	/
			Catch Basins and RCP connections included with Storm Sewer.				/	/	/
			Residential Street Lights per DPM.				/	/	/

C *41*

[Handwritten signatures and scribbles]

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

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

Approval of Creditable Items:

Impact Fee Administrator Signature Date

Approval of Creditable Items:

City User Dept. Signature Date

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

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AGENT / OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS	
<p><u>Ronald R. Buchanan</u> NAME (print)</p> <p><u>Tieria West LLC.</u> FIRM</p> <p><u>[Signature]</u> 8/30/06 SIGNATURE - date</p>	<p><u>Andrew Garcia</u> 8/30/06 DRB CHAIR - date</p> <p><u>[Signature]</u> 8-30-06 TRANSPORTATION DEVELOPMENT - date</p> <p><u>[Signature]</u> 8/30/06 UTILITY DEVELOPMENT - date</p> <p><u>Bradley J. Bingham</u> 8/30/06 CITY ENGINEER - date</p>	<p><u>[Signature]</u> 8/30/06 PARKS & GENERAL RECREATION - date</p> <p>_____ AMAFCA - date</p> <p>_____ - date</p> <p>_____ - date</p>

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER

FINANCIAL GUARANTY AMOUNT

11/13/2006

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

Project Description:

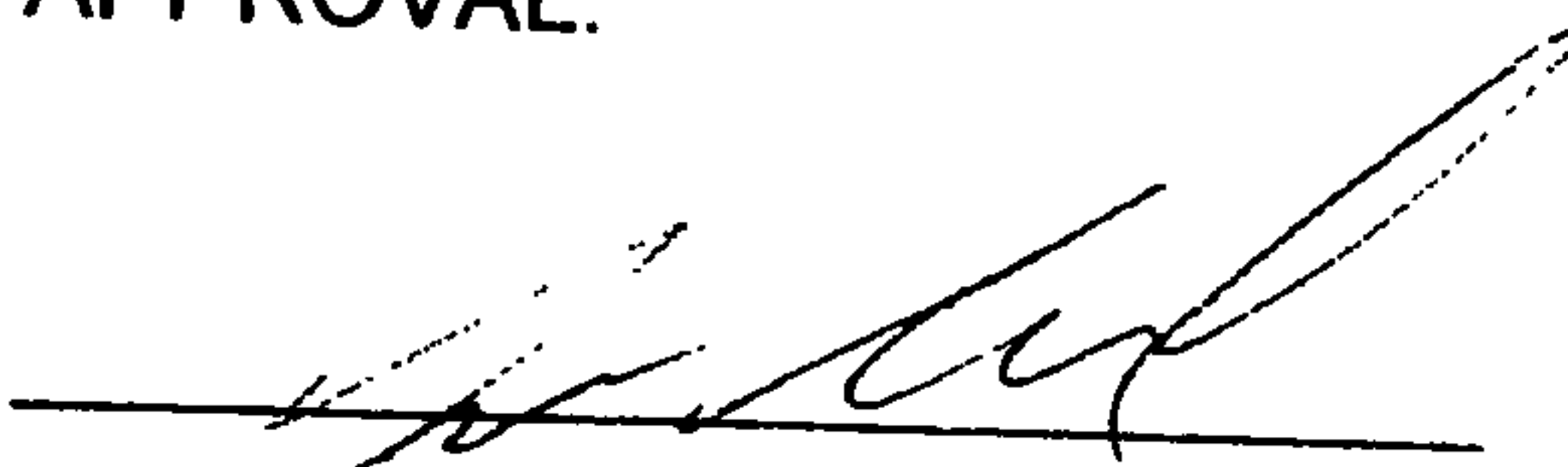
Project ID #: 796381, Paseo Nuevo Office Bldg, Pav/Util Serv Conn, Phase/Ur

Requested By: Josh Skarsgard w/ Tierra West LLC

Approved estimate amount:		\$416,705.66
Contingency Amount:	10.00%	\$41,670.57
Subtotal:		\$458,376.23
NMGRT	6.875%	\$31,513.37
Subtotal:		\$489,889.60
Engineering Fee	6.60%	\$32,332.71
Testing Fee	2.00%	\$9,797.79
Subtotal:		\$532,020.09
FINANCIAL GUARANTY RATE		1.25
Retainage Amount:		\$0.00
TOTAL FINANCIAL GUARANTY REQUIRED		\$665,025.11

APPROVAL:

DATE:



11-13-06

Notes:

PM 1004974

FIGURE 12

938-4691

Att: Steve Schol
Charter Bank

SUBDIVISION IMPROVEMENTS
AGREEMENT-PUBLIC AND/OR PRIVATE
(Procedure B Modified Non-Work Order)
Project No. 796381

AGREEMENT TO CONSTRUCT
PUBLIC AND/OR PRIVATE SUBDIVISION IMPROVEMENTS

THIS AGREEMENT is made this 28th day of December, 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 PASEO NUEVO LTD. CO. ("Subdivider"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:] Ltd. Liab. Co., whose address is 4101 INDIAN SCHOOL RD. N.E. Suite 400, 87110 and whose telephone number is 998-9094, 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 [describe:] LOTS 1, 2, 3, 30, 31, and 32 TRACT A, BLOCK 34

North Albuquerque Acres, 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:] PASEO NUEVO LTD. CO.

("Owner").

The Subdivider has submitted and the City has approved a preliminary plat or Site Development Plan identified as PASEO NUEVO 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 5 day of JANUARY, 2009 ("Construction Completion Deadline"), at no cost to the City.

Note: To compute the Construction Completion Deadline: the Construction Completion Deadline can be no later than two years after execution of this 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.



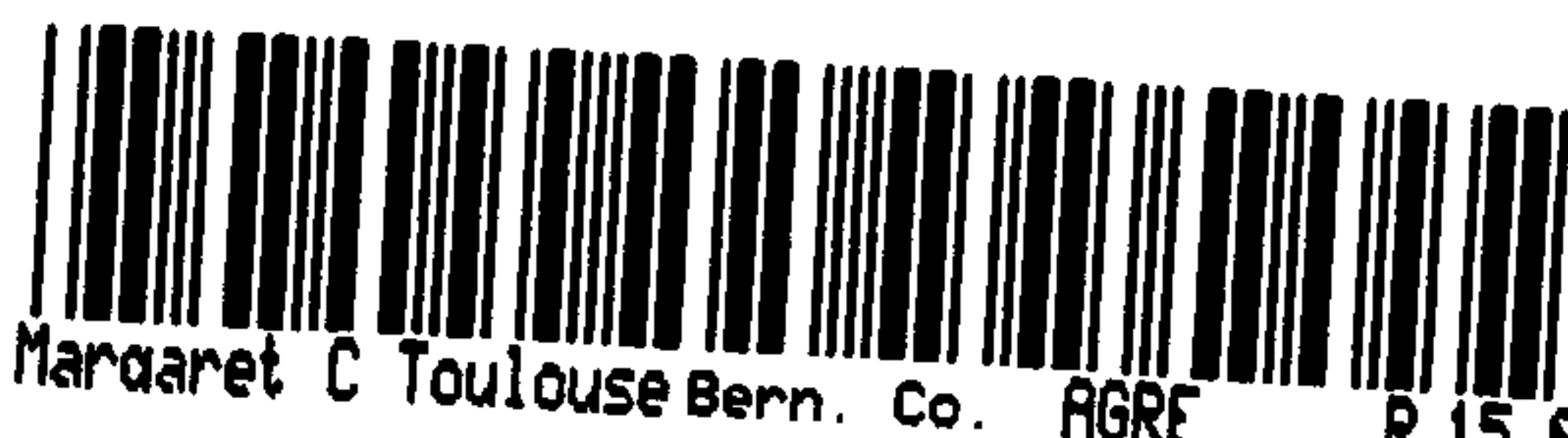
3. Financial Guaranty. The Subdivider must provide the City with a financial guaranty in an amount of not less than 125% of the estimated cost of constructing the Improvements, as approved by the City Engineer. The financial guaranty must be irrevocable and may be in the form of a letter of credit, escrow 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: LETTER OF CREDIT # 300857
Amount: \$ 60,000⁰⁰ Name of Financial Institution or Surety
providing Guaranty: CHARTER BANK
Date City first able to call Guaranty: JAN. 5 2009
[Construction Completion Deadline]: JAN. 5, 20 09
If Guarantee other than a Bond, last day City able to call on Guaranty
is: MARCH 5, 20 09
Additional information:

4. Completion, Acceptance and Termination. Upon completion of the required infrastructure, the Subdivider shall notify the City Engineer and the Design Review Section of Planning Department. After the City Engineer approves the construction, the City will promptly release this Agreement and the Financial Guaranty.

5. 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 officers, 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.



6. 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.

7. 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 posted a suitable financial guaranty and entered into a Subdivision Improvements Agreement with the City. Thereafter, when 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.

8. 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 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 the Financial Guaranty.

9. 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.

10. 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.

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

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

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

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

15. Form not Changed. 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.

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



ORIGINAL

INFRASTRUCTURE LIST

(Rev 9-05)

EXHIBIT "A"

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

Paseo Nuevo

PROPOSED NAME OF PLAT AND SITE DEVELOPMENT PLAN **FOR B.P.**

Lots 1, 2, 3, 30, 31, & 32, Tract A, Block 34 of North Albuquerque Acres
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Date Submitted: 8-30-06
Date Site Plan Approved: August 30, 2006
Date Preliminary Plat Approved: 8/30/06
Date Preliminary Plat Expires: 8/30/06
DRB Project No.: 1004974
DRB Application No.: 06 DRB-01117
06 DRB-00885

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

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To
		30'	Additional Arterial Paving Curb & Gutter (East Side) 6' Sidewalk (East Side)	San Pedro Drive	Holly Avenue	Carmel Avenue
				$500' \times 30' = 15000 \text{ ft}^2 = 1667 \text{ yds}^2$ $\times 6' = 3000 \text{ ft}^2 = 333 \text{ yds}^2$		
		14'	Raised Median w/ 12' Turn Lanes	San Pedro Drive	Holly Avenue	Carmel Avenue
				450		
		12'	Right Turn Lane	San Pedro Drive	Holly Avenue	Entrance
				$300' \times 12' = 3600 \text{ ft}^2 = 4100 \text{ yds}^2$		
		15'	Additional Arterial Paving Curb & Gutter (Both Sides) 6' Sidewalk (South Side)	Carmel Avenue	San Pedro Drive	Entrance
				$300' \times 15' = 4500 \text{ ft}^2$ $\times 6 = 1800 \text{ ft}^2$ 500 yds ² 200 yds ²		
		12' F-F	Arterial Paving Curb & Gutter 6' Sidewalk (North Side)	Holly Avenue	San Pedro Drive	East Property Line
				$118' \times 12' = 1320 \text{ ft}^2$ 147 yds ² 73 yds ²		
		12'	Raised Median (North Side) w/ 11' Left Turn Lane	Holly Avenue	San Pedro Drive	East Property Line
				450		
		12'	Left Turn Lane	Holly Avenue	San Pedro Drive	Entrance
				$220' \times 12' = 2640 \text{ ft}^2$ 293 yds ²		
		8'	X Fireline Connection (Building)	San Pedro Drive	San Pedro Drive	West Property Line
				37'		

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

3057 yds²

Guaranteed DRC #	Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private		City Cnst Engineer
							Inspector	P.E.	
		8"	X Fireline Connection (Parking Garage)	San Pedro Drive 371	San Pedro Drive	West Property Line	/	/	/
		6"	X Fire Hydrant	San Pedro Drive	San Pedro Drive	West Property Line	/	/	/
		8"	Y Waterline w/ services	Holly Avenue 450	San Pedro Drive	East Property Line	/	/	/
		2"	X Watermeter	Carmel Avenue	Carmel Avenue	North Property Line	/	/	/
		6"	Y Fire Hydrant	Carmel Avenue	Carmel Avenue	North Property Line	/	/	/
		8"	SAS Gravity Line	San Pedro Drive 70	San Pedro Drive	West Property Line	/	/	/
		8"	SAS Gravity Line w/ services	Holly Avenue 450	San Pedro Drive	East Property Line	/	/	/
		30" to 48"	Storm Sewer	Holly Avenue 450	San Pedro Drive	East Property Line	/	/	/
		18"-24"	Storm Sewer	Main Entrance 170	Tract A	Holly Avenue	/	/	/
		1/4	Traffic Signal (\$60,000.00) Modified 8"	San Pedro Drive	San Pedro Drive	Holly Avenue	/	/	/
			Street signage and striping per DPM				/	/	/
			Water Infrastructure to include Valves, Fittings, Valve Boxes, and Fire Hydrants as required.				/	/	/
			Sanitary Sewer to include Manholes and Service Connections as required.				/	/	/
			Catch Basins and RCP connections included with Storm Sewer.				/	/	/
			Residential Street Lights per DPM.				/	/	/

[Handwritten signatures and scribbles at the bottom of the page]

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

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

Approval of Creditable Items:

Impact Fee Administrator Signature Date

Approval of Creditable Items:

City User Dept. Signature Date

NOTES

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

1

2

3

AGENT / OWNER

Ronald R. Bhannan
NAME (print)

Tierra West LLC.
FIRM

[Signature] 8/30/06
SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

Andrew Garcia 8/30/06
DRB CHAIR - date

[Signature] 8-30-06
TRANSPORTATION DEVELOPMENT - date

[Signature] 8/30/06
UTILITY DEVELOPMENT - date

Bradley J. Bingham 8/30/06
CITY ENGINEER - date

[Signature] 8/30/06
PARKS & GENERAL RECREATION - date

AMAFCA - date

- date

- date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER

FINANCIAL GUARANTY AMOUNT

11/13/2006

Type of Estimate: SIA Procedure - B - Modified Non-W.O.- w/F.G.

Project Description:

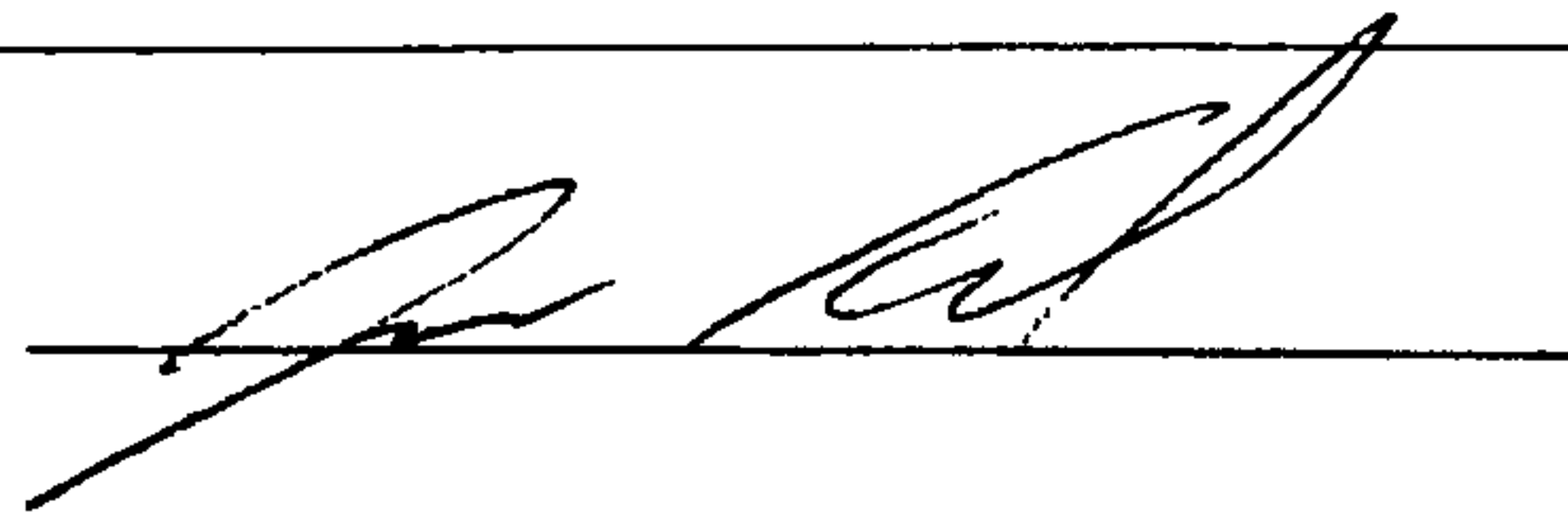
Project ID #: 796381, Paseo NuevoOfficeBldg,Pav/UtilServConn, Phase/Ur

Requested By: Josh Skarsgard w/ Tierra West LLC

TOTAL FINANCIAL GUARANTY REQUIRED \$60,000.00

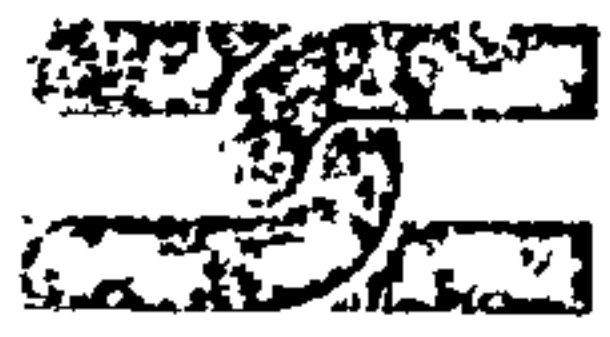
APPROVAL:

DATE:



11-13-06

Notes: Traffic signal at San Pedro & Holly NE



CHARTER

Bank • Mortgage • Insurance

December 21, 2006

IRREVOCABLE LETTER OF CREDIT AND AGREEMENT NO. 300257
AMOUNT: \$60,000.00

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

RE: Letter of Credit for **Paseo Nuevo, Ltd. Co.**
City of Albuquerque Project No.: **796381**
Project Name: **Paseo Nuevo**

Dear Mr. Perlman:

This letter is to advise the City of Albuquerque ("City") that, at the request of **Paseo Nuevo, Ltd. Co.**, Charter Bank in **Albuquerque, NM**, has established an Irrevocable Letter of Credit in the sum of **Sixty Thousand and No/100 Dollars, (\$60,000.00)** for the exclusive purpose of providing the financial guarantee which the City requires, **Paseo Nuevo, Ltd. Co.** ("Subdivider") to provide for the installation of the improvements, which must be constructed at **the San Pedro/Holly NE intersection, Albuquerque, NM**, Project No. **796381**. The amount of the Letter of Credit is 125% of the City's estimated cost of construction 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 1/2, 2007 in the records of the Clerk of Bernalillo County, New Mexico in Book Misc. A130, at pages 470 to 470, as amended ("Agreement").

A Draft or Drafts for any amount up to, but not in excess of **Sixty Thousand and No/100 dollars, (\$60,000.00)** is/are available at sight at **Charter Bank, 4400 Osuna NE, Albuquerque, NM 87109**, between **January 5, 2009** and **March 5, 2009**.

When presented for negotiation, the Draft(s) is/are to be accompanied by the City's notarized certification stating: "1) **Paseo Nuevo, Ltd. Co.** has failed to comply with the terms of the Agreement; 2) the undersigned is the Chief Administrative Officer of the City of Albuquerque and is authorized to sign this certification; and 3) the amount of the Draft does not exceed 125% of the City's estimated cost of completing the improvements specified in the Agreements."

We hereby agree with the drawer of Draft(s) drawn under and in compliance with the terms of this credit that such Draft(s) will be duly honored upon presentation to the drawee if negotiated between **January 5, 2009** and **March 5, 2009**.

The Draft(s) drawn under this credit must contain the clause: "Drawn under Letter of Credit and Agreement No. 300257 of **Charter Bank, 4400 Osuna NE, Albuquerque, NM 87109**, dated, **December 21, 2006** and the original Letter of Credit must be endorsed on the reverse side with the amount of each draft. This Letter of Credit must accompany each draft and be attached to the draft,

which exhausts this credit.

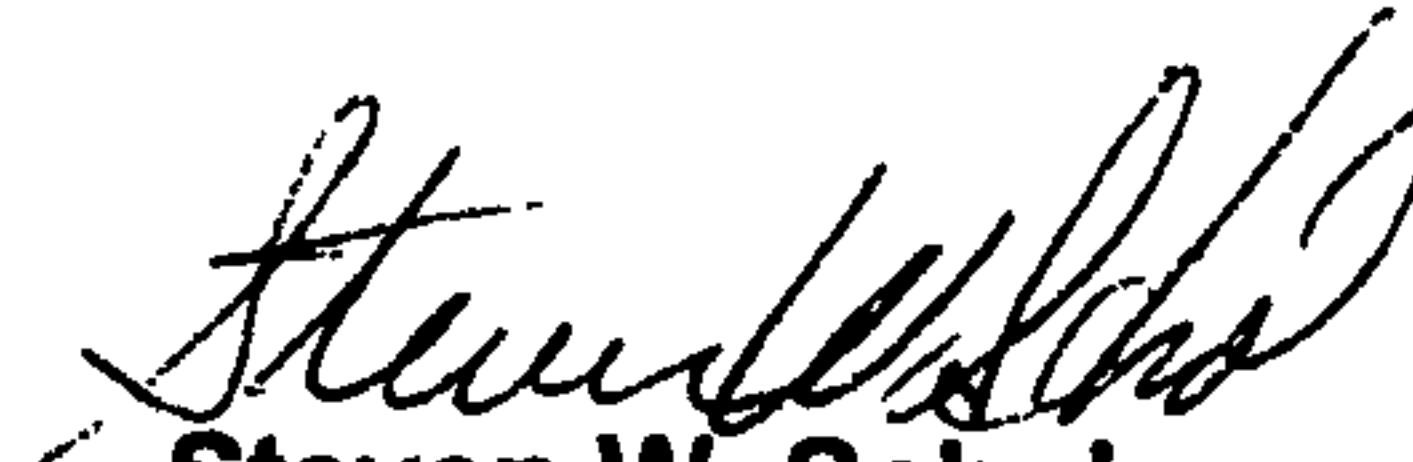
This Letter of Credit for the benefit of the City of Albuquerque shall be irrevocable until:

1. Sixty (60) days after the City accepts the completed improvements specified in the Agreement; or
2. City notification of **Paseo Nuevo, Ltd. Co.** failure to comply with the terms of the Agreement, and payment by Certified Check from **Charter Bank** to the City of Albuquerque of 125% of the City's estimated costs of completing the improvements specified in the Agreement; or
3. Expiration of the date **March 5, 2009**; or
4. Written termination of this Letter of Credit by the City of Albuquerque, signed by its Chief Administrative Officer.

This Letter of Credit will terminate at **2:00** o'clock PM, New Mexico time, **March 5, 2009**.

This credit is subject to the Uniform Customs and Practice for Documentary Credits (Revision), International Chamber of Commerce Publication.

Very truly yours,


Steven W. Schol
Vice President
Charter Bank

ACCEPTED:

CITY OF ALBUQUERQUE

By: 
Chief Administrative Officer

Dated: 12-28-06

lge 12/27/06

12-26-06

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

- Annexation
- County Submittal
- EPC Submittal
- Zone Map Amendment (Establish or Change Zoning)
- Sector Plan (Phase I, II, III)
- Amendment to Sector, Area, Facility or Comprehensive Plan
- Text Amendment (Zoning Code/Sub Regs)
- Street Name Change (Local & Collector)
- L A APPEAL / PROTEST of...**
- 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: San Pedro Equities Ltd. Co. PHONE: 505-998-9094
 ADDRESS: 1609 San Patricio Ave SW FAX: _____
 CITY: Albuquerque STATE NM ZIP 87104 E-MAIL: _____
 Proprietary interest in site: Owner List all owners: _____
 AGENT (if any): Tierra West LLC PHONE: 505-858-3100
 ADDRESS: 5571 Midway Park Place NE FAX: 505-858-1118
 CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: _____

DESCRIPTION OF REQUEST: Final Plat Approval TBK Paseo Nuevo

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

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

Lot or Tract No. Lots 1,2,3,30,31,32, Tract A Block: 34 Unit: _____
 Subdiv. / Addn. North Albuquerque Acres TBK: PASEO NUEVO
 Current Zoning: SU2- for IP Proposed zoning: No Change
 Zone Atlas page(s): C-18 No. of existing lots: 6 No. of proposed lots: 3
 Total area of site (acres): 4.8167+/- Density if applicable: dwellings per gross acre: _____ dwellings per net acre: _____
 Within city limits? Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? NO
 UPC No. see attached page, 101806427309240232 MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: San Pedro Drive NE
 Between: Holly Avenue NE and Carmel Avenue NE

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): Z-84-41
06DRB-01117/Project # 1004974

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

SIGNATURE [Signature] DATE 1/9/07
 (Print) Ronald R. Bohannon, PE Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 4/04

INTERNAL ROUTING

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

Application case numbers
07DRB-00024

Action	S.F.	Fees
<u>FP</u>	<u>5(3)</u>	<u>\$ 0.00</u>
<u>CMF</u>		<u>\$20.00</u>
		<u>\$</u>
		<u>\$</u>
		<u>\$</u>
		<u>\$</u>
		<u>Total</u>
		<u>\$20.00</u>

Hearing date 01/17/07

Sandy Handley 01/09/07

Project # **1004974**

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
 - n/a Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
 - Design elevations & cross sections of perimeter walls **3 copies**
 - Zone Atlas map with the entire property(ies) 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
 - n/a 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.
 - Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
 - 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.**

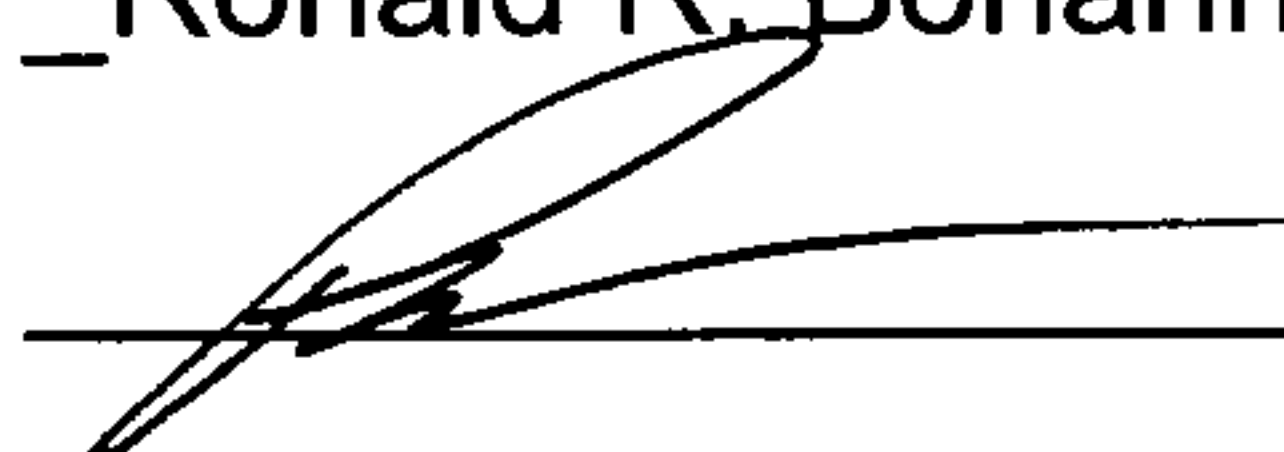
- AMENDMENT TO PRELIMINARY PLAT (with minor changes)** **Your attendance is required.**
- AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)**
- AMENDMENT TO GRADING PLAN (with minor changes)**

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.

Ronald R. Bohannon, PE Applicant name (print)
 Applicant signature / date
 1/9/07



Form revised 8/04, 1/05, 10/05 & NOV 06

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

Application case numbers
 07DRB- - 00024
Sandy Handley 01/09/07
 Planner signature / date
Project # 1004974

UPC Numbers for Subject Site

Lot 1 – 101806427309240232

Lot 2 – 101806428809240231

Lot 3 – 101806430409240230

Lot 30 – 101806430406940203

Lot 31 – 101806428806940202

Lot 32 – 101806427407040201

TIERRA WEST, LLC

5571 Midway Park Place NE
Albuquerque, NM 87109

(505) 858-3100
fax (505) 858-1118

twllc@tierrawestllc.com
1-800-245-3102

January 9, 2007

Ms. Sheran Matson, AICP, Chair
Development Review Board
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

**RE: Final Plat Approval - Paseo Nuevo
Zone Atlas Page C-18; DRB# 1004974**

Dear Ms. Matson:

Tierra West LLC, on behalf of San Pedro Equities Ltd. Co, requests approval of the Final Plat for Paseo Nuevo. The site is located along San Pedro Drive NE, between Holly Avenue NE and Carmel Avenue NE. Also enclosed is a copy of the recorded SIA, as required. The cross sections for the retaining wall designs have also been included. No design elevations have been included with the package as the retaining wall is down and not exposed to the City of Albuquerque Right-of-Way. The DXF file has been approved by AGIS.

If you have any questions or need additional information regarding this matter, please do not hesitate to call me.

Sincerely,



Ronald R. Bohannon, PE

Enclosure/s

cc: Skip Skarsgard
Josh Skarsgard

JN: 24100
RRB/kdk

24100
DRB



"Amy Andrews"
<aandrews@intera.com>

08/25/2006 04:08 PM

To <rmethvin@cabq.gov>, <smatson@cabq.gov>

cc "James P. Joseph" <jjoseph@intera.com>, "David L. Jordan"
<djordan@intera.com>

bcc

Subject DRB agenda for 8/30/06

There is one project on the DRB agenda for August 30, 2006, that is within a landfill buffer zone:

4. Project # 1004974
06DRB-01117 Major-Preliminary Plat Approval

TIERRA WEST LLC agent(s) for SAN PEDRO
EQUITIES LTD CO request(s) the above action(s) for
all or a portion of Lot(s) 1-3 & 30-32, Block(s) 34,
Tract(s) A, NORTH ALBUQUERQUE ACRES, (to be
known as PASEO NUEVO) zoned SU-2 for IP,
located on SAN PEDRO NE, between HOLLY AVE
NE and CARMEL AVE NE containing approximately 5
acre(s). [REF: 06DRB-00884, 06DRB-00885] (C-18)

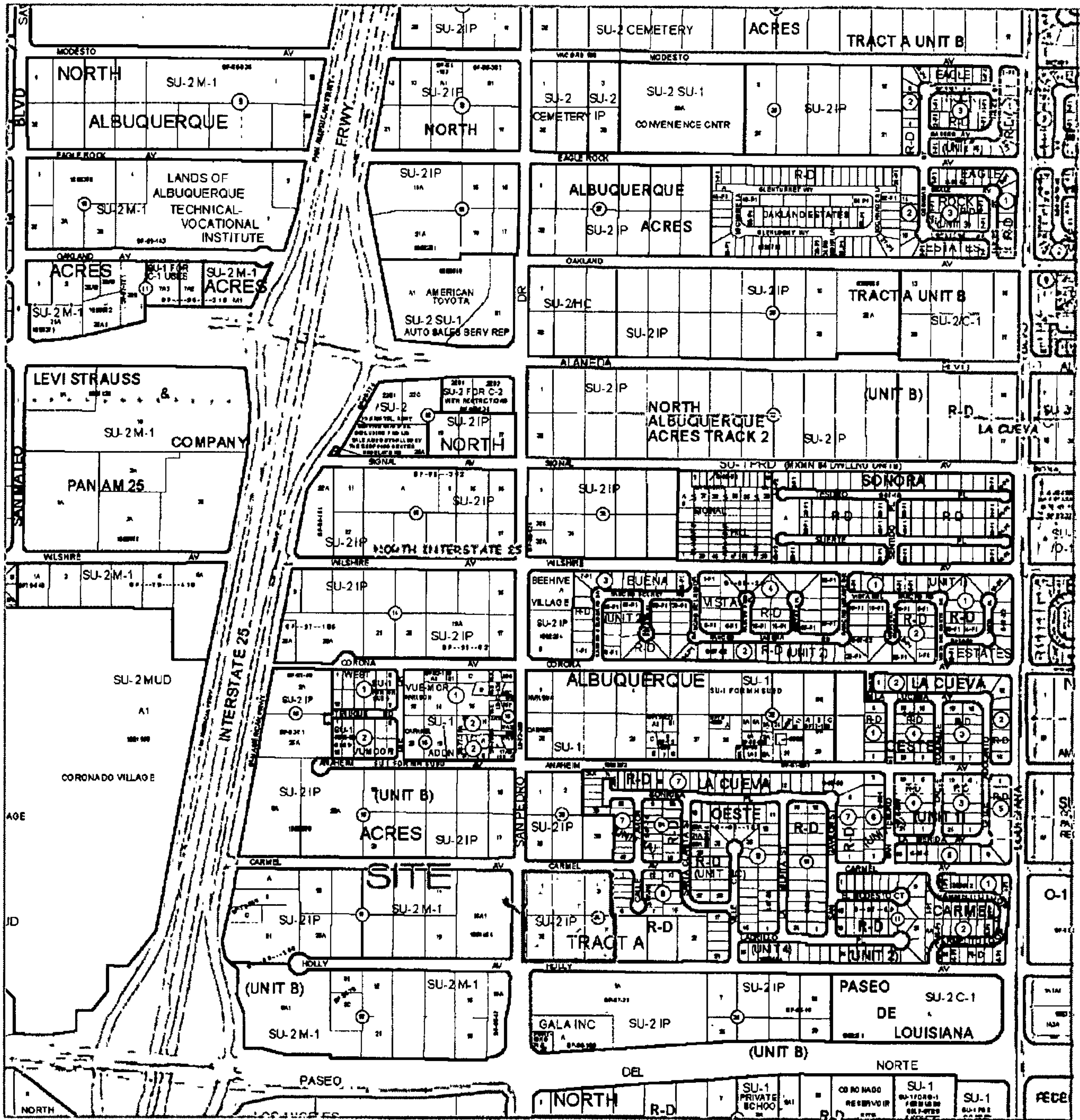
06DRB-00884 Major-SiteDev Plan Subd
06DRB-00885 Major-SiteDev Plan Bldg Permit

STUDIO SW ARCHITECTS agent(s) for SAN PEDRO
EQUITIES request(s) the above action(s) for all or a
portion of Lot(s) 1, 2, 3, 30, 31 and 32, Tract(s) A,
Block(s) 34, NORTH ALBUQUERQUE ACRES,
zoned SU-2, IP, located on SAN PEDRO NE
BETWEEN HOLLY NE AND CARMEL NE containing
approximately 5 acres. [REF: AX-84-9, Z-84-41]
[Deferred from 7/12/06 & 8/16/06] (C-18)

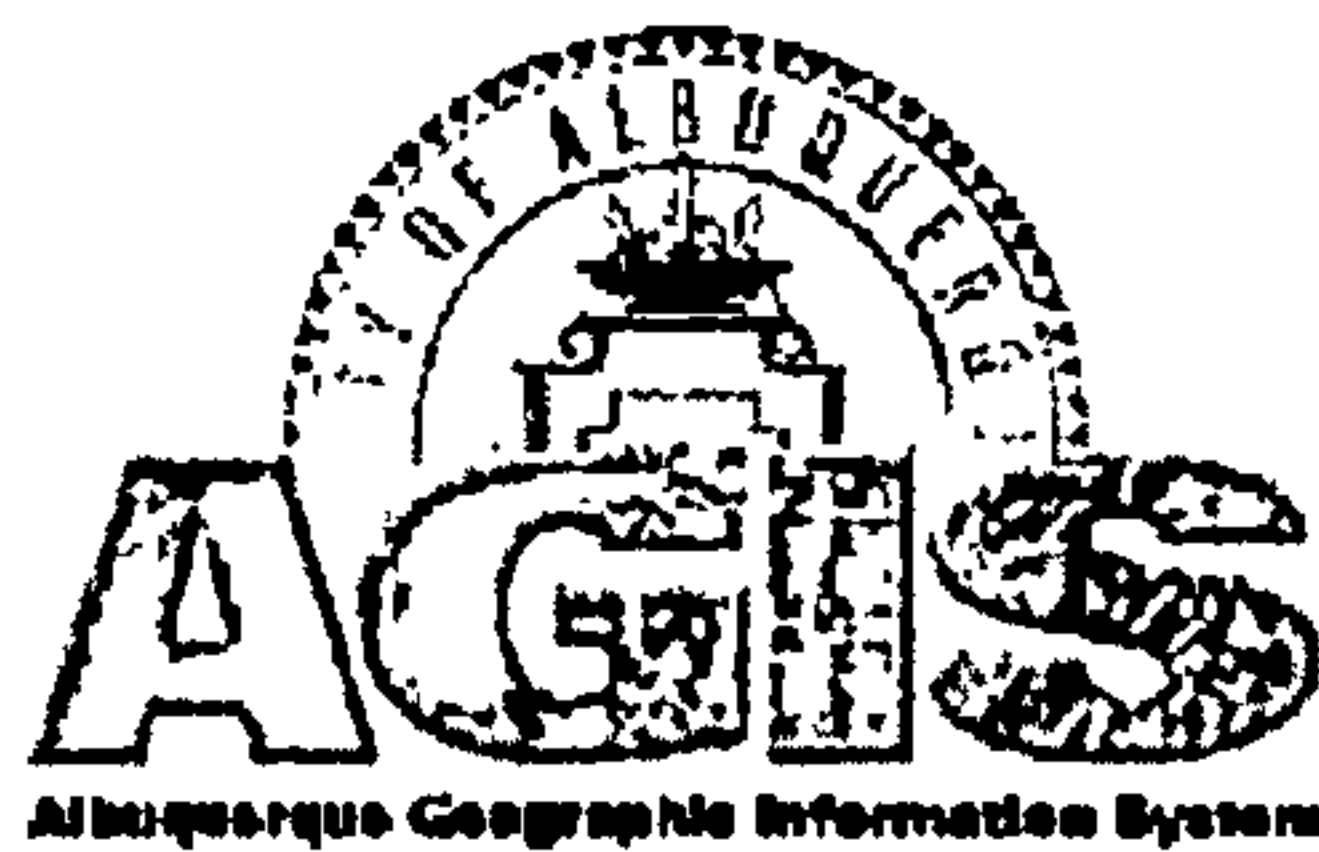
This project is within the buffer zone of the Holly Landfill, and a memo was
previously sent on June 30, 2006, exempting them from the Interim Guideline
Requirements.

--

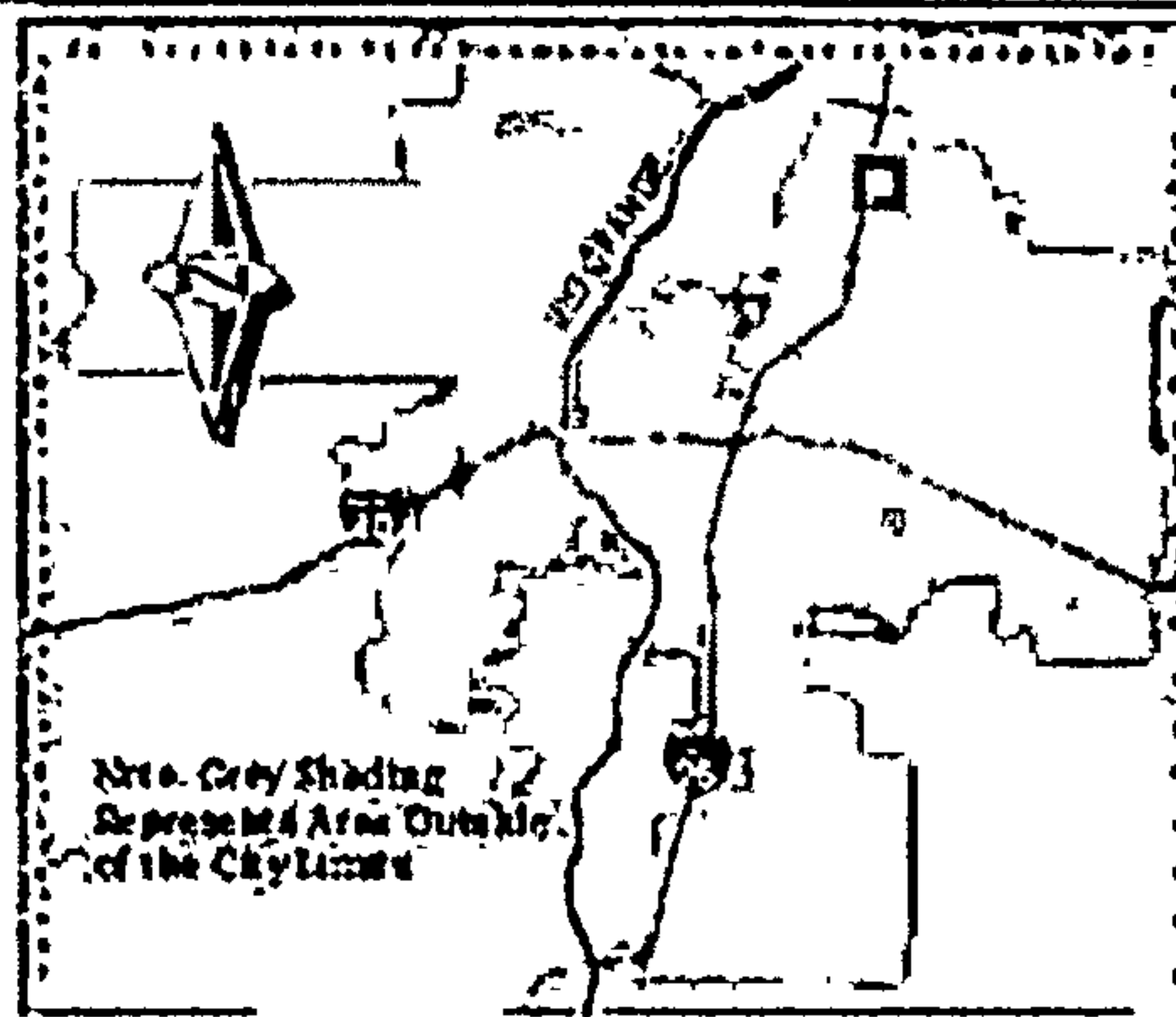
Amy Andrews
Staff Engineer
INTERA Inc.
6000 Uptown Blvd. NE
Albuquerque, NM 87110
Phone: (505) 246-1600 x1243
Email: aandrews@intera.com



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



Map amended through 5/1/2006



Area Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:

C-18-Z

Selected Symbols

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



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

PAID RECEIPT

APPLICANT NAME San Pedro Equities Ltd. Co.
AGENT Tierra West LLC
ADDRESS 5571 Midway Park Place NE
PROJECT & APP # 1004974 / 07 DRB 0 0024
PROJECT NAME Paseo Nuevo

\$ _____ 441032/3424000 Conflict Management Fee
\$ 20⁰⁰ 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
\$ 20⁰⁰ TOTAL AMOUNT DUE

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

TIERRA WEST LLC 8509 JEFFERSON NE ALBUQUERQUE, NM 87113 PH (505) 858-3100		2538 95-677/1070
PAY TO THE ORDER OF <u>City of Albuquerque</u>	DATE <u>1/9/07</u> City of Albuquerque Treasury Division	
<u>Twenty</u>	<u>and</u>	\$ <u>20.00</u> ANNEX
	1/9/2007 11:03AM	TRANS# 0015
	Account 441006	DOLLARS
	Activity 4983000	IRSARG
	Trans Amt	\$20.00
	J24 Misc	\$20.00
		\$0.00
FOR <u>24100 Submittal Fee</u>	<u>Donna Bohannon</u>	MP
⑈002538⑈ ⑆107006677⑆	201813⑈⑆	Thank You

DRB 1004974

No. of Lots: 6
Nearest Major Streets: SAN PEDRO
CARME L

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 28th day of December, 2009, 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 PASEO NUEVO, Ltd. Co. ("Subdivider"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:] Limited Comp., whose address is 4101 Indian School Rd. NE Suite 400 and whose telephone number is 505-998-9094, 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:] Lots 1, 2, 3, 30, 31, and 32, TRACT A, BLK 34 No. 469 Acres 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:] PASEO NUEVO LTD. CO ("Owner").

The Subdivider has submitted and the City has approved a preliminary plat or Site Development Plan identified as PASEO NUEVO 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 5 day of JAN, 2009 ("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. 796381.

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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6583418
Page: 1 of 6
01/02/2007 02:10P
Bk-A130 Pg-471

Margaret C Toulouse Bern. Co. AGRE R 19.00

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

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

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

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

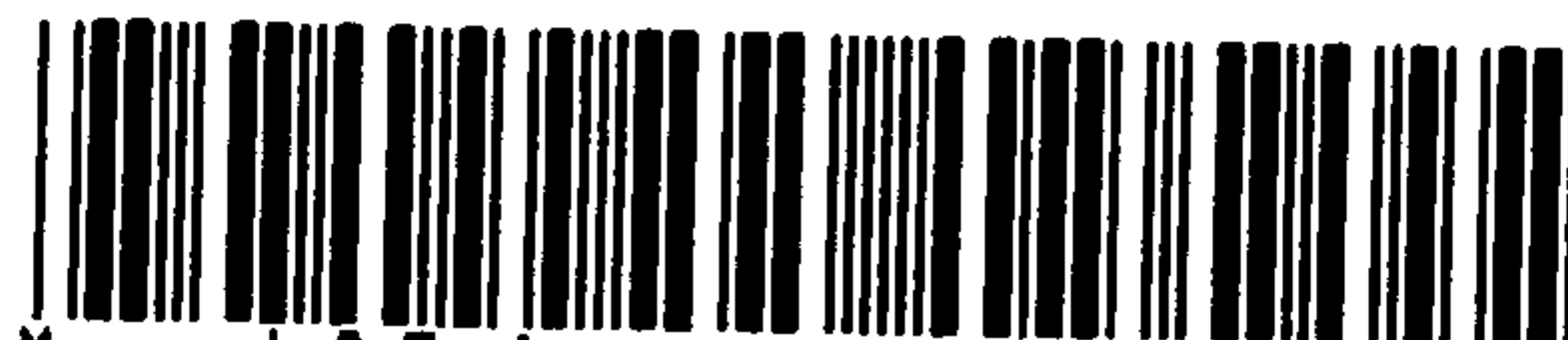
<u>Type of Fee</u>	<u>Amount</u>
<u>Engineering Fee</u>	<u>3.25% of Actual Construction Cost</u>
<u>Excavation And Sidewalk Ordinance, Street Restoration Fees</u>	<u>As per required City - approved estimate. (Figure 7)</u>

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

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

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



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

C. Field Testing. Field testing of the construction of the public Improvements shall be performed by T.B.D., and field testing of the private Improvements shall be performed by T.B.D., 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: LETTER OF CREDIT #300256
Amount: \$ 665,025.00 Name of Financial Institution or Surety
providing Guaranty: CHARTER BANK
Date City first able to call Guaranty: JAN. 5, 2009
[Construction Completion Deadline]: JAN 5, 2009 2009
If Guaranty other than a Bond, last day City able to call Guaranty is:
MARCH 5, 2009
Additional information: _____

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

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



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

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

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

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

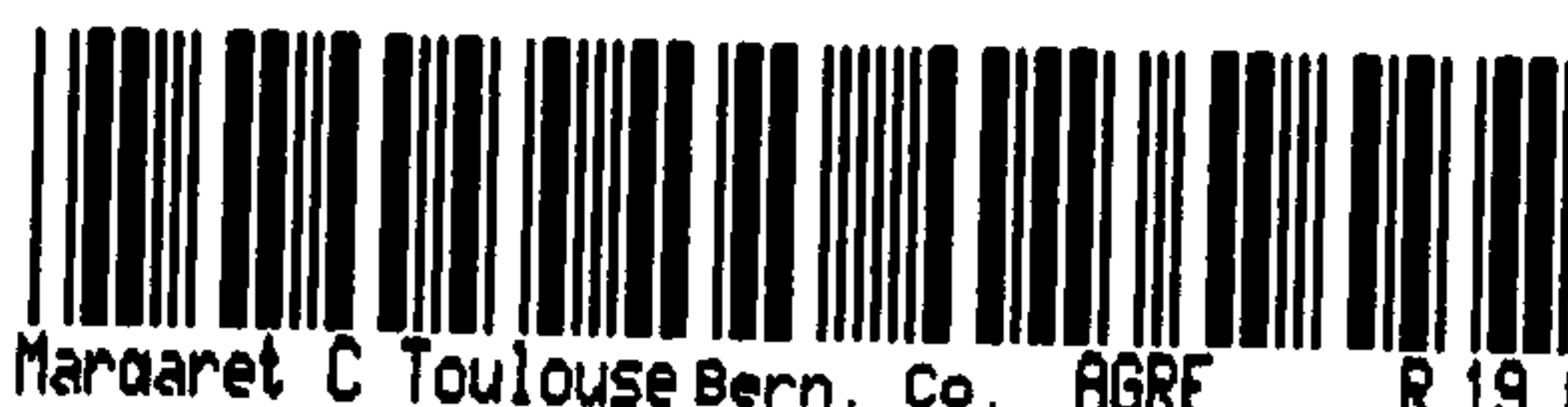
(1) A revised Financial Guaranty in an amount of not less than 125% of the cost of completing the remaining Improvements, as estimated by the City;

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

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

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

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



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

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

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

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

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

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

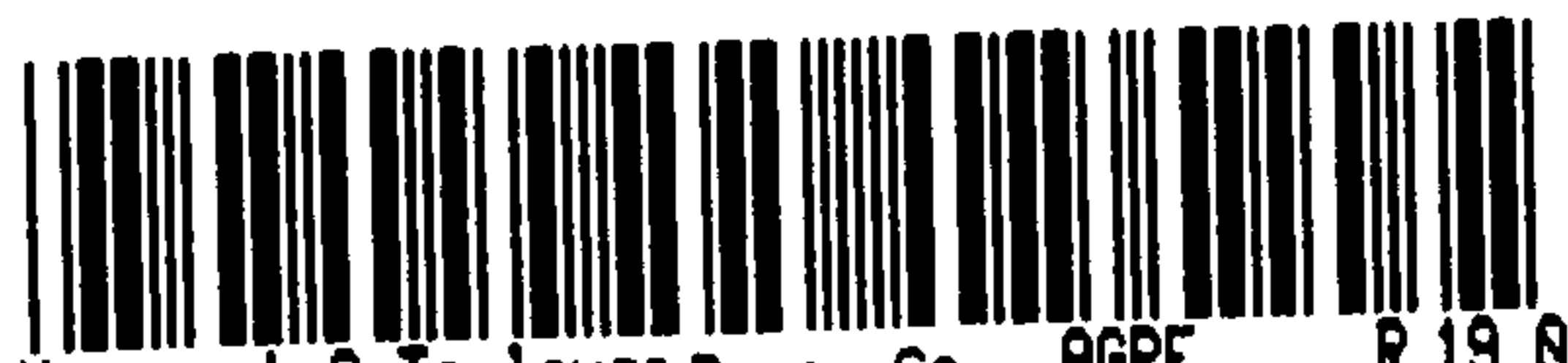
17. Changes to Agreement. Changes to this Agreement are not binding unless made in writing, signed by both parties.

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

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

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

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



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

SUBDIVIDER: PASEO NUEVO, LTD. Co

By [Signature]: [Signature]
Name: GORDON L. SKARSGARD
Title: Managing Member
Dated: DEC 18, 2006

CITY OF ALBUQUERQUE

[Signature]
City Engineer
Dated: 12-28-06

[Signature]

[Signature]
12-21-06

SUBDIVIDER'S NOTARY

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) ss.

This instrument was acknowledged before me on 18TH day of DECEMBER, 20 06 by [name of person:] GORDON L. SKARSGARD, [title or capacity, for instance, "President" or "Owner":] MANAGING MEMBER, [Subdivider:] PASEO NUEVO, LTD. CO. of

[Signature]
Notary Public

My Commission Expires:
Jan 25, 2010

CITY'S NOTARY

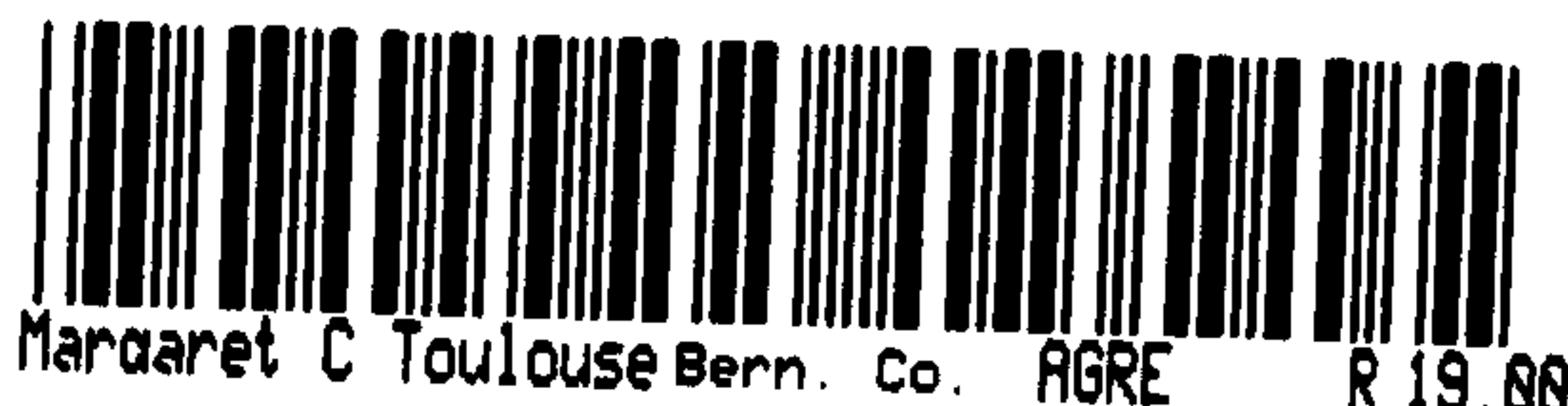
STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) ss.

This instrument was acknowledged before me on 28th day of December, 20 06 by Richard Douste, City Engineer of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

[Signature]
Notary Public

My Commission Expires:
11-25-2007

EXHIBIT A AND POWER OF ATTORNEY ATTACHED



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Page: 6 of 6
01/02/2007 02:10P
Bk-A130 Pg-471
09/04

POWER OF ATTORNEY

NOTE: Must be signed and notarized



Bank • Mortgage • Insurance

December 21, 2006

IRREVOCABLE LETTER OF CREDIT AND AGREEMENT NO. 300256
AMOUNT: \$665,025.11

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

RE: Letter of Credit for **Paseo Nuevo, Ltd. Co.**
City of Albuquerque Project No.: **796381**
Project Name: **Paseo Nuevo**

Dear Mr. Perlman:

This letter is to advise the City of Albuquerque ("City") that, at the request of **Paseo Nuevo, Ltd. Co.**, Charter Bank in **Albuquerque, NM**, has established an Irrevocable Letter of Credit in the sum of **Six Hundred Sixty Five Thousand Twenty Five and 11/100 dollars, (\$665,025.11)** for the exclusive purpose of providing the financial guarantee which the City requires, **Paseo Nuevo, Ltd. Co.** ("Subdivider") to provide for the installation of the improvements, which must be constructed at **Holly NE, Albuquerque, NM**, Project No. **796381**. The amount of the Letter of Credit is 125% of the City's estimated cost of construction 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 1/2, 2007 in the records of the Clerk of Bernalillo County, New Mexico in Book Misc. A130, at pages 471 to 471, as amended ("Agreement").

A Draft or Drafts for any amount up to, but not in excess of **Six Hundred Sixty Five Thousand Twenty Five and 11/100 dollars, (\$665,025.11)** is/are available at sight at **Charter Bank, 4400 Osuna NE, Albuquerque, NM 87109**, between **January 5, 2009** and **March 5, 2009**.

When presented for negotiation, the Draft(s) is/are to be accompanied by the City's notarized certification stating: "1) **Paseo Nuevo, Ltd. Co.** has failed to comply with the terms of the Agreement; 2) the undersigned is the Chief Administrative Officer of the City of Albuquerque and is authorized to sign this certification; and 3) the amount of the Draft does not exceed 125% of the City's estimated cost of completing the improvements specified in the Agreements."

We hereby agree with the drawer of Draft(s) drawn under and in compliance with the terms of this credit that such Draft(s) will be duly honored upon presentation to the drawee if negotiated between **January 5, 2009** and **March 5, 2009**.

The Draft(s) drawn under this credit must contain the clause: "Drawn under Letter of Credit and Agreement No. 300256 of **Charter Bank, 4400 Osuna NE, Albuquerque, NM 87109**, dated, **December 21, 2006** and the original Letter of Credit must be endorsed on the reverse side with the amount of each draft. This Letter of Credit must accompany each draft and be attached to the draft,

which exhausts this credit.

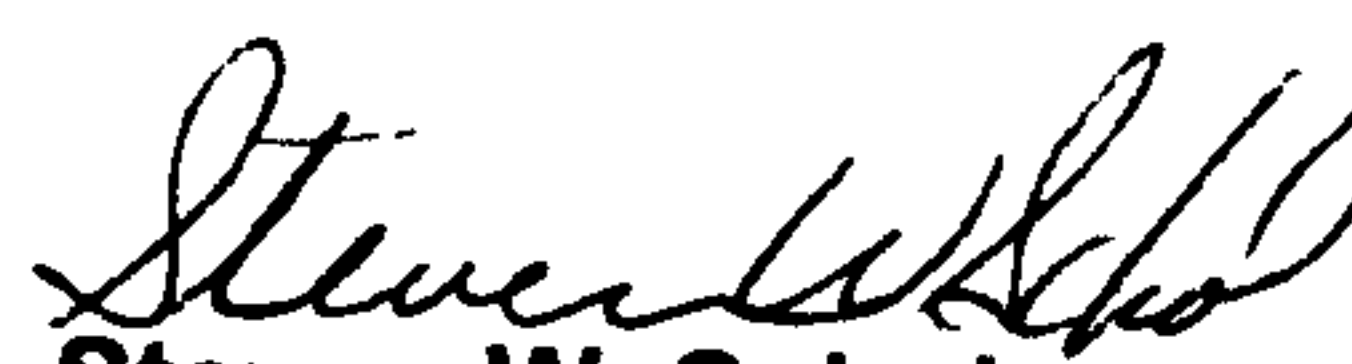
This Letter of Credit for the benefit of the City of Albuquerque shall be irrevocable until:

1. Sixty (60) days after the City accepts the completed improvements specified in the Agreement; or
2. City notification of **Paseo Nuevo, Ltd. Co.** failure to comply with the terms of the Agreement, and payment by Certified Check from **Charter Bank** to the City of Albuquerque of 125% of the City's estimated costs of completing the improvements specified in the Agreement; or
3. Expiration of the date **March 5, 2009**; or
4. Written termination of this Letter of Credit by the City of Albuquerque, signed by its Chief Administrative Officer.

This Letter of Credit will terminate at **2:00** o'clock PM, New Mexico time, **March 5, 2009**.

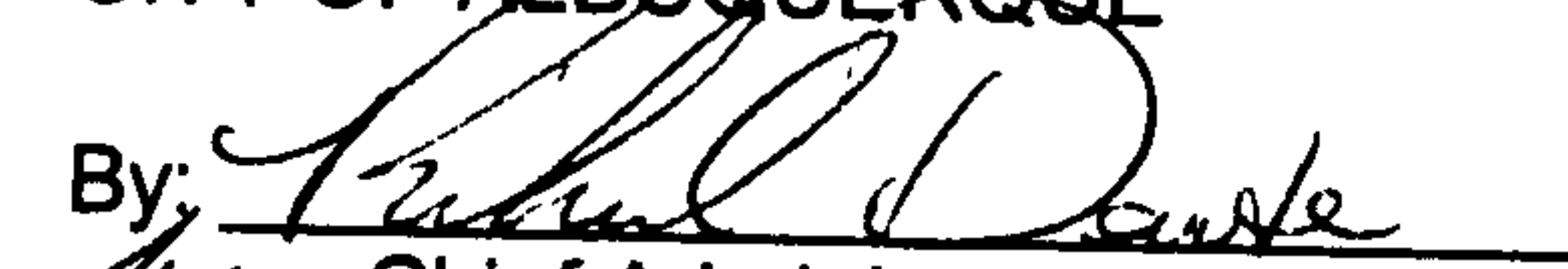
This credit is subject to the Uniform Customs and Practice for Documentary Credits (Revision), International Chamber of Commerce Publication.

Very truly yours,


Steven W. Schol
Vice President
Charter Bank

ACCEPTED:

CITY OF ALBUQUERQUE

By: 
Chief Administrative Officer

Dated: 12-28-06

Vjg 12/27/06

*W
12-21-06*

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

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

Approval of Creditable Items:

Impact Fee Administrator Signature _____ Date _____

Approval of Creditable Items:

City User Dept. Signature _____ Date _____

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

- 1 _____
- 2 _____
- 3 _____

AGENT / OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS	
<p><i>Ronald R. Buchanan</i> NAME (print)</p> <p><i>Tieria Wood LLC.</i> FIRM</p> <p><i>[Signature]</i> 8/30/06 SIGNATURE - date</p>	<p><i>Andrew Garcia</i> 8/30/06 DRB CHAIR - date</p> <p><i>[Signature]</i> 8-30-06 TRANSPORTATION DEVELOPMENT - date</p> <p><i>[Signature]</i> 8/30/06 UTILITY DEVELOPMENT - date</p> <p><i>Bradley J. Bingham</i> 8/30/06 CITY ENGINEER - date</p>	<p><i>[Signature]</i> 8/30/06 PARKS & GENERAL RECREATION - date</p> <p>_____ - date</p> <p>_____ - date</p> <p>_____ - date</p>

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

FINANCIAL GUARANTY AMOUNT

11/13/2006

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

Project Description:

Project ID #: 796381, Paseo NuevoOfficeBldg,Pav/UtilServConn, Phase/Ur

Requested By: Josh Skarsgard w/ Tierra West LLC

Approved estimate amount:		\$416,705.66
Contingency Amount:	10.00%	\$41,670.57
Subtotal:		\$458,376.23
NMGRT	6.875%	\$31,513.37

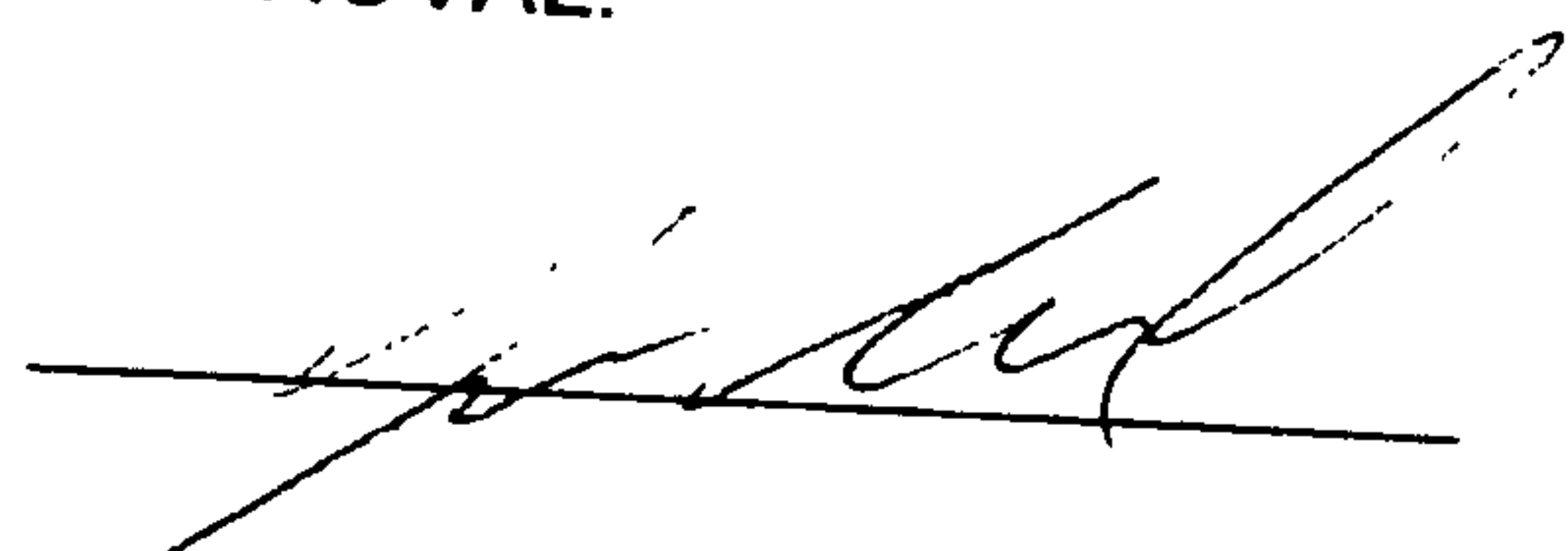
Subtotal:		\$489,889.60
Engineering Fee	6.60%	\$32,332.71
Testing Fee	2.00%	\$9,797.79
Subtotal:		\$532,020.09

FINANCIAL GUARANTY RATE	1.25
Retainage Amount:	\$.00

TOTAL FINANCIAL GUARANTY REQUIRED	<u>\$665,025.11</u>
-----------------------------------	---------------------

APPROVAL:

DATE:



11-13-06

Notes:

SUBDIVISION IMPROVEMENTS
 AGREEMENT-PUBLIC AND/OR PRIVATE
 (Procedure B Modified Non-Work Order)
 Project No. 796381

Attn: Steve Schol
 Charter Banks

AGREEMENT TO CONSTRUCT
PUBLIC AND/OR PRIVATE SUBDIVISION IMPROVEMENTS

THIS AGREEMENT is made this 28th day of December, 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 PASEO NUEVO LTD. Co. ("Subdivider"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:] Ltd. Liab. Co., whose address is 4101 INDIAN SCHOOL RD. NE Suite 400, 87110 and whose telephone number is 998-9094, 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 [describe:] LOTS 1, 2, 3, 30, 31, and 32 TRACT A, BLOCK 34

North Albuquerque Acres, 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:] PASEO NUEVO LTD. Co.

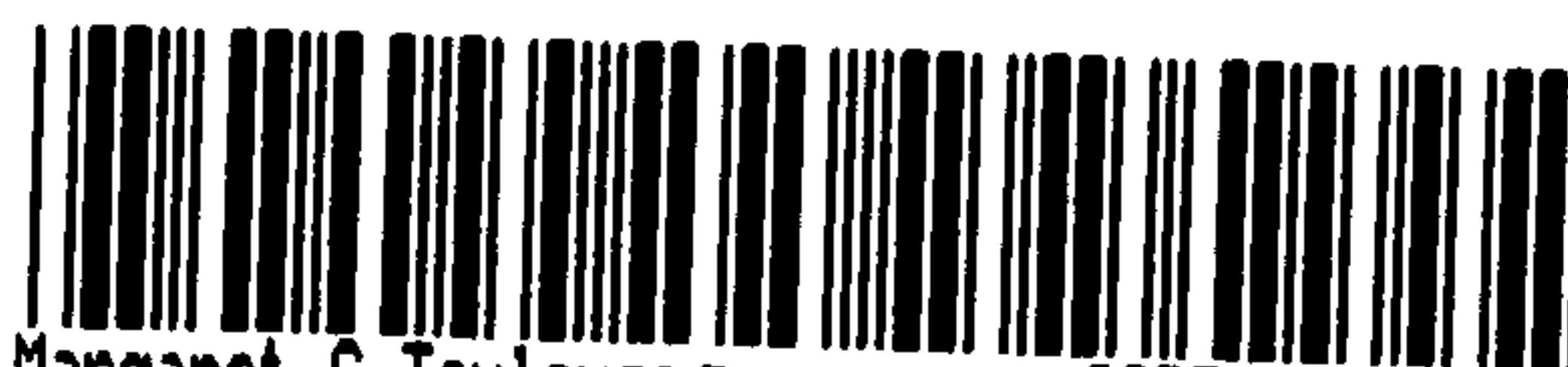
("Owner").

The Subdivider has submitted and the City has approved a preliminary plat or Site Development Plan identified as PASEO NUEVO 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 5 day of JANUARY, 2009 ("Construction Completion Deadline"), at no cost to the City.

Note: To compute the Construction Completion Deadline: the Construction Completion Deadline can be no later than two years after execution of this 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. Financial Guaranty. 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: LETTER OF CREDIT # 300857
Amount: \$ 60,000⁰⁰ Name of Financial Institution or Surety
providing Guaranty: CHARTER BANK
Date City first able to call Guaranty: JAN. 5 2009
[Construction Completion Deadline]: JAN. 5, 2009
If Guarantee other than a Bond, last day City able to call on Guaranty
is: MARCH 5, 2009
Additional information:

4. Completion, Acceptance and Termination. Upon completion of the required infrastructure, the Subdivider shall notify the City Engineer and the Design Review Section of Planning Department. After the City Engineer approves the construction, the City will promptly release this Agreement and the Financial Guaranty.

5. 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 officers, 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.



6. 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.

7. 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 posted a suitable financial guaranty and entered into a Subdivision Improvements Agreement with the City. Thereafter, when 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.

8. 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 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 the Financial Guaranty.

9. 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.

10. 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.

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

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

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

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

15. Form not Changed. 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.

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



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

SUBDIVIDER: PASEO NUEVO, Ltd. Co.

CITY OF ALBUQUERQUE

By [Signature]: *Gordon L. Skarsgard*

Paul Park
City Engineer

Name: Gordon L. SKARSGARD

Dated: 12-28-06

Title: MANAGING MEMBER

Dated: DEC 18, 2006

M
12-26-06

SUBDIVIDER'S NOTARY

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

This instrument was acknowledged before me on 18TH day of DECEMBER, 2006 by [name(s) of person(s):] GORDON L. SKARSGARD, [title or capacity, for instance, "President" or "Owner":] MANAGING MEMBER of [Subdivider:] PASEO NUEVO, LTD. CO.

Wanna G. Sawyer
Notary Public

My Commission Expires:
Jan 25, 2010

CITY'S NOTARY

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

This instrument was acknowledged before me on 28th day of December, 2006 by Richard Dourte, City Engineer, of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

Gloria D. Saavedra
Notary Public

My Commission Expires:
11-25-2007



Margaret C Toulouse Bern. Co. AGRE R 15.00

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6583417
Page: 4 of 4
01/02/2007 02:10P
Bk-A130 Pg-470

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

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

Approval of Creditable Items:

Impact Fee Administrator Signature _____ Date _____

Approval of Creditable Items:

City User Dept. Signature _____ Date _____

NOTES

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

- 1 _____
- 2 _____
- 3 _____

AGENT / OWNER

Ronald R. Behrman
NAME (print)

Terra West LLC.
FIRM

[Signature]
SIGNATURE - date 8/30/06

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

Andrew Givins 8/30/06
DRB CHAIR - date

[Signature] 8-30-06
TRANSPORTATION DEVELOPMENT - date

[Signature] 8/30/06
UTILITY DEVELOPMENT - date

[Signature] 8/30/06
PARKS & GENERAL RECREATION - date

AMAFCA - date _____

_____ - date _____

_____ - date _____

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER

ORIGINAL

INFRASTRUCTURE LIST

(Rev. 9-05)

EXHIBIT "A"

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

Date Submitted: 8-30-06
 Date Site Plan Approved: August 30, 2006
 Date Preliminary Plat Approved: 8/30
 Date Preliminary Plat Expires: 8/30
 DRB Project No.: 1004974
 DRB Application No.: 06 DRB-01117
06 DRB-00885

**Paseo Nuevo
PROPOSED NAME OF PLAT AND SITE DEVELOPMENT PLAN FOR B.P.**

**Lots 1, 2, 3, 30, 31, & 32, Tract A, Block 34 of North Albuquerque Acres
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION**

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

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Cnst Engineer
		30'	Additional Arterial Paving Curb & Gutter (East Side) 6' Sidewalk (East Side)	San Pedro Drive	Holly Avenue	Carmel Avenue	/	/	/
		14'	Raised Median w/ 12' Turn Lanes	San Pedro Drive .450	Holly Avenue	Carmel Avenue	/	/	/
		12'	Right Turn Lane	San Pedro Drive	Holly Avenue	Entrance	/	/	/
		15'	Additional Arterial Paving Curb & Gutter (Both Sides) 6' Sidewalk (South Side)	300' x 10' = 3000 sq ft x 6' = 18000 sq ft = 21000 sq ft	Holly Avenue	Entrance	/	/	/
		12' F-F	Arterial Paving Curb & Gutter 6' Sidewalk (North Side)	Carmel Avenue	San Pedro Drive	Entrance	/	/	/
		12'	Raised Median (North Side) w/ 11' Left Turn Lane	Holly Avenue	San Pedro Drive	East Property Line	/	/	/
		12'	Left Turn Lane	Holly Avenue	San Pedro Drive	East Property Line	/	/	/
		8'	Fireline Connection (Building)	Holly Avenue	San Pedro Drive	Entrance	/	/	/
				San Pedro Drive	San Pedro Drive	West Property Line	/	/	/

3057 sq ft

FINANCIAL GUARANTY AMOUNT

11/13/2006

Type of Estimate: SIA Procedure - B - Modified Non-W.O.- w/F.G.

Project Description:

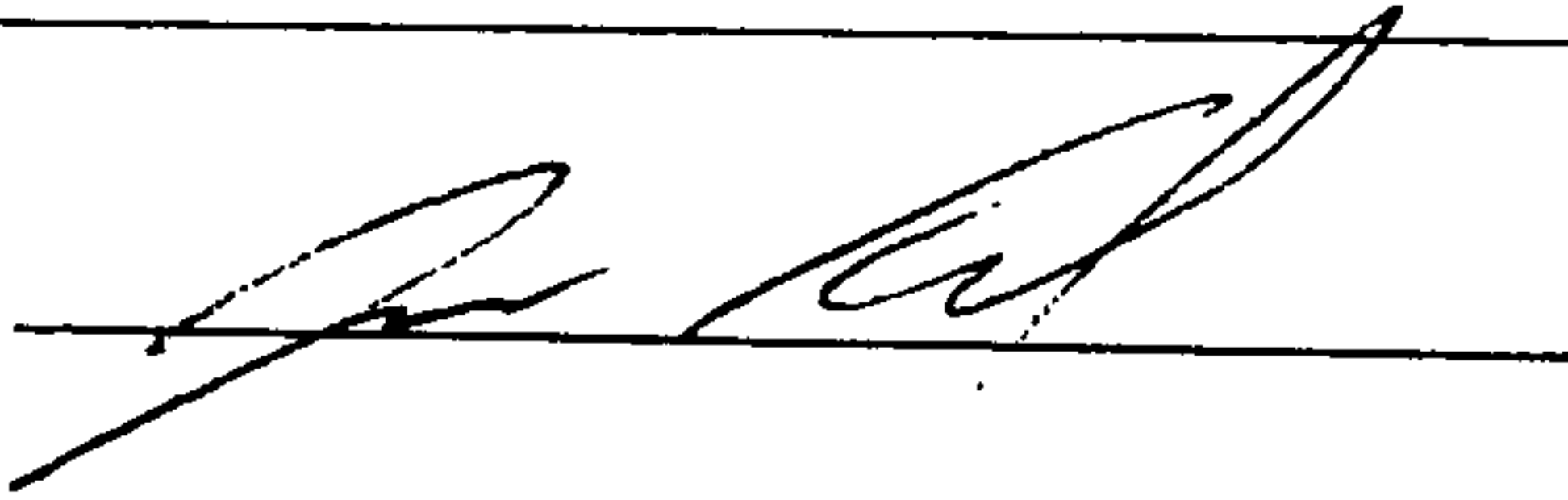
Project ID #: 796381, Paseo NuevoOfficeBldg,Pav/UtilServConn, Phase/Ur

Requested By: Josh Skarsgard w/ Tierra West LLC

TOTAL FINANCIAL GUARANTY REQUIRED \$60,000.00

APPROVAL:

DATE:



11-13-06

Notes: Traffic signal at San Pedro & Holly NE



Bank • Mortgage • Insurance

December 21, 2006

IRREVOCABLE LETTER OF CREDIT AND AGREEMENT NO. 300257
AMOUNT: \$60,000.00

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

RE: Letter of Credit for **Paseo Nuevo, Ltd. Co.**
City of Albuquerque Project No.: **796381**
Project Name: **Paseo Nuevo**

Dear Mr. Perlman:

This letter is to advise the City of Albuquerque ("City") that, at the request of **Paseo Nuevo, Ltd. Co.**, Charter Bank in **Albuquerque, NM**, has established an Irrevocable Letter of Credit in the sum of **Sixty Thousand and No/100 Dollars, (\$60,000.00)** for the exclusive purpose of providing the financial guarantee which the City requires, **Paseo Nuevo, Ltd. Co.** ("Subdivider") to provide for the installation of the improvements, which must be constructed at **the San Pedro/Holly NE intersection, Albuquerque, NM**, Project No. **796381**. The amount of the Letter of Credit is 125% of the City's estimated cost of construction 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 1/2, 2007 in the records of the Clerk of Bernalillo County, New Mexico in Book Misc. A130, at pages 470 to 470, as amended ("Agreement").

A Draft or Drafts for any amount up to, but not in excess of **Sixty Thousand and No/100 dollars, (\$60,000.00)** is/are available at sight at **Charter Bank, 4400 Osuna NE, Albuquerque, NM 87109**, between **January 5, 2009** and **March 5, 2009**.

When presented for negotiation, the Draft(s) is/are to be accompanied by the City's notarized certification stating: "1) **Paseo Nuevo, Ltd. Co.** has failed to comply with the terms of the Agreement; 2) the undersigned is the Chief Administrative Officer of the City of Albuquerque and is authorized to sign this certification; and 3) the amount of the Draft does not exceed 125% of the City's estimated cost of completing the improvements specified in the Agreements."

We hereby agree with the drawer of Draft(s) drawn under and in compliance with the terms of this credit that such Draft(s) will be duly honored upon presentation to the drawee if negotiated between **January 5, 2009** and **March 5, 2009**.

The Draft(s) drawn under this credit must contain the clause: "Drawn under Letter of Credit and Agreement No. 300257 of **Charter Bank, 4400 Osuna NE, Albuquerque, NM 87109**, dated, December 21, 2006 and the original Letter of Credit must be endorsed on the reverse side with the amount of each draft. This Letter of Credit must accompany each draft and be attached to the draft,

which exhausts this credit.

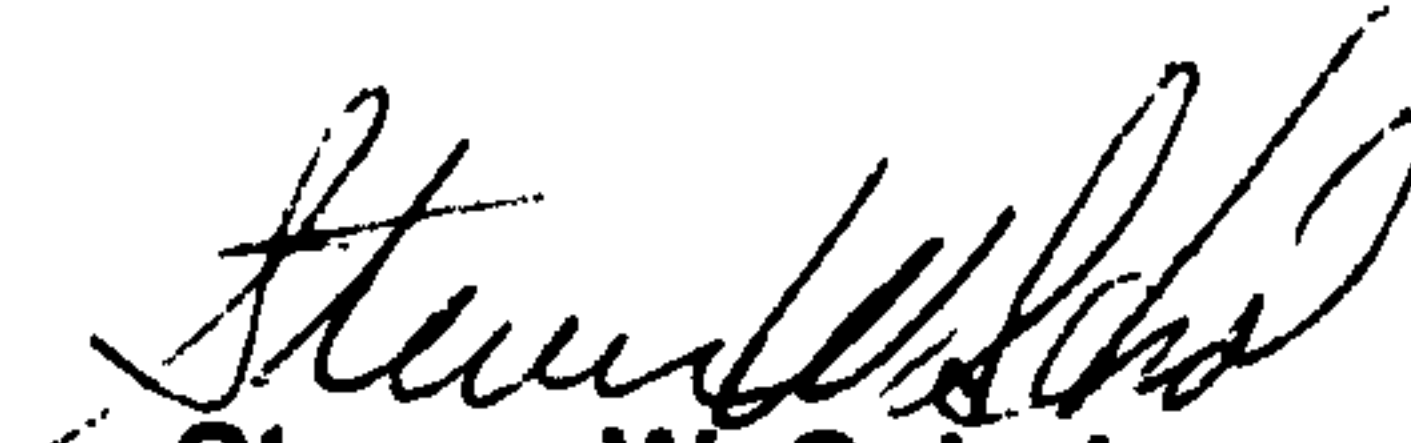
This Letter of Credit for the benefit of the City of Albuquerque shall be irrevocable until:

1. Sixty (60) days after the City accepts the completed improvements specified in the Agreement; or
2. City notification of **Paseo Nuevo, Ltd. Co.** failure to comply with the terms of the Agreement, and payment by Certified Check from **Charter Bank** to the City of Albuquerque of 125% of the City's estimated costs of completing the improvements specified in the Agreement; or
3. Expiration of the date **March 5, 2009**; or
4. Written termination of this Letter of Credit by the City of Albuquerque, signed by its Chief Administrative Officer.

This Letter of Credit will terminate at **2:00** o'clock PM, New Mexico time, **March 5, 2009**.

This credit is subject to the Uniform Customs and Practice for Documentary Credits (Revision), International Chamber of Commerce Publication.

Very truly yours,


Steven W. Schol
Vice President
Charter Bank

ACCEPTED:

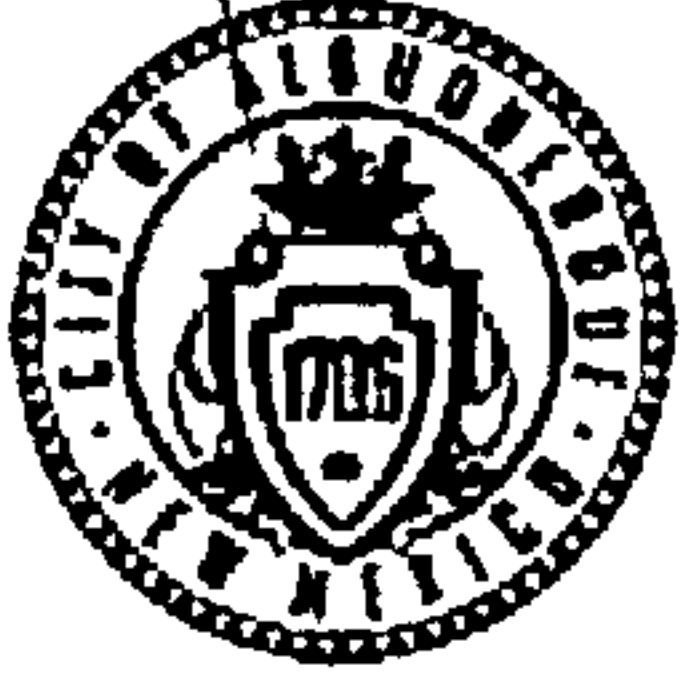
CITY OF ALBUQUERQUE

By: 
Chief Administrative Officer

Dated: 12-28-06

lge 12/27/06

12-26-06



"Amy Andrews"
<aandrews@intera.com>

08/25/2006 04:08 PM

To <rmethvin@cabq.gov>, <smatson@cabq.gov>

cc "James P. Joseph" <jjoseph@intera.com>, "David L. Jordan"
<djordan@intera.com>

bcc

Subject DRB agenda for 8/30/06

There is one project on the DRB agenda for August 30, 2006, that is within a landfill buffer zone:

4. Project # 1004974
06DRB-01117 Major-Preliminary Plat Approval

TIERRA WEST LLC agent(s) for SAN PEDRO EQUITIES LTD CO request(s) the above action(s) for all or a portion of Lot(s) 1-3 & 30-32, Block(s) 34, Tract(s) A, NORTH ALBUQUERQUE ACRES, (to be known as PASEO NUEVO) zoned SU-2 for IP, located on SAN PEDRO NE, between HOLLY AVE NE and CARMEL AVE NE containing approximately 5 acre(s). [REF: 06DRB-00884, 06DRB-00885] (C-18)

06DRB-00884 Major-SiteDev Plan Subd
06DRB-00885 Major-SiteDev Plan Bldg Permit

STUDIO SW ARCHITECTS agent(s) for SAN PEDRO EQUITIES request(s) the above action(s) for all or a portion of Lot(s) 1, 2, 3, 30, 31 and 32, Tract(s) A, Block(s) 34, NORTH ALBUQUERQUE ACRES, zoned SU-2, IP, located on SAN PEDRO NE BETWEEN HOLLY NE AND CARMEL NE containing approximately 5 acres. [REF: AX-84-9, Z-84-41] [Deferred from 7/12/06 & 8/16/06] (C-18)

This project is within the buffer zone of the Holly Landfill, and a memo was previously sent on June 30, 2006, exempting them from the Interim Guideline Requirements.

--

Amy Andrews
Staff Engineer
INTERA Inc.
6000 Uptown Blvd. NE
Albuquerque, NM 87110
Phone: (505) 246-1600 x1243
Email: aandrews@intera.com

ORIGINAL

INFRASTRUCTURE LIST

(Rev 9-05)

EXHIBIT "A"

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

Paseo Nuevo

PROPOSED NAME OF PLAT AND SITE DEVELOPMENT PLAN For B.P.

Lots 1, 2, 3, 30, 31, & 32, Tract A, Block 34 of North Albuquerque Acres

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
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		14'	Raised Median w/ 12' Turn Lanes	San Pedro Drive	Holly Avenue	Carmel Avenue	/	/	/
		12'	Right Turn Lane	San Pedro Drive	Holly Avenue	Entrance	/	/	/
		15'	Additional Arterial Paving Curb & Gutter (Both Sides) 6' Sidewalk (South Side)	Carmel Avenue	San Pedro Drive	Entrance	/	/	/
		12' F-F	Arterial Paving Curb & Gutter 6' Sidewalk (North Side)	Holly Avenue	San Pedro Drive	East Property Line	/	/	/
		12'	Raised Median (North Side) w/ 11' Left Turn Lane	Holly Avenue	San Pedro Drive	East Property Line	/	/	/
		12'	Left Turn Lane	Holly Avenue	San Pedro Drive	Entrance	/	/	/
		8"	Fireline Connection (Building)	San Pedro Drive	San Pedro Drive	West Property Line	/	/	/

ORIGINAL

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	Private P.E.	City Crst Engineer
<input type="text"/>	<input type="text"/>	8"	Fireline Connection (Parking Garage)	San Pedro Drive	San Pedro Drive	West Property Line	/	/	/
<input type="text"/>	<input type="text"/>	6"	Fire Hydrant	San Pedro Drive	San Pedro Drive	West Property Line	/	/	/
<input type="text"/>	<input type="text"/>	8"	Waterline <i>w/services</i>	Holly Avenue	San Pedro Drive	East Property Line	/	/	/
<input type="text"/>	<input type="text"/>	2"	Watermeter	Carmel Avenue	Carmel Avenue	North Property Line	/	/	/
<input type="text"/>	<input type="text"/>	6"	Fire Hydrant	Carmel Avenue	Carmel Avenue	North Property Line	/	/	/
<input type="text"/>	<input type="text"/>	8"	SAS Gravity Line	San Pedro Drive	San Pedro Drive	West Property Line	/	/	/
<input type="text"/>	<input type="text"/>	8"	SAS Gravity Line <i>w/services</i>	Holly Avenue	San Pedro Drive	East Property Line	/	/	/
<input type="text"/>	<input type="text"/>	30" to 48"	Storm Sewer	Holly Avenue	San Pedro Drive	East Property Line	/	/	/
<input type="text"/>	<input type="text"/>	18"-24"	Storm Sewer	Main Entrance	Tract A	Holly Avenue	/	/	/
<input type="text"/>	<input type="text"/>	1/4	Traffic Signal (\$60,000.00) <i>Modified 8"</i>	San Pedro Drive	San Pedro Drive	Holly Avenue	/	/	/
<input type="text"/>	<input type="text"/>		Street signage and striping per DPM				/	/	/
<input type="text"/>	<input type="text"/>		Water Infrastructure to include Valves, Fittings, Valve Boxes, and Fire Hydrants as required.				/	/	/
<input type="text"/>	<input type="text"/>		Sanitary Sewer to include Manholes and Service Connections as required.				/	/	/
<input type="text"/>	<input type="text"/>		Catch Basins and RCP connections included with Storm Sewer.				/	/	/
<input type="text"/>	<input type="text"/>		Residential Street Lights per DPM.				/	/	/

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

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

NOTES

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

1

2

3

AGENT / OWNER

Ronald R. Bannan

NAME (print)

Tieria Wood LLC.

FIRM

SIGNATURE - date

8/30/06

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

Andrew Garcia 8/30/06
DRB CHAIR - date

Gandora 8/30/06
PARKS & GENERAL RECREATION - date

[Signature] 8-30-06
TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

[Signature] 8/30/06
UTILITY DEVELOPMENT - date

- date

Bradley J. Bingham 8/30/06
CITY ENGINEER - date

- date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER

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

#4

PAID RECEIPT

APPLICANT NAME SAN PEDRO EQUITIES
AGENT STUDIO SW ARCHITECTS
ADDRESS _____
PROJECT & APP # 1004974/06DRB 00884, 00885
PROJECT NAME _____

\$ _____ 441032/3424000 Conflict Management Fee
\$ 110.00 441006/4983000 DRB Actions DEFERRA
\$ _____ 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.

293

SAN PEDRO EQUITIES LTD. CO.
4101 INDIAN SCHOOL RD., NE SUITE 400
ALBUQUERQUE, NM 87110

FIRST STATE BANK
95-145-1070

8/29/2006

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

DUPLICATE
City of Albuquerque \$110.00
Treasury Division

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

DOLLARS

City of Albuquerque*****

8/29/2006 3:23PM LOC: ANNK
RECEIPT# 00067606 WSH 007 TRANS# 0047
Account 441006 Fund 0000
Activit 4983000
Trans P.t
24 M

[Signature]

MEMO DRB Hearing 8/30/06

000293 1070014521 001844652

Thank You

Details on back. Security Features Included.

Current DRC
Project Number: _____

FIGURE 12

Date Submitted: 8-4-06

Date Site Plan Approved August 19, 2005

Date Preliminary Plat Approved N/A

Date Preliminary Plat Expires: N/A

DRB Project No.: 1004974

DRB Application No _____

ORIGINAL

INFRASTRUCTURE LIST

(Rev 9-05)

EXHIBIT "A"

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

Paseo Nuevo

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Lots 1, 2, 3, 30, 31, & 32, Tract A, Block 34 of North Albuquerque Acres

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private		City Cnst Engineer
							Inspector	P.E.	
		38'	Additional Arterial Paving Curb & Gutter 6' Sidewalk	San Pedro Drive	Holly Avenue	Carmel Avenue	/	/	/
		16' F-F	Raised Median (East Side)	San Pedro Drive	Holly Avenue	Carmel Avenue	/	/	/
		6'	Sidewalk (Southside)	Carmel Avenue	San Pedro Drive	East Property Line	/	/	/
		12' F-F	Arterial Paving Curb & Gutter 6' Sidewalk	Holly Avenue	San Pedro Drive	East Property Line	/	/	/
		16' F-F	Raised Median (North Side)	Holly Avenue	San Pedro Drive	East Property Line	/	/	/
		12' F-F	Left Turn Lane	Holly Avenue	San Pedro Drive	Entrance	/	/	/
		8"	Fireline Connection	Carmel Avenue	Carmel Avenue	South Property Line	/	/	/
		8"	Waterline	Holly Avenue	San Pedro Drive	East Property Line	/	/	/

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Cnst Engineer
<input type="text"/>	<input type="text"/>	2"	Watermeter	Carmel	Carmel	Carmel	/	/	/
<input type="text"/>	<input type="text"/>	6"	SAS Gravity Line	San Pedro Drive	San Pedro Drive	West Property Line	/	/	/
<input type="text"/>	<input type="text"/>	8"	SAS Gravity Line	Holly Avenue	San Pedro Drive	East Property Line	/	/	/
<input type="text"/>	<input type="text"/>	30" to 48"	Storm Sewer	Holly Avenue	San Pedro Drive	East Property Line	/	/	/
<input type="text"/>	<input type="text"/>	24"	Storm Sewer	Main Entrance	Tract A	Holly Avenue	/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>		Street signage per DPM				/	/	/
<input type="text"/>	<input type="text"/>		Water Infrastructure to include Valves, Fittings, Valve Boxes, and Fire Hydrants as required.				/	/	/
<input type="text"/>	<input type="text"/>		Sanitary Sewer to include Manholes and Service Connections as required.				/	/	/
<input type="text"/>	<input type="text"/>		Catch Basins and RCP connections included with Storm Sewer.				/	/	/
<input type="text"/>	<input type="text"/>		Residential Street Lights per DPM.				/	/	/

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

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

NOTES

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

1

2

3

AGENT / OWNER

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

Ronald R. Bohanna
NAME (print)
Terra West LLC
FIRM
[Signature] 7/25/06
SIGNATURE - date

DRB CHAIR - date

TRANSPORTATION DEVELOPMENT - date

UTILITY DEVELOPMENT - date

CITY ENGINEER - date

PARKS & GENERAL RECREATION - date

AMAFCA - date

- date

- date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER



Supplemental form

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

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

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

APPLICANT INFORMATION:

NAME: San Pedro Equities Ltd. Co. PHONE: 505-998-9094
 ADDRESS: 1609 San Patricio Ave SW FAX: _____
 CITY: Albuquerque STATE NM ZIP 87104 E-MAIL: _____
 Proprietary interest in site: Owner List all owners: _____
 AGENT (if any): Tierra West LLC PHONE: 505-858-3100
 ADDRESS: 5571 Midway Park Place NE FAX: 505-858-1118
 CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: _____

DESCRIPTION OF REQUEST: Preliminary Plat Approval/ Infrastructure List

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

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

Lot or Tract No. Lots 1,2,3,30,31,32, Tract A Block: 34 Unit: _____
 Subdiv. / Addn. North Albuquerque Acres TBK PASEO NUEVO
 Current Zoning: SU2- for IP Proposed zoning: No Change
 Zone Atlas page(s): C-18 No. of existing lots: 6 No. of proposed lots: 3
 Total area of site (acres): 4.8167+/- Density if applicable: dwellings per gross acre: _____ dwellings per net acre: _____
 Within city limits? Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? NO
 UPC No. see attached page 10180642730240232 MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: San Pedro Drive NE
 Between: Holly Avenue NE and Carmel Avenue NE

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): Z-84-41
Project # 1004974

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

SIGNATURE [Signature] DATE 8/4/06
 (Print) Ronald R. Bohannon, PE Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 4/04

INTERNAL ROUTING

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

Application case numbers
06DRB - 01117

 Hearing date 8-30-06

Action	S.F.	Fees
<u>PP</u>	<u>5(2)</u>	<u>\$ 895.00</u>
<u>ADU</u>		<u>\$ 75.00</u>
<u>CMF</u>		<u>\$ 20.00</u>
		\$ _____
		\$ _____
		\$ _____
		\$ _____
		Total
		<u>\$ 990.00</u>

VE SLS 8/4/06

Project # 1004974

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

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

MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL

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

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

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

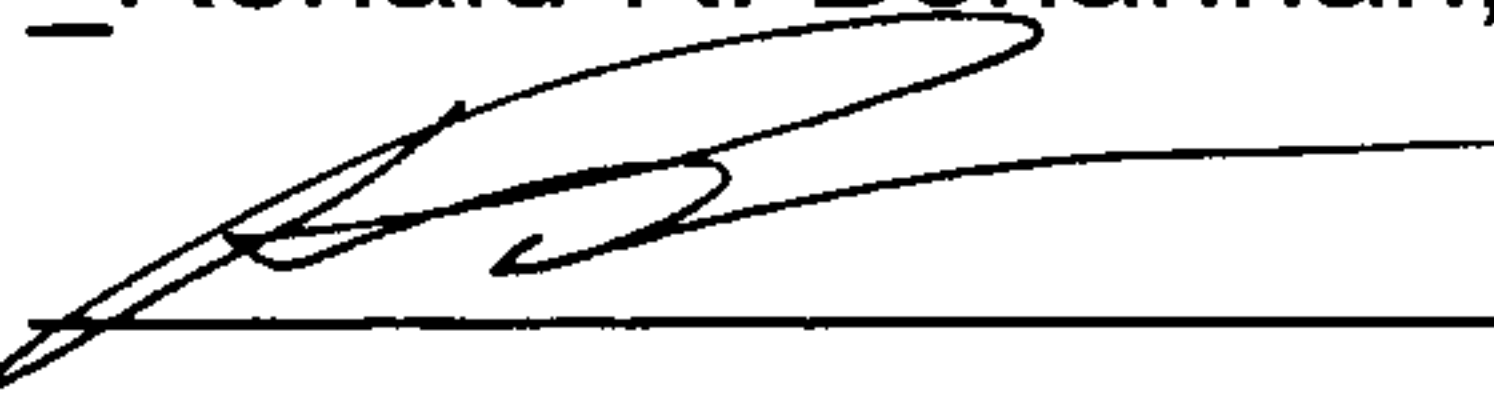
- Proposed Amended Preliminary Plat, and/or Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **24** copies
 - Original Preliminary Plat, and/or Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket)
 - Zone Atlas map with the entire property(ies)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

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

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


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

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

Ronald R. Bohannon, PE
 Applicant name (print)

 Applicant signature / date
 8/4/02



- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
 06DRB - _____ - 0117

Form revised 11/04

 Planner signature / date
Project # 1004974

TIERRA WEST, LLC

5571 Midway Park Place NE
Albuquerque, NM 87109

(505) 858-3100
fax (505) 858-1118

twllc@tierrawestllc.com
1-800-245-3102

August 1, 2006

Ms. Sheran Matson, AICP, Chair
Development Review Board
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

**RE: Preliminary Plat Approval
Paseo Nuevo Commerical Development
Zone Atlas page C-18**

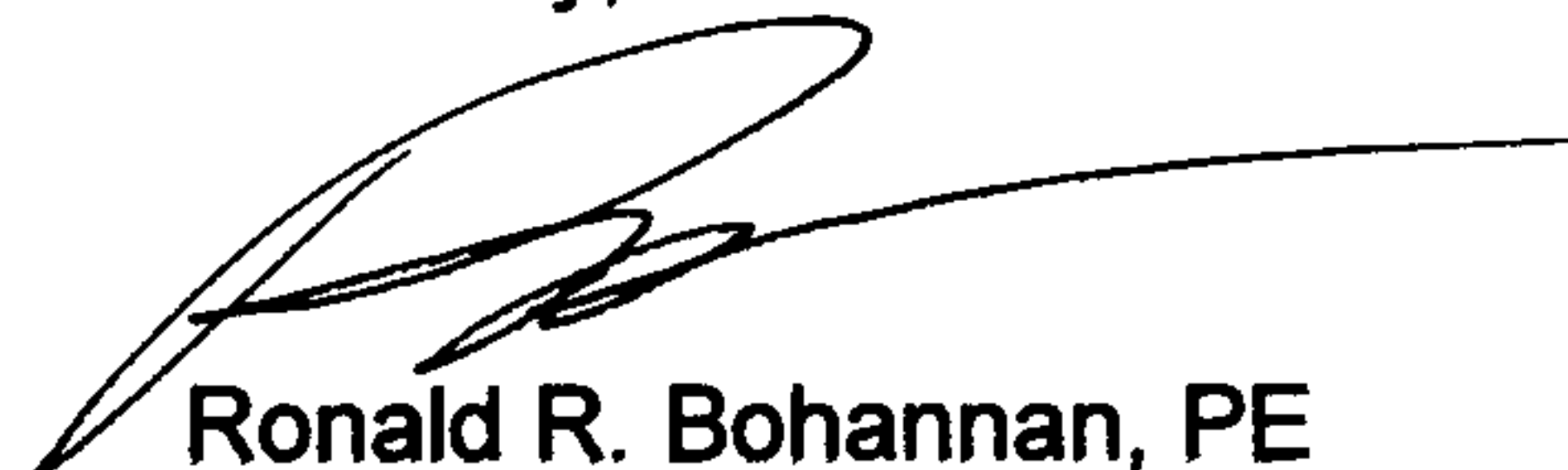
Dear Ms. Matson:

Tierra West LLC, on behalf of San Pedro Equities Ltd. Co., requests approval of the Preliminary Plat and Infrastructure List for the above-referenced subdivision. The site is located on San Pedro Drive NE between Holly Avenue NE and Carmel Avenue NE, is currently zoned SU-2 for IP Uses and contains approximately 4.8167 acres.

Water and Sewer availability was requested July 6, 2006 and a response has not yet been received. The drainage report was submitted to the Hydrology Department on June 1, 2006. The infrastructure list has also been included for consideration with this application.

If you have any questions or need additional information regarding this matter, please do not hesitate to call me.

Sincerely,



Ronald R. Bohannon, PE

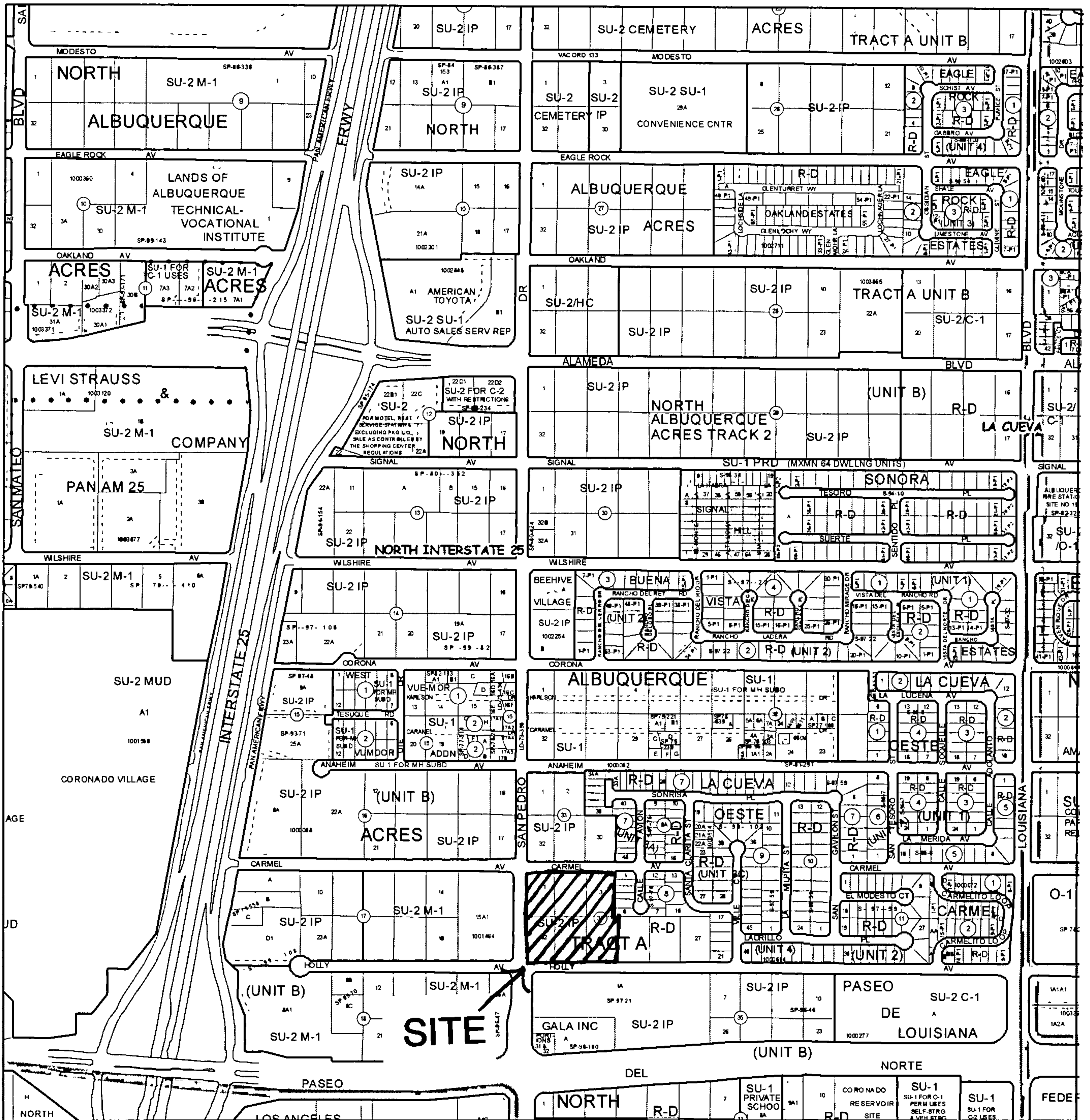
Enclosure/s

cc: Josh Skarsgard

JN: 24100
RRB/JN/kdk

2004:24100PrelimPlat072706

Site Plan for this project has been submitted and will be heard August 16, 2006



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

Albuquerque Geographic Information System

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
C-18-Z

Selected Symbols

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

Map amended through: 5/1/2006

0 750 1500 Feet

UPC Numbers for Subject Site

Lot 1 – 101806427309240232

Lot 2 – 101806428809240231

Lot 3 – 101806430409240230

Lot 30 – 101806430406940203

Lot 31 – 101806428806940202

Lot 32 – 101806427407040201

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: Holly / San Pedro Commercial Development

AGIS MAP # C-18

LEGAL DESCRIPTIONS: Lots 1, 2, 3, 30, 31, 32 Tract A, Block 34
North Albuquerque Acres

✓
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 6/1/2006 (date).

Keei D. Krueger
Applicant/Agent

8/1/06
Date

[Signature]
Hydrology Division Representative

8/4/06
Date

✓
WATER AND SEWER AVAILABILITY STATEMENT

A Water and Sewer Availability Statement for this project was requested from the City of Albuquerque Utilities Development Division (2nd floor, Plaza del Sol) on 7-6-2006 (date).

Keei D. Krueger
Applicant/Agent

8/1/06
Date

William J. Balch
Utilities Division Representative

8/4/06
Date

PROJECT # 1004974

CITY OF ALBUQUERQUE

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

APPLICANT: Tierra West LLC DATE OF REQUEST: 7/27/06 ZONE ATLAS PAGE(S): C-18

CURRENT:

ZONING SU-2 for IP

PARCEL SIZE (AC/SQ. FT.) 4.8167 +/-

LEGAL DESCRIPTION:

LOT OR TRACT # Tract A 1,2,3,30,31,32 BLOCK # 34

SUBDIVISION NAME N. ABQ Acres

REQUESTED CITY ACTION(S):

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

PROPOSED DEVELOPMENT:

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

GENERAL DESCRIPTION OF ACTION:

OF UNITS: 3 80K OFFICE
BUILDING SIZE: _____ (sq. ft.) 2 RESTAURANTS

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

APPLICANT OR REPRESENTATIVE Keli D. Kruegel DATE 7/27/06
(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 824-3994

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

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

Notes: HOLLY SAN PEDRO COMMERCIAL DEV. TIS (2004)

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 Ljell
TRAFFIC ENGINEER

7-31-06
DATE

Air Quality Impact Analysis (AQIA) May Be Required:

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

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

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

Keli D. Kruegel
APPLICANT

7/27/06
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 5/29/06
-FINALIZED ___/___/___

Tony Ljell
TRAFFIC ENGINEER

7-31-06
DATE

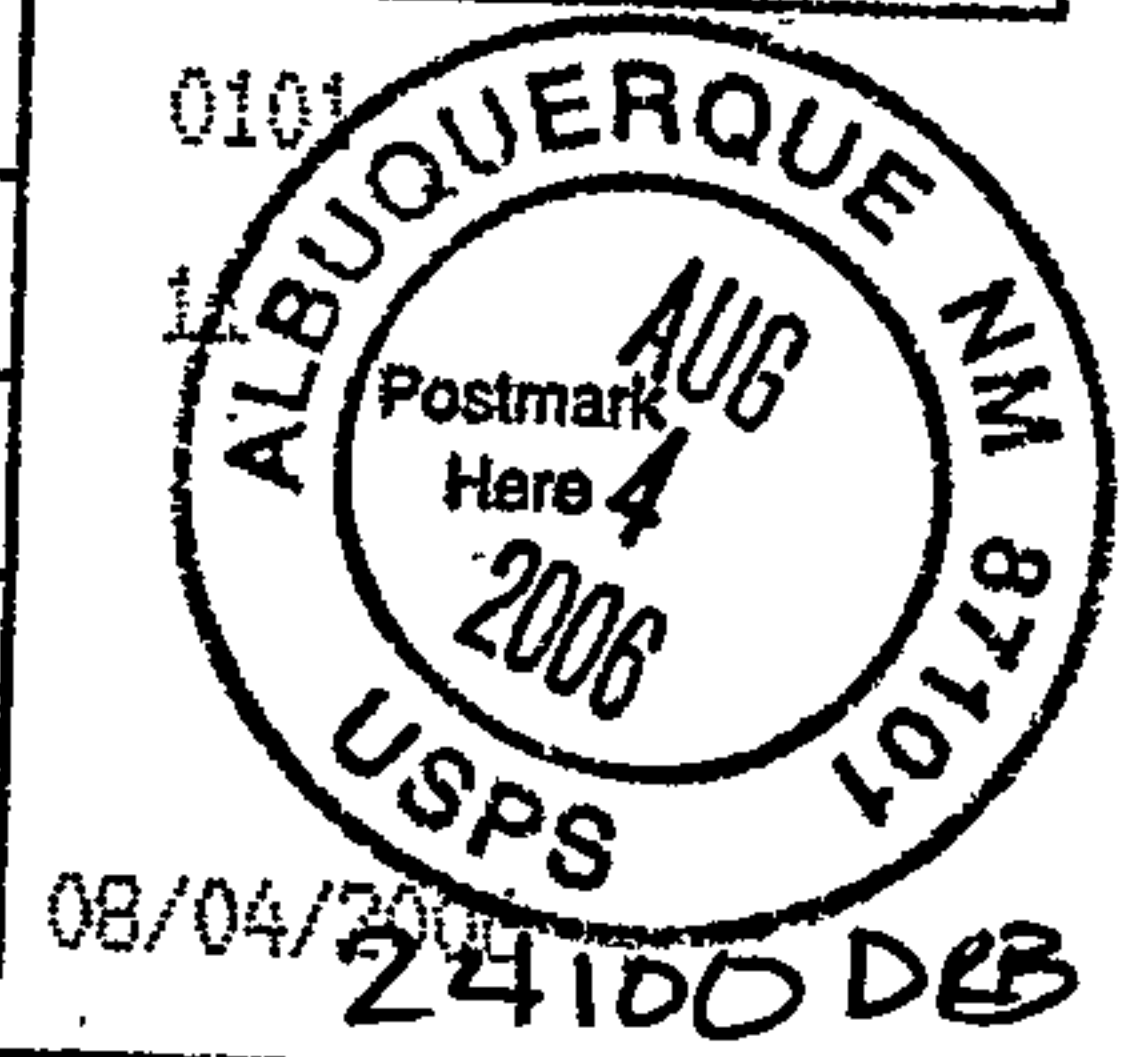
7005 1160 0000 1000 7091

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ALBUQUERQUE NM 87103 **OFFICIAL USE**

Postage	\$	\$0.87
Certified Fee		\$2.40
Return Receipt Fee (Endorsement Required)		\$1.85
Restricted Delivery Fee (Endorsement Required)		\$0.00
Total Postage & Fees	\$	\$5.12



Sent To Steven Driscoll W.L.C. NA
 Street, Apt. No., or PO Box No. 8408 Calle Soquel
 City, State, ZIP+4 ABQ NM 87113

TIERRA WEST, LLC

8509 Jefferson NE
Albuquerque, NM 87113

Phone: 505-858-3100
Fax: 505-858-1118

FACSIMILE TRANSMITTAL

To: OFFICE OF NEIGHBORHOOD COORDINATION FAX: 924-3913
TOTAL OF (2) PAGES

From: KELI KRUEGER (kkrueger@tierrawestllc.com)

Subject: HOMEOWNERS ASSOCIATION INFORMATION
JN: 24100

Date: July 27, 2006

**PLEASE FORWARD INFORMATION ON ALL RECOGNIZED AND UNRECOGNIZED
HOMEOWNER ASSOCIATIONS IN THE AREA OF THE PROPERTY DESCRIBED AS:**

Lots 1,2,3,30,31 & 32, Tract A, Block 34, North Albuquerque Acres

LEGAL DESCRIPTION

LOCATED ON San Pedro Dr. NE

STREET NAME OR OTHER IDENTIFYING LANDMARK

BETWEEN Holly Avenue NE AND Carmel Avenue NE

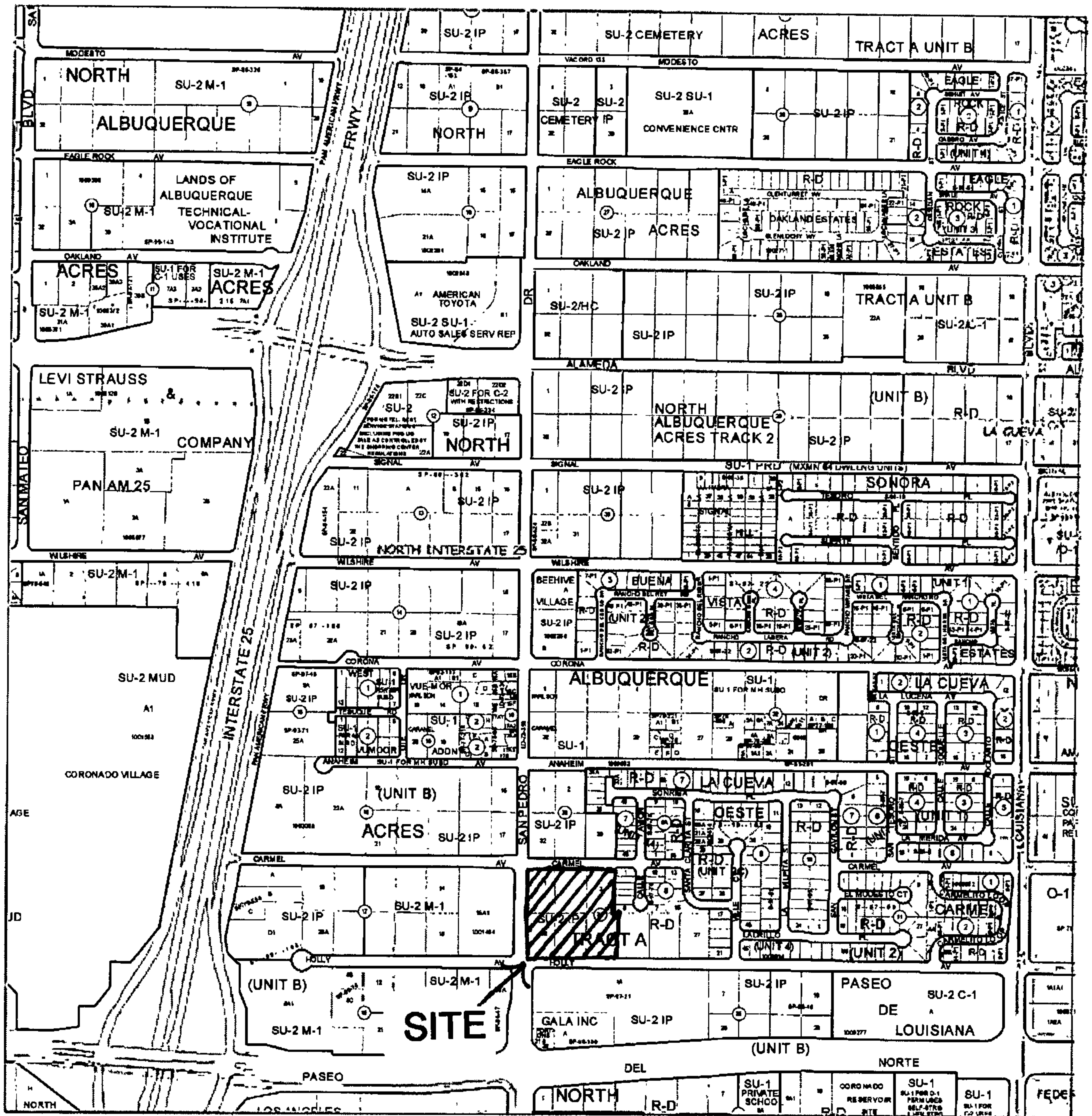
STREET NAME OR OTHER IDENTIFYING LANDMARK

STREET NAME OR OTHER IDENTIFYING LANDMARK

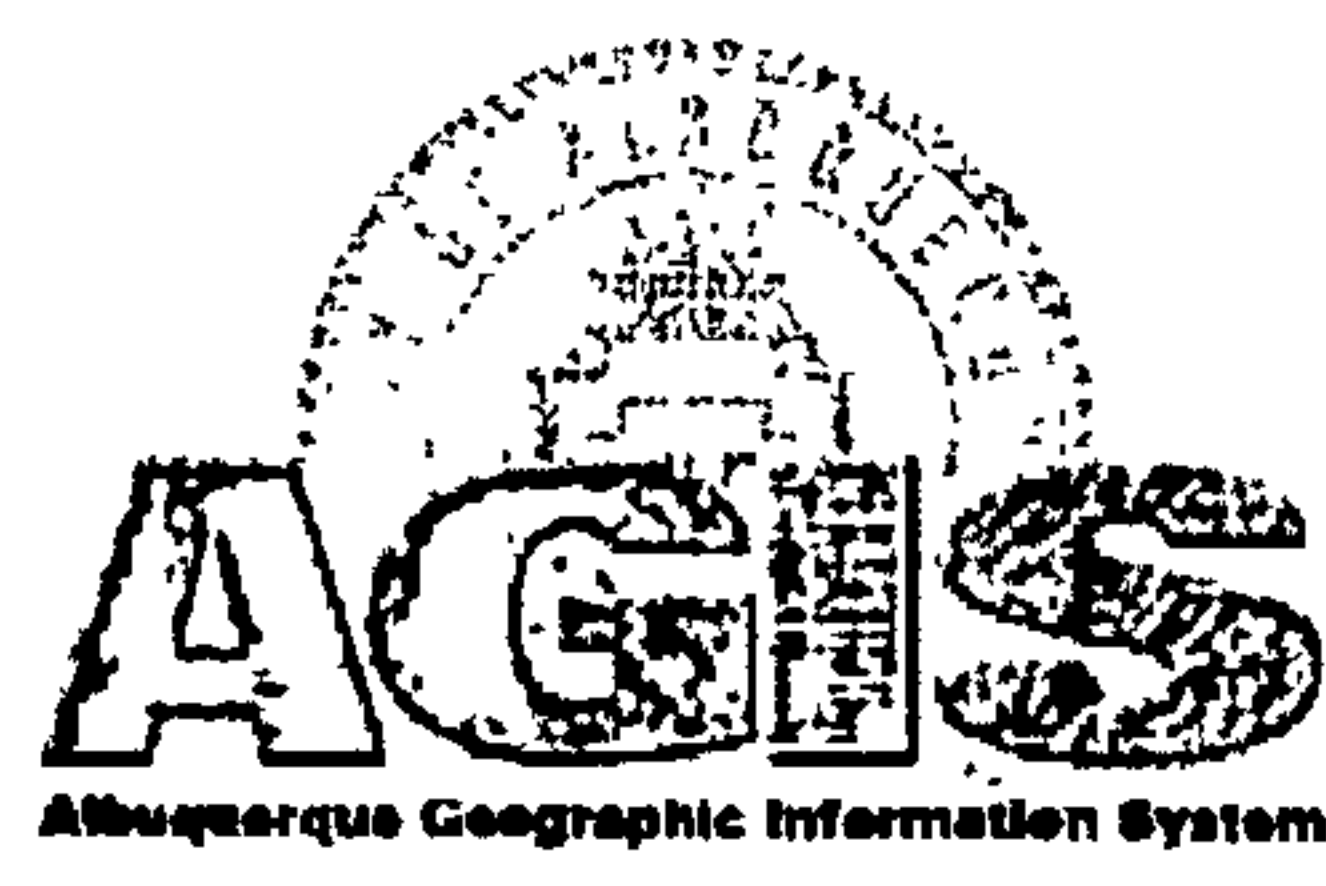
THE SITE IS INDICATED ON THE FOLLOWING ZONE ATLAS SHEET: **C-18**
PLEASE CALL IF YOU HAVE ANY QUESTIONS.

SHOULD YOU HAVE ANY QUESTIONS REGARDING THIS TRANSMITTAL OR
ANY OTHER ITEMS PERTAINING TO THIS PROJECT, PLEASE DO NOT HESITATE
TO CONTACT OUR OFFICE.

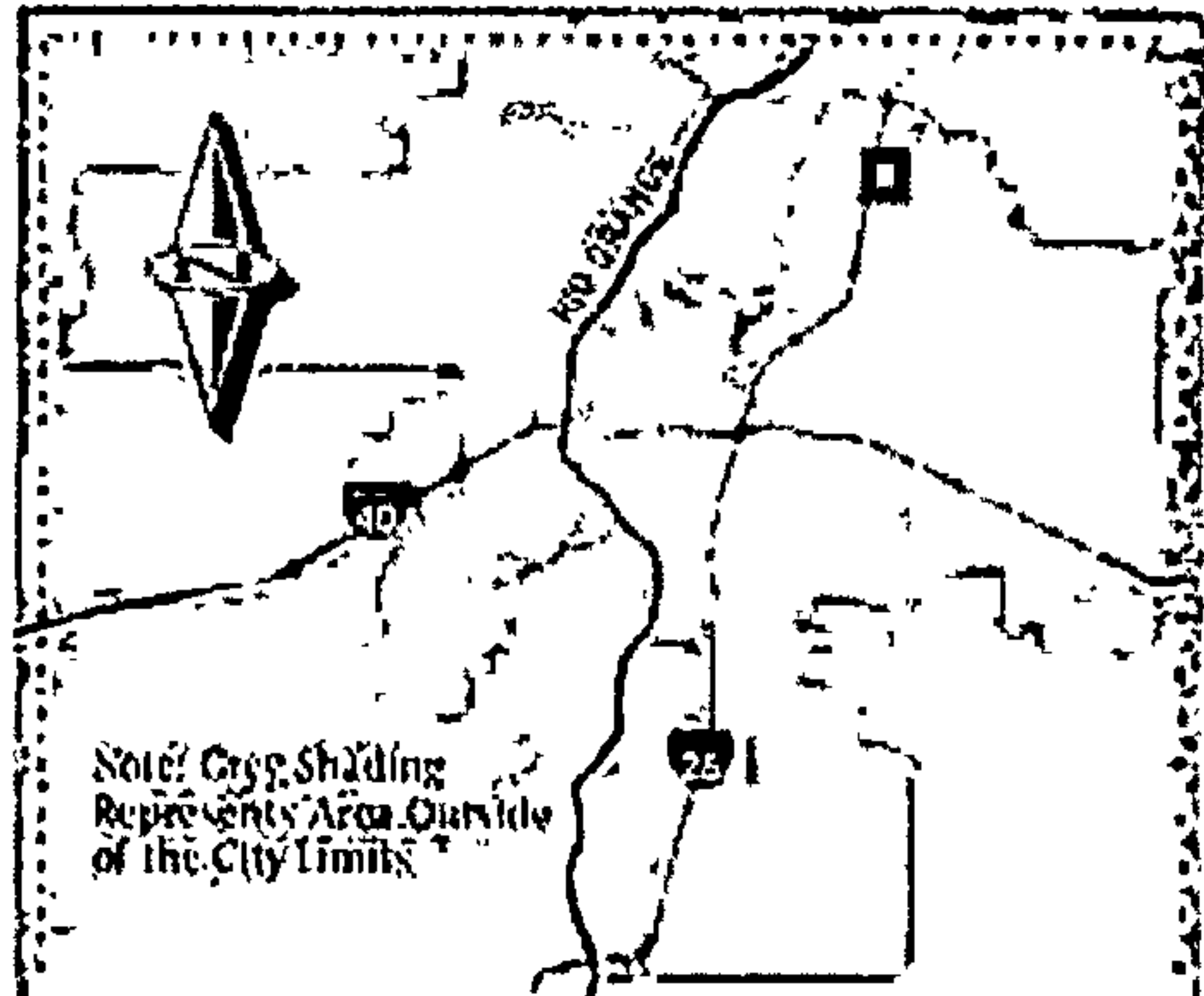
IF YOU DO NOT RECEIVE ALL PAGES OF THIS TRANSMITTAL, OR IF MATERIAL IS NOT LEGIBLE,
PLEASE CONTACT OUR OFFICE FROM 8:00 AM TO 5:00 PM, MST, MONDAY THROUGH FRIDAY.
THANK YOU.



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



Map amended through: 5/1/2006



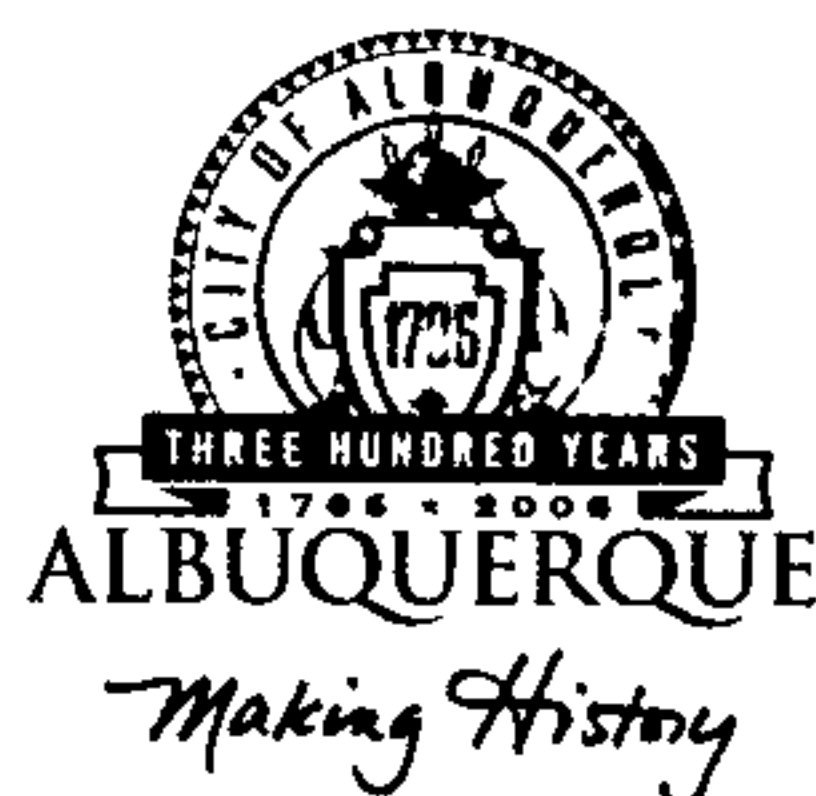
Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
C-18-Z

Selected Symbols

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

0 750 1,500 Feet



City of Albuquerque
P.O. Box 1293, Albuquerque, NM 87103

July 27, 2006

Keli Krueger
Tierra West, LLC
5571 Midway Park Place NE/87109
Phone: 505-858-3100/Fax: 505-858-1118
Email: kkrueger@tierrawestllc.com

Dear Keli:

Thank you for your inquiry of **July 27, 2006** requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **LOTS 1,2,3,30,31 AND 32, TRACT A, BLOCK 34, NORTH ALBUQUERQUE ACRES LOCATED ON SAN PEDRO DRIVE NE BETWEEN HOLLY AVENUE NE AND CARMEL AVENUE NE** zone map C-18.

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

WEST LA CUEVA N.A. (WLC) "R"
Steven Driscoll
8408 Calle Soquelle NE/87113 828-0888 (h)

Please note that according to O-92 you are required to notify each of these contact persons by **certified mail, return receipt requested, before** the Planning Department will accept your application filing. **IMPORTANT! Failure of adequate notification may result in your Application Hearing being deferred for 30 days.** If you have any questions about the information provided, please contact me at (505) 924-3902 or via an e-mail message at swinklepleck@cabq.gov or by fax at (505) 924-3913.

Sincerely,

Stephani Winklepleck

Neighborhood Program Coordinator
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

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

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

!!!Notice to Applicants!!!

SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

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

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

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

Information from the Office of Neighborhood Coordination

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

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

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

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

Thank you for your cooperation on this matter.

(below this line for ONC use only)

Date of Inquiry: **07/27/06** Time Entered: **8:20 a.m.** ONC Rep. Initials: **SW**

You are not required by the O-92 Ordinance to “officially notify” these neighborhood associations of this project. You did request the names of the following “Unrecognized” associations in the area of the property to let them know.

NONE FOR JN: 24100 – swinklepleck@cabq.gov

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

PAID RECEIPT

APPLICANT NAME SAN PEDRO EQUITIES
AGENT ~~PLAZA~~ SAN PEDRO TIERRA WEST LLC
ADDRESS RR 5571 MIDWAY PARK
PROJECT & APP # 1004974 / 06 DRB 01117
PROJECT NAME PASEO NUEVO.

\$ 20.⁰⁰ 441032/3424000 Conflict Management Fee
\$ 895.⁰⁰ 441006/4983000 DRB Actions
\$ _____ 441006/4971000 EPC/AA/LUCC Actions & All Appeals
\$ 75.⁰⁰ 441018/4971000 Public Notification
\$ _____ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY***
() Major/Minor Subdivision () Site Development Plan () Bldg Permit
() Letter of Map Revision () Conditional Letter of Map Revision
() Traffic Impact Study
\$ 990.⁰⁰ TOTAL AMOUNT DUE

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

000636

ENTRADA DEVELOPMENT LTD CO
4101 INDIAN SCHOOL RD. NE
SUITE 400
ALBUQUERQUE, NM 87110

CHARTER BANK
4400 OSUNA ROAD NE
ALBUQUERQUE, NM 87109
95-7242/3070

8/4/2006

PAY TO THE ORDER OF CITY OF ALBUQUERQUE***** \$ **990.00
Nine Hundred Ninety and 00/100***** DOLLARS

CITY OF ALBUQUERQUE*****

Wanda G. Sawyer
AUTHORIZED SIGNATURE

MEMO San Pedro/Holly Plat Review

⑈000636⑈ ⑆307072427⑆ 0070010747⑈

Security features are included. Details on back.

9409

MP

DUPLICATE
City Of Albuquerque
Treasury Division

8/4/2006 1:54PM LOC: ANNX
RECEIPT# 00066628 WSH 007 TRANS# 0042
Account 441032 Fund 0110
Activity 3424000 TRSKAL
Trans Amt \$990.00
124 Misc

\$20.00
Thank you

DUPLICATE
City Of Albuquerque
Treasury Division

8/4/2006 1:54PM LOC: ANNX
RECEIPT# 00066629 WSH 007 TRANS# 0042
Account 441006 Fund 0110
Activity 4983700 TRSKAL
Trans Amt \$995.00
124 Misc

\$995.00
Thank You

DUPLICATE
City Of Albuquerque
Treasury Division

8/4/2006 1:54PM LOC: ANNX
RECEIPT# 00066630 WSH 007 TRANS# 0042
Account 441018 Fund 0110
Activity 4971000 TRSKAL
Trans Amt \$990.00
124 Misc

\$75.00
CN \$990.00
CHANGE \$0.00

Thank You

SIGN POSTING 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. Waterproofed signs will be provided at the time of application. If the application is mailed, you must still stop at the Planning Division 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 Planning Division at a charge of \$3.00 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 two to seven feet from the ground.
- C. No barrier shall prevent a person from coming within five feet of the sign in order to read it.

2. NUMBER

- A. One sign shall be posted on each paved street frontage. Signs maybe 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 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 8-15-06 To 8-30-06.

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 Planning Division staff. I understand (A) my obligation to keep the sign(s) posted for fifteen (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

J. F. D. M. L. (Applicant or Agent), 4 Aug 06 (Date)

I issued 3 signs for this application, 8-4-06 (Date), Ken S. S. (Staff Member)



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

August 30, 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: 11:30 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 # 1003674**
06DRB-01082 Major-Vacation of Pub
Right-of-Way
06DRB-01083 Major-Preliminary Plat
Approval
06DRB-01125 Minor-Temp Defer SDWK

JEFF MORTENSEN & ASSOCIATES INC agent(s) for LLAVE HOMES, BOB KEERAN request(s) the above action(s) for all or a portion of Lot(s) 25, 26 & 27, Block(s) 3, Tract(s) 3, NORTH ALBUQUERQUE ACRES, UNIT 3 (to be known as **RICH COURT SUBDIVISION**) zoned R-D (3 du/a) located on ALAMEDA BLVD NE, between VENTURA ST NE and BARSTOW ST NE containing approximately 3 acre(s). [REF: 04DRB-01426] . (C-20) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 8/30/06 AND APPROVAL OF THE GRADING PLAN**

ENGINEER STAMP DATED 7/25/06 THE PRELIMINARY PLAT WAS APPROVED WITH A CONDITION OF FINAL PLAT: THE CITY COUNCIL ACTION WILL DICTATE THE FUTURE DENSITY OF TRACT A. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.

2. **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]* (P-9) **DEFERRED AT THE AGENT'S REQUEST TO 9/20/06.**

3. **Project # 1002632**
06DRB-01113 Major-Vacation of Pub Right-of-Way
06DRB-01116 Major-Vacation of Public Easements

TIERRA WEST LLC agent(s) for CAPITAL ALLIANCE INVESTMENTS request(s) the above action(s) for Lot(s) 3-9, 12, 23 & 24, Tract(s) A, Unit(s) 1, Block(s) 5 and Tract(s) 5, **SUNDANCE ESTATES, UNIT 1, PHASE 1B**, zoned R-LT, located on PARADISE BLVD NW, between LYONS BLVD NW and UNSER NW containing approximately 36 acre(s). [REF: 04DRB-00760, 04DRB-00761, 04DRB-001761] (B-11) **THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

4. **Project # 1004974**

06DRB-01117 Major-Preliminary Plat
Approval

06DRB-00884 Major-SiteDev Plan Subd
06DRB-00885 Major-SiteDev Plan Bldg
Permit

TIERRA WEST LLC agent(s) for SAN PEDRO EQUITIES LTD CO request(s) the above action(s) for all or a portion of Lot(s) 1-3 & 30-32, Block(s) 34, Tract(s) A, NORTH ALBUQUERQUE ACRES, (to be known as **PASEO NUEVO**) zoned SU-2 for IP, located on SAN PEDRO NE, between HOLLY AVE NE and CARMEL AVE NE containing approximately 5 acre(s). [REF: 06DRB-00884, 06DRB-00885] (C-18) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 8/30/06 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 6/1/06 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS OF FINAL PLAT: ADDRESS THE 24-FOOT FLOATING ACCESS EASEMENT. ADJACENT OWNERS MUST SIGN THE PLAT PRIOR TO RECORDING.**

STUDIO SW ARCHITECTS agent(s) for SAN PEDRO EQUITIES request(s) the above action(s) for all or a portion of Lot(s) 1, 2, 3, 30, 31 and 32, Tract(s) A, Block(s) 34, **NORTH ALBUQUERQUE ACRES**, zoned SU-2, IP, located on SAN PEDRO NE BETWEEN HOLLY NE AND CARMEL NE containing approximately 5 acres.[REF: AX-84-9,Z-84-41] [*Deferred from 7/12/06 & 8/16/06*] (C-18) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 8/30/06 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR THE SIA AND PLANNING FOR 3 COPIES.**

5. **Project # 1004675**
06DRB-01026 Major-Preliminary Plat
Approval
06DRB-01027 Major-Vacation of Public
Easements
06DRB-01028 Minor-Subd Design (DPM)
Variance
06DRB-01029 Minor-Sidewalk Waiver
06DRB-01030 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES PA agent(s) for T. S. MCNANEY request(s) the above action(s) for all or a portion of Tract(s) 1, SP KINSCHERFFLAND AND SW ¼ ON NE ¼, SEC 35, T11N, R2E (to be known as **VISTA DE LA LUZ**) zoned SU-1 PRD, located on COORS BLVD NW, between WESTERN TRAIL NW and DELLYNE AVE NW containing approximately 29 acre(s). [REF: 06DRB00836] *[Deferred from 8/9/06 & 8/23/06]* (F-11) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 8/30/06 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 8/22/06 THE PRELIMINARY PLAT WAS APPROVED. THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. A SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM 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.**

06DRB-01097 Minor-SiteDev Plan
Subd/EPC

CONSENSUS PLANNING agent(s) for TS MCNANEY LLC / MONTERREY LAND GROUP LLC request(s) the above action(s) for all or a portion of Tract(s) 1, KINSCHERFF, LANDS OF RAY A GRAHAM III (to be known as **VISTA DE LA LUZ**, zoned SU-1 PRD (10DU/A) located on COORS BLVD NW, between SAN ANTONIO ARROYO NW and LA LUZ DEL OESTE NW containing approximately 29 acre(s). [REF:06DRB-00836] **[Catalina Lehner, EPC Case Planner]** *[Deferred from 8/9/06 & 8/23/06]* (F-11) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR CATALINA LEHNER'S INITIALS AND 3 COPIES OF THE SITE PLAN.**

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 # 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]* (K-18) **DEFERRED AT THE AGENT'S REQUEST TO 9/6/06.**

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

7. **Project # 1004233**
06DRB-01220 Major-Final Plat Approval

PRECISION SURVEYS INC agent(s) for WESTLAND DEVELOPMENT CO INC request(s) the above action(s) for all or a portion of Tract(s) H, **STORMCLOUD, UNIT 3**, zoned SU-2/RLT, located on TIERRA PINTADA ST NW, between ARROYO VISTA BLVD NW and LADERA DR NW containing approximately 17 acre(s). (H-8/H-9, J-8, J-9) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR MASTER PLAN STUDY, MAINTENANCE AND BENEFICIARIES OF TRACTS, WATER, SAS AND STORM DRAIN EASEMENTS ON TRACT Q AND PLANNING FOR AMAFCA'S SIGNATURE AND TO RECORD THE PLAT.**

8. **Project # 1002184**
06DRB-01200 Minor-Prelim&Final Plat
Approval

RAYMOND N. & BETTY E. DIMAS request(s) the above action(s) for all or a portion of Lot(s) 1-A & 1-B, **LANDS OF RAYMOND N. & CARMEN E. DIMAS**, zoned RA-2, located on MONTOYA RD NW, between I-40 NW and MOUNTAIN RD NW containing approximately 1 acre(s). [REF: 02DRB-01318] (H-12) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

9. **Project # 1004779**
06DRB-01218 Minor-Prelim&Final Plat
Approval
06DRB-01219 Minor-Temp Defer SDWK

ISAACSON & ARFMAN agent(s) for 207 ALISO DRIVE LLC request(s) the above action(s) for all or a portion of Lot(s) 3A & 4, Block(s) 3, GRANADA HEIGHTS (to be known as **LOT 3A-1, BLOCK 3, GRANADA HEIGHTS**) zoned R-2 residential zone, located on ALISO DR SE, between SILVER AVE SE and ARLOTTE AVE SE containing approximately 1 acre(s). [REF: 06DRB-00393] (K-17) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 8/30/06 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS OF FINAL PLAT: SHOW THE FLOODPLAIN ON THE LOT. THE EASEMENTS SHALL BE RETAINED FOR EXISTING PUBLIC WATER/SEWER LINES AS DETERMINED PRIOR TO FINAL PLAT APPROVAL. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

10. **Project # 1005093**
06DRB-01215 Minor-Prelim&Final Plat
Approval

HERMANSON LOUGHRIDGE CONSTRUCTION agent(s) for BRUCE & LESLIE LOUGHRIDGE request(s) the above action(s) for all or a portion of Lot(s) 51, **MOUNTAIN HIGHLANDS @ HIGH DESERT, UNIT 2**, zoned SU-2 HD-R, located on RICE GRASS NE and EMERY OAK NE and containing approximately 1 acre(s). (E-24) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR A LETTER FROM HIGH DESERT AND TO RECORD THE PLAT.**

11. **Project # 1000922**
06DRB-01180 Major-Final Plat Approval

WILSON & CO agent(s) for LA CUENTISTA I, LLC request(s) the above action(s) for all or a portion of Tract(s) A, **LA CUENTISTA SUBDIVISION, UNIT 1**, zoned R-1, located on KIMMICK DR NW, between URRACA ST NW and CAMINO DE PAZ NW containing approximately 47 acre(s). [REF: 05DRB-01829, 06DRB-00555] [Deferred from 8/23/06] (C-10, C-11, D-10, D-11) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED**

TO TRANSPORTATION DEVELOPMENT FOR EASEMENTS ON KIMMICK DR NW AND TO PLANNING FOR 5 COPIES OF THE UPDATED PLAT AND TO RECORD.

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

12. **Project # 1005064**
06DRB-01141 Minor-Sketch Plat or Plan

STEVE RESTAINO agent(s) for TRUST OF SAMUEL THOMAS WATERS SANCHEZ request(s) the above action(s) for all or a portion of Tract(s) 38-A-2, **MAP 32 TRACT 38-A-2**, zoned R-1, located on GUADALUPE TR NW, between SANDIA NW and LOS POBLENOS RANCH NW containing approximately 1 acre(s). [*Was Indef deferred 8/16/06*] (F-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

13. **Project # 1003928**
06DRB-01203 Minor-Sketch Plat or Plan

SURVEYS SOUTHWEST LTD agent(s) for JIM MOCHO request(s) the above action(s) for all or a portion of Lot(s) 12, Block(s) C (**J M MOORE REALTY CO'S 3RD ADDITION**) and Lot(s) 16-D (**TOHATCHI ADDITION**) zoned R-1 residential zone, located on MOUNTAIN RD NW, between RIO GRANDE BLVD NW and PUEBLO BONITO NW containing approximately 1 acre(s). [REF: 05DRB-00203] (J-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

14. **Project # 1005094**
06DRB-01216 Minor-Sketch Plat or Plan

THOMPSON ENGINEERING CONSULTANTS INC agent(s) for J. K. DEVELOPMENT INC request(s) the above action(s) for all or a portion of Lot(s) 7, 8, 9 & 10, 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 3 acre(s). (G-11) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

15. **Project # 1004923**
06DRB-01221 Minor-Sketch Plat or Plan

ASHLEY SANTISTEVAN request(s) the above action(s) for all or a portion of Tract(s) 16A4A & 16A4B, **LANDS OF SUZIE S KOZLOWSKI & CECILIA GRIMES**, zoned R-LT, located on LOS TOMASES DR NW, between CLAREMONT NW and MENAUL NW containing approximately 1 acre(s). (H-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

16. **Project # 1005089**
06DRB-01211 Minor-Sketch Plat or Plan

PATRICK HANIGER agent(s) for BLAIR & BERNICE MARTIN request(s) the above action(s) for all or a portion of Lot(s) 52-A, **CAVALIER ADDITION**, zoned R-3, located on PENNSYLVANIA ST NE and DALLAS NE and containing approximately 1 acre(s). (K-19) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

17. **Project # 1005090**
06DRB-01212 Minor-Sketch Plat or Plan

JAMES TORRES agent(s) for MAURO P TORRES request(s) the above action(s) for Lot(s) 130B-1, 130B-2, 130C & 130C-1, Tract(s) 130, **M.R.G.C.D. MAP #31**, zoned RA-2 residential and agricultural zone, located on TEODORO RD NW, between RIO GRANDE BLVD NW and ELFEGO RD NW containing approximately 1 acre(s). (F-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

18. Approval of the Development Review Board Minutes for August 23, 2006. **THE DRB MINUTES WERE DEFERRED.**

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ADJOURNED: 11:30 A.M.



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

August 16, 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: 10:20 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 # 1002315**
06DRB-01053 Major-Vacation of Public Easements

BOHANNAN HUSTON INC agent(s) for SCOTT PATRICK HOMES INC request(s) the above action(s) for all or a portion of Lot(s) 20 **WILDERNESS VILLAGE @ HIGH DESERT, UNIT 3**, zoned SU-2 HD R-R, located on FOOTHILLS TRAIL NE, between WILDERNESS TRAIL NE and HIGH DESERT NE. [REF: 03DRB-01651] (F-23) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

2. **Project # 1004942**
06DRB-01055 Major-Vacation of Public Easements

LARKIN GROUP NM INC agent(s) for ROBERT HILLS request(s) the above action(s) for Parcel(s) 16 & 17, **COLES INDUSTRIAL SUBDIVISION, NO. 1**, zoned M-1, located on VASSAR DR NE, between CANDELARIA RD NE and LOS ARBOLES AVE NE containing approximately 1 acre(s). [REF:06DRB-00798] (H-16) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

06DRB-01102 Minor-Prelim&Final Plat Approval

LARKIN GROUP NM INC agent(s) for ROBERT HILLS request(s) the above action(s) for Parcel(s) 16 & 17, **COLES INDUSTRIAL SUBDIVISION, NO. 1**, zoned M-1, located on VASSAR DR NE, between CANDELARIA RD NE and LOS ARBOLES AVE NE containing approximately 1 acre(s). [REF: 06DRB-00798] (H-16) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR DEDICATION OF RIGHT-OF-WAY, CROSS-LOT ACCESS EASEMENT AND PLANNING FOR AGIS DXF FILE, 15-DAY APPEAL PERIOD AND TO RECORD THE PLAT.**

3. **Project # 1003102**
06DRB-01054 Major-Vacation of Public Easements

ISAACSON & ARFMAN agent(s) for INFILL SOLUTIONS, INC. request(s) the above action(s) for all or a portion of Lot(s) 12-A, LANDS OF FERRARI-ESQUIBEL-PALMER (to be known as **SOFT LOFTS**) zoned SU-1 PRD (22 DU/AC), located on JUAN TABO BLVD NE, between LAGRIMA DE ORO NE and MONTGOMERY BLVD NE containing approximately 2 acre(s). [REF: 06DRB-00832, 06DRB-00837, 06DRB-00838, 06EPC00146, 06EPC-00147, 05DRB00911] (F-21) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

4. **Project # 1000572**
06DRB-01038 Major-Preliminary Plat Approval
06DRB-01040 Minor-Sidewalk Waiver
06DRB-01041 Minor-Temp Defer SDWK

ISAACSON & ARFMAN PA agent(s) for CENTEX HOMES request(s) the above action(s) for all or a portion of Lot(s) 3, 7 & 8, LENKURT PROPERTIES (to be known as **THE PRESIDIO**) zoned SU-1 PRD, located on CHICO RD NE, between EUBANK BLVD NE and MORRIS ST NE containing approximately 23 acre(s). [REF: 05EPC-01116] [Deferred from 8/16/06] (K-21) **DEFERRED AT THE AGENT'S REQUEST TO 8/23/06.**

5. **Project # 1004974**
06DRB-00884 Major-SiteDev Plan Subd
06DRB-00885 Major-SiteDev Plan Bldg Permit

STUDIO SW ARCHITECTS agent(s) for SAN PEDRO EQUITIES request(s) the above action(s) for all or a portion of Lot(s) 1, 2, 3, 30, 31 and 32, Tract(s) A, Block(s) 34, **NORTH ALBUQUERQUE ACRES**, zoned SU-2, IP, located on SAN PEDRO NE BETWEEN HOLLY NE AND CARMEL NE containing approximately 5 acres.[REF: AX-84-9,Z-84-41] [Deferred from 7/12/06 & 8/16/06] (C-18) **DEFERRED AT THE AGENT'S REQUEST TO 8/30/06.**

6. **Project # 1002375**
06DRB-00902 Major-Vacation of Pub Right-of-Way
06DRB-00903 Major-Vacation of Public Easements

JACKS HIGH COUNTRY agent(s) for BARRY & SANDY HOPKINS request(s) the above action(s) for all or a portion of Tract(s) A, B, J & K, **THE PALISADES ADDITION**, located on LOMA HERMOSA DR NW, between BLUEWATER NW and YUCCA DR NW containing approximately 1 acre(s). [REF: 02DRB-01852] [Deferred from 7/19/06] (J-11) **WITHDRAWN AT THE AGENT'S REQUEST.**

7. **Project # 1000560**
06DRB-01023 Major-SiteDev Plan
BldPermit
- HARTMAN & MAJEWSKI DESIGN GROUP agent(s) for NEW MEXICO CANCER CENTER request(s) the above action(s) for all or a portion of Tract(s) 1A-2-B-1, **JOURNAL CENTER**, zoned IP industrial park zone, located on HEADLINE BLVD NE, between PASEO DEL NORTE NE and LANG AVE NE containing approximately 6 acre(s). [REF: 05DRB00546, 05DRB00527] *[Deferred from 8/9/06]* (D-17) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR SIDEWALK EASEMENTS AND PLANNING FOR 3 COPIES OF THE SITE PLAN AND THE 15-DAY APPEAL PERIOD.**
8. **Project # 1004091**
06DRB-00942 Major-Preliminary Plat approval
06DRB-00943 Minor- Temp Deferral of Sidewalk
- RIO GRANDE ENGINEERING agent(s) for IRVING PARTNERS LLC request(s) the above action(s) for all or a portion of Unplatted Lands of Amalgamated Partners (to be known as **DESERT GARDEN ESTATES SUBDIVISION**), zoned RLT, located on IRVING BLVD NW between RAINBOW RD NW and PASEO DEL OESTE NW containing approximately 12 acre(s). *[Deferred from 7/26/06 & 8/2/06 & 8/9/06 & 8/16/06]* (A-9) **DEFERRED AT THE BOARD'S REQUEST TO 8/23/06.**
9. **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 12th ST NW, between INDIAN SCHOOL NW and MENAUL NW containing approximately 3 acre(s). [REF: 03EPC-01676, 03EPC-01677] *[Deferred from 8/16/06]*(H-13/H-14) **DEFERRED AT AGENT'S REQUEST FOR TO 8/23/06.**

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.

10. **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] (K-18) DEFERRED AT THE AGENT'S REQUEST TO 8/30/06.**

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

11. **Project # 1000788**
06DRB-01142 Minor-Prelim&Final Plat
Approval
- JACKS HIGH COUNTRY INC agent(s) for RICHARD EVANS & KELLY CONABOY request(s) the above action(s) for all or a portion of Lot(s) 24, Block(s) R, **PARADISE SKIES UNIT 9**, zoned R-1 residential zone, located on CELESTIAL AVE NW, between SKYWATCHER ST NW and MILKY WAY ST NW containing approximately 1 acre(s). **[REF: 05DRB-01491] (A-11) THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR NMU INC SIGNATURE, RETAIN PUBLIC WATERLINE EASEMENT AND TO PALNNING FOR REAL PROPERTY SIGNATURE AND TO RECORD THE PLAT.**

12. **Project # 1004880**
06DRB-01130 Minor-Prelim&Final Plat
Approval

PRECISION SURVEYS agent(s) for S & S TREZZA request(s) the above action(s) for all or a portion of Block(s) 4, Tract(s) B-1, **ROSITA ADDITION**, zoned C-2, located on COORS BLVD NW, between BICE RD NW and ILIFF RD NW containing approximately 1 acre(s). [REF: 06DRB-00643] (H-11) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR STORM DRAIN EASEMENT AND WATERLINE AND SANITARY SEWER EASEMENTS AND TO PLANNING FOR AGIS DXF FILE, REAL PROPERTY SIGNATURE AND TO RECORD THE PLAT.**

13. **Project # 1004570**
05DRB-01828 Minor-Prelim&Final Plat
Approval

PRECISION SURVEYS agent(s) for BRUCE & KATHERINE BESSER request(s) the above action(s) for all or a portion of Lot(s) 6A1 & 6A2, Block(s) 14, Tract(s) A, **UNIT B, NORTH ALBUQUERQUE ACRES**, zoned SU-2 M-1, located between WILSHIRE AVE NE and INTERSTATE 25, containing approximately 3 acre(s). *[Deferred from 12/14/05, Indef deferred 12/21/05]* (C-18) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT TO ADD A 15-FOOT PRIVATE WATER/SAS SERVICE LINE MEANT FOR THE BENEFIT OF LOT 6-A-2 AND TO PLANNING TO RECORD THE PLAT.**

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

14. **Project # 1003798**
06DRB-01126 Minor-Sketch Plat or Plan

GREATER ALBUQUERQUE HOUSING PARTNERSHIP request(s) the above action(s) for all or a portion of Lot(s) 7-12, Block(s) 27, **EMIL MANN**, zoned RT, located on DALLAS NE, between PENNSYLVANIA NE and SOUTHERN NE containing approximately 2 acre(s). *[Deferred from 8/16/06]* (L-19) **DEFERRED AT THE AGENT'S REQUEST TO 8/23/06.**

15. **Project # 1005064**
06DRB-01141 Minor-Sketch Plat or Plan

STEVE RESTAINO agent(s) for TRUST OF SAMUEL THOMAS WATERS SANCHEZ request(s) the above action(s) for all or a portion of Tract(s) 38-A-2, **MAP 32 TRACT 38-A-2**, zoned R-1, located on GUADALUPE TR NW, between SANDIA NW and LOS POBLENOS RANCH NW containing approximately 1 acre(s). (F-14)
INDEFINITELY DEFERRED ON A NO SHOW.

16. Approval of the Development Review Board Minutes for August 9, 2006. **THE DRB MINUTES FOR AUGUST 9, 2006 WERE APPROVED BY THE BOARD.**

ADJOURNED: 10:20 A.M.



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

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1004974

AGENDA ITEM NO: 5

SUBJECT:

Site Plan for BP
Site Plan for Subd

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

P.O. Box 1293

Infrastructure List comments.

An approved SIA with Financial Guarantee(s) is required prior to site plan approval.

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION:

8/30/06

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: AUGUST 16, 2006

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1004/974 AGENDA#: 5 DATE: 8/16/06

1. Name: DAVE DEKKER Address: STUDIO SW ARCHITECTS
2101 Mountain Rd NW Zip: 87104
2. Name: MALIA ORELL Address: " Zip: "
3. Name: DAWIEC PIZAK Address: " Zip: "
4. Name: Jon Nicksli Address: Tierra West
5571 Midway Pl Zip:
5. Name: JOSE SKARSGARD Address: 4101 Ind. School Rd
ABQ, NM Zip: 87110
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: _____

2. **Project # 1003102**
06DRB-00832 Major-Preliminary Plat
Approval
06DRB-00837 Minor-Sidewalk Waiver
06DRB-00838 Minor-Temp Defer SDWK

ISAACSON & ARFMAN PA agent(s) for INFILL SOLUTIONS request(s) the above action(s) for all or a portion of Lot(s) 12-A, LANDS OF FERRARI-ESQUIBEL-PALMER (to be known as **THE SOFT LOFTS**) zoned SU-1 PRD (22 Du/Acre), located on LAGRIMA DE ORO NE, between JUAN TABO NE and MORRIS ST NE containing approximately 2 acre(s). [REF: 04DRB-00236, 06EPC-00146, 06EPC-00147, 05DRB-00911] *[Deferred from 7/12/06]* (F-21) **DEFERRED AT THE AGENT'S REQUEST TO 7/19/06.**

- 06DRB-00935 Minor-SiteDev Plan
Subd/EPC
06DRB-00936 Minor-SiteDev Plan
BldPermit/EPC

INFILL SOLUTIONS request(s) the above action(s) for all or a portion of Lot(s) 12-A, LANDS OF FERRARI-ESQUIBEL-PALMER, (to be known as **THE SOFT LOFTS**) zoned SU-1 PRD (22 DU/acre) located on JUAN TABO BLVD NE, between MONTGOMERY BLVD NE and LAGRIMA DE ORO RD NE containing approximately 2 acre(s). [REF: 05DRB-00911, 06EPC-00146, 06EPC-00147] **[David Stallworth, EPC Case Planner]** *[Deferred from 7/12/06]* (F-21) **DEFERRED AT THE AGENT'S REQUEST TO 7/19/06.**

3. **Project # 1004184**
06DRB-00819 Major-Bulk Land Variance
06DRB-00820 Minor-Prelim&Final Plat
Approval

COMMUNITY SCIENCES CORP agent(s) for TOM SALAZAR request(s) the above action(s) for all or a portion of Tract(s) A-1, **LANDS OF SALAZAR FAMILY TRUST ETAL**, zoned RLT AND SU-1 MIXED USE, located on VERMEJO PARK RD SW, between 98TH ST SW and UNSER BLVD SW containing approximately 149 acre(s). [REF: 05DRB-00810, 05DRB-00811] (N-9) **BULK LAND VARIANCE WAS APPROVED. THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR REMOVAL OF PUBLIC UTILITY EASEMENT, DEDICATION OF PERMANENT 98TH STREET EASEMENT, AMAFCA'S SIGNATURE AND PLANNING FOR ZONING ON FIRST PAGE OF PLAT, RECORD THE PLAT, 15-DAY APPEAL PERIOD AND NOTICE OF SUBDIVISION PLAT CONDITIONS DOCUMENT.**

4. **Project # 1004715**
06DRB-00813 Major-Preliminary Plat Approval
06DRB-00814 Major-Vacation of Public Easements
06DRB-00815 Minor-Subd Design (DPM) Variance
06DRB-00816 Minor-Sidewalk Waiver
06DRB-00817 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES PA agent(s) for JTH, LLC request(s) the above action(s) for all or a portion of Lot(s) 6, 7, JUAN TABO HILLS, UNIT 1 (to be known as **JUAN TABO HILLS, UNIT 2**) zoned R-D residential and related uses zone, Developing Area, located on JUAN TABO BLV D SE, between EUBANK BLVD SE and FOUR HILLS RD SE containing approximately 83 acre(s). (M-21, M-22) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 7/12/06 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 2/9/06 THE PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITIONS OF FINAL PLAT: IF THE FINAL PLAT IS APPROVED AFTER 10/31/06, THE SUBDIVIDER MUST COMPLY WITH CITY COUNCIL RESOLUTION R-06-74 REGARDING PRE-DEVELOPMENT FACILITY FEE AGREEMENTS WITH THE ALBUQUERQUE PUBLIC SCHOOLS (APS) AND THE DEVELOPER SHALL ESTABLISH EITHER AN AVIGATION EASEMENT OR A COVENANT NOT TO SUE WITH THE CITY OF ALBUQUERQUE EITHER OF WHICH WOULD BE FILED WITH THE COUNTY CLERK'S OFFICE. THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM 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.**

06DRB-00938 Minor-SiteDev Plan Subd

MARK GOODWIN & ASSOCIATES PA agent(s) for JTH, LLC request(s) the above action(s) for all or a portion of Lot(s) 6, 7, JUAN TABO HILLS, UNIT 1 (to be known as **JUAN TABO HILLS, UNIT 2**) zoned R-D residential and related uses zone, Developing Area, located on JUAN TABO BLV D SE, between EUBANK BLVD SE and FOUR HILLS RD SE containing approximately 83 acre(s). (M-21, M-22) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD.**

5. **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] (K-12) **DEFERRED AT THE AGENT'S REQUEST TO 8/9/06.**
6. **Project # 1003247**
06DRB-00874 Major-Preliminary Plat Approval
06DRB-00876 Major-Final Plat approval
06DRB-00875 Minor-Temp Defer SDWK
- QUICK DRAW ENGINEERING agent(s) for MARK VALENCIA request(s) the above action(s) for all or a portion of Lot(s) 1 & 2 VALENCIA SUBDIVISION (to be known as **CORONA DEL SOL**) zoned R-2 residential townhomes, located on ALAMOGORDO NW, between ST JOSEPH NW and TUCSON NW containing approximately 1 acre(s). [REF: 04DRB-00190, 05DRB-00498] (G-11) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 4/6/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 11/16/04 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR THE 15-DAY APPEAL PERIOD AND TO RECORD. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**
7. **Project # 1003469**
06DRB-00882 Major-Vacation of Public Easements
- TERRAMETRICS OF NEW MEXICO agent(s) for JEFFREY & LORRI ZUMWALT AND ED & CHARLENE WHITEHOUSE request(s) the above action(s) for Lot(s) 7A-P1, 8A-P1 & 9A-P1, **OAKLAND HEIGHTS**, zoned R-D (3 Du/Acre) located on OAKLAND AVE NE, between BARSTOW ST NE and VENTURA ST NE containing approximately 1 acre(s). [REF: 04DRB-00891] (C-20) **THE VACATION WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. A CONDITION OF FINAL**

PLAT: SHOW PEDESTRIAN EASEMENT AT THE END OF THE CUL-DE-SAC.

- 8. Project # 1003886**
06DRB-00861 Major-Preliminary Plat Approval
06DRB-00862 Major-Vacation of Pub Right-of-Way
06DRB-00864 Major-Vacation of Public Easements
06DRB-00863 Minor-Vacation of Private Easements
06DRB-00867 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES agent(s) for HOME SITE FIVE request(s) the above action(s) for all or a portion of Tract(s) C & 42, MESA VILLAGE SUBDIVISION (to be known as **SILVER LEAF SUBDIVISION**) zoned R-3, located on LOMAS BLVD NE, between SELLARS DR NE and EASTERDAY NE containing approximately 52 acre(s). [REF: 05DRB-01831] (J-20) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 7/12/06 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 11/9/05 THE PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITION OF FINAL PLAT: IF THE FINAL PLAT IS APPROVED AFTER 10/31/06, THE SUBDIVIDER MUST COMPLY WITH CITY COUNCIL RESOLUTION R-06-74 REGARDING PRE-DEVELOPMENT FACILITY FEE AGREEMENTS WITH THE ALBUQUERQUE PUBLIC SCHOOLS (APS). THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B 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.**

- 9. Project # 1004974**
06DRB-00884 Major-SiteDev Plan Subd
06DRB-00885 Major-SiteDev Plan Bldg Permit

STUDIO SW ARCHITECTS agent(s) for SAN PEDRO EQUITIES request(s) the above action(s) for all or a portion of Lot(s) 1, 2, 3, 30, 31 and 32, Tract(s) A, Block(s) 34, **NORTH ALBUQUERQUE ACRES**, zoned SU-2, IP, located on SAN PEDRO NE BETWEEN HOLLY NE AND CARMEL NE containing approximately 5 acres.[REF: AX-84-9,Z-84-41] [*Deferred from 7/12/06*] (C-18) ~~DEFERRED~~
~~AT THE AGENT'S REQUEST TO 8/16/06.~~

10. **Project # 1003703**
06DRB-00886 Major-Preliminary Plat
Approval
06DRB-00887 Major-Vacation of Public
Right-of-Way
06DRB-00888 Minor-Temp Defer SDWK

ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 13, 14, 15, 16, 19 & 20, Block(s) 2, Tract(s) 3, Unit(s) 3, NORTH ALBUQUERQUE ACRES, (to be known as **EAGLE'S VIEW ESTATES**, zoned RD, located on VENTURA NE between EAGLE ROCK NE and OAKLAND NE containing approximately 6 acres. [REF: 04DRB-01533] (C-20) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 7/12/06 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 10/24/05 THE PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITIONS OF FINAL PLAT APPROVAL: THE DEDICATION ALONG EAGLE ROCK SHALL BE SHOWN ON THE FINAL PLAT PRIOR TO APPROVAL. THE FIRE DEPARTMENT MUST APPROVE THE HAMMERHEAD PRIOR TO FINAL PLAT APPROVAL. IF THE FINAL PLAT IS APPROVED AFTER 10/31/06, THE SUBDIVIDER MUST COMPLY WITH CITY COUNCIL RESOLUTION R-06-74 REGARDING PRE-DEVELOPMENT FACILITY FEE AGREEMENTS WITH THE ALBUQUERQUE PUBLIC SCHOOLS (APS). THE PROVISION OF A GRADING PLAN FOR MS OTTMEYER'S LOT IS REQUIRED. THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

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

ADVANCED ENGINEERING & CONSULTING LLC agent(s) for VILLAS LAS MANANITAS DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Tract(s) 87-A-1-B, 87-A-2, 87-B-1, 87-B-2, 87-B-3, 88, 89A, 89-B-1, 89-B-2-A, Lot(s) A-1 and A-2, LANDS OF E. MAS (to be known as **VILLAS LAS MANANITAS SUBDIVISION**, zoned SU-1 FOR C-1 AND R-1, located on INDIAN SCHOOL RD NW between the ALAMEDA DRAIN AND RIO GRANDE BLVD NW containing approximately 5 acres. [REF: 05DRB-00918] [*Deferred from 7/12/06*] (H-13) **DEFERRED AT THE AGENT'S REQUEST TO 7/26/06.**

12. **Project # 1004932**
06DRB-00889 Major-Vacation of Public
Right-of-Way

RIMCON INC., WALTER TILLEY agent(s) for ALAN MALOTT request(s) the above action(s) for Lot(s) B, Block(s) 5, **MONTE VISTA ADDITION**, zoned C-1, located on CAMPUS BLVD NE between TULANE DR NE and CARLISLE NE containing approximately 1 acre(s). [REF: 06DRB-00775] (K-16) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

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

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

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.

14. **Project # 1001275**
06DRB-00931 Minor-SiteDev Plan
BldPermit/EPC

GEORGE RAINHART & ASSOCIATES agent(s) for DOPPCO DEVELOPMENTS request(s) the above action(s) for all or a portion of Lot(s) 2, LOWES SUBDIVISION (to be known as **SHOPPES OF ALAMEDA**) zoned SU-1 with Permissive Use, located on ALAMEDA NW, between COORS BLVD NW and ELLISON DR NW containing approximately 4 acre(s). [**Stephanie Shumsky, EPC Case Planner**] (A-14) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 7/12/06 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND PLANNING FOR 3 COPIES OF THE SITE PLAN AND THE EPC CASE PLANNER'S INITIALS.**

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

CONSENSUS PLANNING agent(s) for AMERI CONTRACTORS LLC request(s) the above action(s) for all or a portion of Lot(s) 2-A-1-B-2, 3-A and 4-A-1, **ALBUQUERQUE WEST, UNIT 2**, zoned SU-1 PDA to include C-3 uses, located on PASEO DEL NORTE NW, between COORS BLVD NW and EAGLE RANCH RD NW containing approximately 10 acre(s). [REF: 06EPC-00283] **[Stephanie Shumsky, EPC Case Planner]** *[Deferred from 7/12/06]* (C-13) **DEFERRED AT THE AGENT'S REQUEST TO 7/26/06.**

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

16. **Project # 1004223**
06DRB-00913 Minor-Extension of
Preliminary Plat

SURVEYS SOUTHWEST LTD agent(s) for LUTHER MARTINEZ request(s) the above action(s) for all or a portion of Tract(s) 6-B **SUNDT'S INDUSTRIAL CENTER**, with Parcel(s) D of **RENAISSANCE CENTER III**, zoned M-2 & SU-1 IP, located on MONTANO RD NE, between ALEXANDER BLVD NE and DESERT SURF CIRCLE NE containing approximately 9 acre(s). [REF: 05DRB-00884, 05DRB-00885] (F-16) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**

17. **Project # 1004120**
06DRB-00918 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST LTD agent(s) for ROBERT RUTH request(s) the above action(s) for Lot(s) 30-A, 30-B-2-A & 30-B-2-B, **ALVARADO GARDENS, UNIT 3**, zoned R-2 residential zone, located on CANDELARIA RD NW, between GLENWOOD NW and VERANDA RD NW containing approximately 2 acre(s). [REF: 05DRB-00622] (G-12) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT TO CHECK FOR 6-FOOT SIDEWALKS.**

18. **Project # 1001789**
06DRB-00924 Minor-Prelim&Final Plat
Approval

PRECISION SURVEYS agent(s) for DASKALOS NOB HILL request(s) the above action(s) for all or a portion of Lot(s) 28-A-1, Block(s) 6, **MONTE VISTA**, zoned SU-2/CCR, located on CENTRAL AVE NE, between TULANE NE and WELLESLEY NE containing approximately 1 acre(s). (K-16) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

19. **Project # 1004604**
06DRB-00929 Minor-Prelim&Final Plat
Approval

CARTESIAN SURVEYS INC agent(s) for SILVERTON CUSTOM HOMES INC request(s) the above action(s) for all or a portion of Lot(s) 8-11, Block(s) 6, **BELMONT PLACE ADDITION**, zoned R-1, located on 5TH ST NW, between FREEMAN AVE NW and SAN CLEMENTE NW containing approximately 1 acre(s). [REF: 06DRB-00153] (G-14) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE AND TO RECORD.**

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

CARTESIAN SURVEYS INC agent(s) for THOMAS P GUTIERREZ request(s) the above action(s) for all or a portion of Lot(s) 18, Block(s) 1, **SLOAN'S ACRES**, zoned R-1, located on ESTANCIA NW, between LADERA DR NW and WESTERN TRAILS NW containing approximately 1 acre(s). [*Deferred from 7/12/06*] (G-11) **DEFERRED AT THE AGENT'S REQUEST TO 7/26/06.**

21. **Project # 1003739**
06DRB-00115 Minor- Final Plat Approval

WILKS COMPANY agent(s) for THE SHELDON CO LLC request(s) the above action(s) for all or a portion of Lot(s) 12-16, Block(s) 8, **ENCHANTED MESA SUBDIVISION**, zoned C-1 neighborhood commercial zone, located on CHELWOOD PARK BLVD NE, between MENAUL BLVD NE and PHOENIX AVE NE containing approximately 1

acre(s). *[Final Plat Indef deferred for SIA 2/8/06]* (H-22)
**THE FINAL PLAT WAS APPROVED WITH FINAL SIGN
OFF DELEGATED TO PLANNING TO RECORD.**

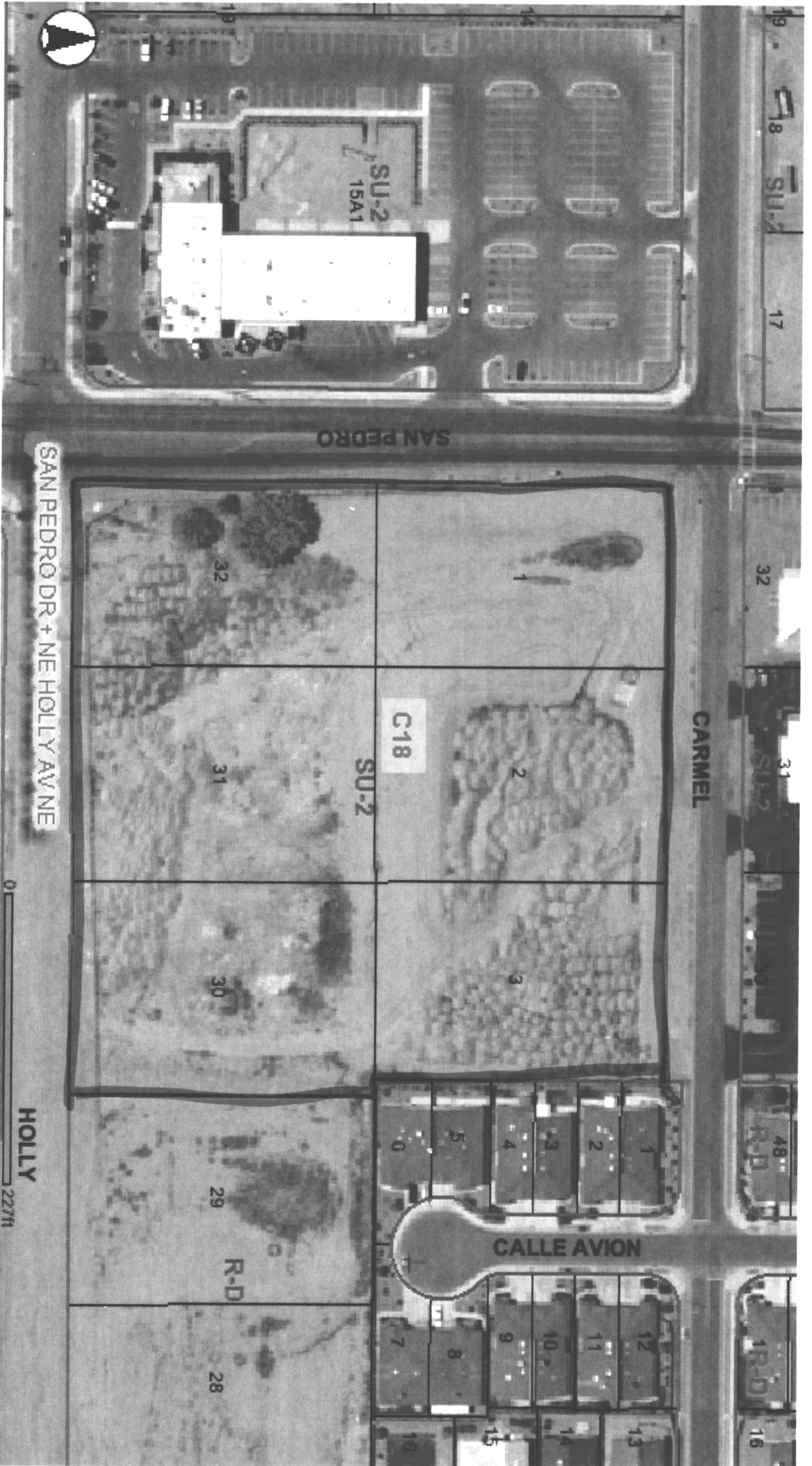
NO ACTION IS TAKEN ON THESE CASES:

APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING

22. **Project # 1004986**
06DRB-00922 Minor-Sketch Plat or Plan
- STEPHEN & PATRICIA DWYER request(s) the above action(s) for all or a portion of Lot(s) 2, Tract(s) 2, **FOUR HILLS VILLAGE INSTALLMENT 11-A**, zoned R-1 residential zone, located on STAGECOACH RD SE, between PEDREGOSO PL SE and LA CABRA DR SE containing approximately 1 acre(s). *[Deferred from 7/12/06]* (M-23) **DEFERRED AT THE APPLICANT'S REQUEST TO 7/19/06.**
23. **Project # 1004988**
06DRB-00926 Minor-Sketch Plat or Plan
- FORSTBAUER SURVEYING LLC agent(s) for EAGLE/3-V INVESTORS LLC request(s) the above action(s) for all or a portion of Tract(s) 2-D, **EAGLE RANCH**, zoned O-1, located on EAGLE RANCH RD NW between CONGRESS AVE NW and IRVING BLVD NW containing approximately 4 acre(s). (C-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
24. **Project # 1004989**
06DRB-00933 Minor-Sketch Plat or Plan
- BOHANNAN HUSTON INC agent(s) for MESA VERDE DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) A, **WILDERNESS SUBDIVISION UNIT 2**, zoned SU-2 HD R-R, located on HIGH DESERT PLACE NE, between TRAIL HEAD RD NE and EMBUDITO VIEW CT NE containing approximately 4 acre(s). [REF: 04DRB-00713, 04DRB-01723, 05DRB-00477] (F-23) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

25. Approval of the Development Review Board Minutes for June 28, 2006. **THE DRB MINUTES FOR JUNE 28, 2006 WERE APPROVED BY THE BOARD.**

ADJOURNED: 1:20 P.M.



#9

1004974

7/12/04



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

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1004974

AGENDA ITEM NO: 9

SUBJECT:

Site Plan for Subd
Site Plan for BP

ACTION REQUESTED:

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

P.O. Box 1293

ENGINEERING COMMENTS:

Albuquerque

An approved Subdivision Improvements Agreement with financial guarantees is required for Site Development Plan sign-off.
Comments on infrastructure list.

New Mexico 87103

RESOLUTION:

8-16-06

www.cabq.gov

APPROVED ____; DENIED ____; DEFERRED X; 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: July 12, 2006

*** TX REPORT ***

TRANSMISSION OK

TX/RX NO 0477
CONNECTION TEL 9p8439683
SUBADDRESS
CONNECTION ID c. DCSW Archit
ST. TIME 06/28 15:43
USAGE T 01'19
PGS. 3
RESULT OK



DEVELOPMENT REVIEW BOARD FAX FORM

TO: Maria Orell

FAX NUMBER: 8439683 # PAGES 3

SENT BY: Sheran Matson, DRB Chair DATE: 06/28/06

PHONE NUMBER: 924-3880 FAX # 924-3864

PROJECT NO: 100 4977 APPLICATION NO: _____

Planning's comments only.

Planning has no objection to any of the requested actions.

Be aware that residential subdivision preliminary plat and final plat approvals occurring after October 31, 2006, are subject to the provisions of City Council Resolution R-06-74. The complete resolution is available on the City website: www.cabq.gov/citycouncil.

Project # 1004974

06DRB-00884 Major-SiteDev Plan Subd
06DRB-00885 Major-SiteDev Plan Bldg Permit

STUDIO SW ARCHITECTS agent(s) for SAN PEDRO EQUITIES request(s) the above action(s) for all or a portion of Lot(s) 1, 2, 3, 30, 31 and 32, Tract(s) A, Block(s) 34, NORTH ALBUQUERQUE ACRES, zoned SU-2, IP, located on SAN PEDRO NE BETWEEN HOLLY NE AND CARMEL NE containing approximately 5 acres.[REF:AX-84-9,Z-84-41] (C-18)

He will need a variance to the 45° height angle requirements for IP zoning

1. Because part of this site is within 100 feet of a residential zone, the maximum height of a light pole measured from finished grade to top of pole is 16 feet. The maximum light pole height for the remainder of the site is 20 feet for sites less than 5 acres. Section 14-16-3-9 of the Zone Code.

2. The proposed uses are not identified on the SPS or SPBP as required by the Checklists. It appears that Tracts B & C are to be developed later. If this is the case, Tract A should be identified as Phase 1 and the other tracts as Phases 2 & 3.

3. A replat is required to divide the property as shown on the SPS. Planning will take delegation of both site plans until the plat is approved as needed.

4. This property lies within 1000 feet of a former landfill. Contact AEHD to determine what, if any action is necessary. If no action is required, an e-mail or letter from AEHD to the DRB Chair is required. Otherwise, Planning will not sign either site plan until AEHD signs the plans.

5. Safe and clearly marked pedestrian ingress and egress to and from the site connecting with Holly and Carmel must be indicated on both site plans.

6. Signature block should be added to Sheet AS-100 for DRB to approve the SPBP.

7. There are now motorcycle parking space requirements to add to the SPBP per the Zone Code, Section 14-16-3-1(C).

8. Existing & proposed easements are required to be shown on the SPBP and the Landscape Plan.

9. Are the CMU walls already existing? Are there any walls or fences planned that would be visible from Holly, Carmel or San Pedro? If all the walls indicated on the site plan are existing, the word "existing" should be added.

10. "D1" elevations indicate there are 3 signs planned for this site. Where are the first and second signs located? Exact location should be indicated. Also, the color is missing. "To match the building" means nothing, especially when the building has no colors, materials, etc, as required by the checklist.

11. Building elevations are missing the overall width dimension, the materials, & colors of all building elements and structures, windows, doors & framing. These are required on the SPBP Checklist.

12. Signs. The site plan shows one sign along San Pedro and one internal to the site. The colors of the signs and lettering are required.

13. The first page of the SPBP Checklist lists the order of the site plan sheets. This order was not followed. That order is required to make it easier for the reviewers to find the pages they are required to review.

14. "all loading areas used for the loading & unloading of commercial vehicles shall be setback from the public right-of-way line and from all property lines to reduce the visual impact of large commercial vehicles and loading areas." Page 53, North I25 Sector Plan. The proposed loading area in this plan does not comply.

15. Landscape Plan:

- The square footages of each landscaped area should be identified on the plan itself. SPBP Checklist.
- As stated above, the existing & proposed easements are not identified on this sheet.
- The two statements about Santa Fe Brown gravel should indicate a minimum of 3" will be laid.
- Remove the spearmint juniper from the plant list.
- Street trees are required along the entire frontage of Carmel, Holly and San Pedro.
- A 6' minimum landscape buffer is required along the entire rear and side yards of the property unless the development is to be phased. This is not indicated on the site plans.
- A building this large should have at least one outside area for employee breaks and lunches. It should be in the shade under trees and include tables and benches. The northwest corner is a likely location.
- According to the square footages listed on Page AS-101, the total square footage is 127,500, not 102,200 as shown in the landscape calculations.
- The native seed area is not counted as landscaping.



CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

July 12, 2006

Project # 1004974
06DRB-00884 Major-SiteDev Plan Subd
06DRB-00885 Major-SiteDev Plan Bldg Permit

STUDIO SW ARCHITECTS agent(s) for SAN PEDRO EQUITIES request(s) the above action(s) for all or a portion of Lot(s) 1, 2, 3, 30, 31 and 32, Tract(s) A, Block(s) 34, NORTH ALBUQUERQUE ACRES, zoned SU-2, IP, located on SAN PEDRO NE BETWEEN HOLLY NE AND CARMEL NE containing approximately 5 acres.[REF:AX-84-9,Z-84-41] (C-18)

AMAFCA No adverse comments.

COG San Pedro is identified as having on street bike lanes on the Long Range Bikeway System. As this land use is non-residential/employment, non-vehicular/bicycle access is encouraged as supported by the designation of San Pedro as a bike facility. Please ensure that bike-supporting elements are included in the development as appropriate.

Transit Transit suggests providing a building entrance from San Pedro. No other objections to the requests.

Zoning Enforcement

Per Section 14-16-2-19 (C)(1) the structure height and width shall fall within 45 degree angle plane drawn from horizontal at the meangrade along each boundary of the premises. It should have 6 motorcycle spaces. Trees are needed in parking areas and the islands at each end of the strips. Per North I-25 Sector Plan, no parking spaces should be more than 50-feet from trees.

He will need a variance

Neighborhood Coordination Letter sent to West La Cueva NA (R).

APS

The request for a building permit in order to construct office and retail spaces at San Pedro and Holly will have no adverse impacts to the APS district.

Police Department

A review of the following DRB case(s) indicates the following problems or crime may occur or that the following concerns may need to be evaluated or addressed on this site or in this area. These comments do not indicate that a thorough CPTED evaluation has been done, or that other criminal activities may not occur. Lighting issues, maintenance of landscaping, robbery & assault, depending on the type of proposed use for the southern portion of the project, this type of crime could be increased in and around the area, a higher probability of crimes during evening/weekend hours, the zone separating the project and the residential area east should be clearly marked with ground cover, landscaping and access control (wall or barrier). These applications should not restrict visibility to and away from the property.

Fire Department Specific requirements for this project will be addressed when permitted plans are submitted for review.

PNM Electric & Gas Approved.

Comcast No comments received.

QWEST No comments received.

Environmental Health No comments received.

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

Open Space Division No adverse comments.

City Engineer

An approved DMP is on file for Site Plan approval. Holly improvements are missing from Infrastructure List.

Transportation Development

Where is the plat? Has the TIS been completed? Coordination with NMDOT? Carmel will require a 6' sidewalk. Signing per DRC is required on the infrastructure list. Are the improvements on Carmel and Holly permanent? Cross sections of the adjoining streets will be needed. The loading docks will need to be relocated. Trucks cannot be using public streets to maneuver. Aisle widths need to meet DPM criteria. Why are parking stalls blocking the entrance?

Parks & Recreation No objection to either request.

Utilities Development

3" domestic water meter and vault must be included on infrastructure list and an on-site 35'x35' easement must be dedicated outside of the ROW for this meter and vault.

Planning Department

1. Because part of this site is within 100 feet of a residential zone, the maximum height of a light pole measured from finished grade to top of pole is 16 feet. The maximum light pole height for the remainder of the site is 20 feet for sites less than 5 acres. Section 14-16-3-9 of the Zone Code.
2. The proposed uses are not identified on the SPS or SPBP as required by the Checklists. It appears that Tracts B & C are to be developed later. If this is the case, Tract A should be identified as Phase 1 and the other tracts as Phases 2 & 3.
3. A replat is required to divide the property as shown on the SPS. Planning will take delegation of both site plans until the plat is approved as needed.
4. This property lies within 1000 feet of a former landfill. Contact AEHD to determine what, if any action is necessary. If no action is required, an e-mail or letter from AEHD to the DRB Chair is required. Otherwise, Planning will not sign either site plan until AEHD signs the plans.
5. Safe and clearly marked pedestrian ingress and egress to and from the site connecting with Holly and Carmel must be indicated on both site plans.
6. Signature block should be added to Sheet AS-100 for DRB to approve the SPBP.
7. There are now motorcycle parking space requirements to add to the SPBP per the Zone Code, Section 14-16-3-1(C).
8. Existing & proposed easements are required to be shown on the SPBP and the Landscape Plan.
9. Are the CMU walls already existing? Are there any walls or fences planned that would be visible from Holly, Carmel or San Pedro? If all the walls indicated on the site plan are existing, the word "existing" should be added.

Planning Department

10. "D1" elevations indicate there are 3 signs planned for this site. Where are the first and second signs located? Exact location should be indicated. Also, the color is missing. "To match the building" means nothing, especially when the building has no colors, materials, etc, as required by the checklist.
11. Building elevations are missing the overall width dimension, the materials, & colors of all building elements and structures, windows, doors & framing. These are required on the SPBP Checklist.
12. Signs. The site plan shows one sign along San Pedro and one internal to the site. The colors of the signs and lettering are required.
13. The first page of the SPBP Checklist lists the order of the site plan sheets. This order was not followed. That order is required to make it easier for the reviewers to find the pages they are required to review.
14. "all loading areas used for the loading & unloading of commercial vehicles shall be setback from the public right-of-way line and from all property lines to reduce the visual impact of large commercial vehicles and loading areas." Page 53, North I25 Sector Plan. The proposed loading area in this plan does not comply.
15. Landscape Plan:
 - The square footages of each landscaped area should be identified on the plan itself. SPBP Checklist.
 - As stated above, the existing & proposed easements are not identified on this sheet.
 - The two statements about Santa Fe Brown gravel should indicate a minimum of 3" will be laid.
 - Remove the spearmint juniper from the plant list.
 - Street trees are required along the entire frontage of Carmel, Holly and San Pedro.
 - A 6' minimum landscape buffer is required along the entire rear and side yards of the property unless the development is to be phased. This is not indicated on the site plans.
 - A building this large should have at least one outside area for employee breaks and lunches. It should be in the shade under trees and include tables and benches. The northwest corner is a likely location.
 - According to the square footages listed on Page AS-101, the total square footage is 127,500, not 102,200 as shown in the landscape calculations.
 - The native seed area is not counted as landscaping.
 - What is the percentage of landscape provided?

Planning Department

- A lower water usage street tree should be used. The ash is high water and allergen. Chinese Pistache or Japanese pagoda are better alternates.
- No parking space shall be more than 50 feet from a tree. Page 55, North I25 Sector Plan.
- The islands at the ends of the parking areas should include landscaping...xeriscape shrubs or small trees.

Revised site plans (1 of each) responding to these comments should be turned in to Planning by July 7th at noon to ensure enough review time before the hearing. Be sure to clearly mark changes so they are easy to locate & review.

Impact Fee Administrator

Subdividing these parcels into three separate sites will not require impact fees at this time. However, impact fees will be required at the time of building permit. Fees for the 3 acre site with a five story office building are approximately:

Impact Fee Administrator

1. Roadway Facilities for the Far NE Heights: \$175,312.50
2. Public Safety Facilities for the Eastside: \$12,750.00
3. Drainage Facilities for the Far NE: \$30,624.00

The .95 acre site will be assessed according to the use, square footage of the building and the impervious acreage. The .83 acre site will be assessed according to the use, square footage of the building and the impervious acreage. 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:San Pedro Equities, 4101 Indian School Rd NE, Ste., 400, 87110
Studio SW Architects, 2101 Mountain Rd NW, 87104



**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, July 12, 2006, beginning at 9:00 a.m. for the purpose of considering the following:

Project # 1004355

06DRB-00808 Major-Vacation of Public Easements

WILSON AND COMPANY agent(s) for KB HOMES request(s) the above action(s) for all or a portion of Tract(s) 2, **VISTA VIEJA, UNIT 2**, zoned R-1 residential zone, located on SCENIC RD NW, between 81ST ST NW and ALBERICOQUE PL NW containing approximately 41 acre(s). [REF: 04DRB-01522, 04DRB-01523, 04DRB-01524, PROJECT #1003470] (D-9)

Project # 1003102

06DRB-00832 Major-Preliminary Plat Approval
06DRB-00837 Minor-Sidewalk Waiver
06DRB-00838 Minor-Temp Defer SDWK

ISAACSON & ARFMAN PA agent(s) for INFILL SOLUTIONS request(s) the above action(s) for all or a portion of Lot(s) 12-A, **LANDS OF FERRARI-ESQUIBEL-PALMER** (to be known as **THE SOFT LOFTS**) zoned SU-1 PRD (22 Du/Acre), located on LAGRIMA DE ORO NE, between JUAN TABO NE and MORRIS ST NE containing approximately 2 acre(s). [REF: 04DRB-00236, 06EPC-00146, 06EPC-00147, 05DRB-00911] (F-21)

Project # 1004184

06DRB-00819 Major-Bulk Land Variance
06DRB-00820 Minor-Prelim&Final Plat Approval

COMMUNITY SCIENCES CORP agent(s) for TOM SALAZAR request(s) the above action(s) for all or a portion of Tract(s) A-1, **LANDS OF SALAZAR FAMILY TRUST ETAL**, zoned RLT AND SU-1 MIXED USE, located on VERMEJO PARK RD SW, between 98TH ST SW and UNSER BLVD SW containing approximately 149 acre(s). [REF: 05DRB-00810, 05DRB-00811] (N-9)

Project # 1004715

06DRB-00813 Major-Preliminary Plat Approval
06DRB-00814 Major-Vacation of Public Easements
06DRB-00815 Minor-Subd Design (DPM) Variance
06DRB-00816 Minor-Sidewalk Waiver
06DRB-00817 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES PA agent(s) for JTH, LLC request(s) the above action(s) for all or a portion of Lot(s) 6, 7, **JUAN TABO HILLS, UNIT 1** (to be known as **JUAN TABO HILLS, UNIT 2**) zoned R-D residential and related uses zone, Developing Area, located on JUAN TABO BLV D SE, between EUBANK BLVD SE and FOUR HILLS RD SE containing approximately 83 acre(s). (M-21, M-22)

SEE PAGE 2 . . .



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

PAGE 2

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. (K-12)

Project # 1003247

06DRB-00874 Major-Preliminary Plat Approval
06DRB-00876 Major-Final Plat approval
06DRB-00875 Minor- Minor-Temp Defer
SDWK

QUICK DRAW ENGINEERING agent(s) for MARK VALENCIA request(s) the above action(s) for all or a portion of Lot(s) 1 & 2 VALENCIA SUBDIVISION (to be known as **CORONA DEL SOL**) zoned R-2 residential townhomes, located on ALAMOGORDO NW, between ST JOSEPH NW and TUCSON NW containing approximately 1 acre(s). [REF: 04DRB-00190, 05DRB-00498] (G-11)

Project # 1003469

06DRB-00882 Major-Vacation of Public
Easements

TERRAMETRICS OF NEW MEXICO agent(s) for JEFFREY & LORRI ZUMWALT AND ED & CHARLENE WHITEHOUSE request(s) the above action(s) for Lot(s) 7A-P1, 8A-P1 & 9A-P1, **OAKLAND HEIGHTS**, zoned R-D (3 Du/Acre) located on OAKLAND AVE NE, between BARSTOW ST NE and VENTURA ST NE containing approximately 1 acre(s). [REF: 04DRB-00891] (C-20)

Project # 1003886

06DRB-00861 Major-Preliminary Plat Approval
06DRB-00862 Major-Vacation of Pub Right-of-
Way
06DRB-00864 Major-Vacation of Public
Easements
06DRB-00863 Minor-Vacation of Private
Easements
06DRB-00867 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES agent(s) for HOME SITE FIVE request(s) the above action(s) for all or a portion of Tract(s) C & 42, MESA VILLAGE SUBDIVISION (to be known as **SILVER LEAF SUBDIVISION**) zoned R-3, located on LOMAS BLVD NE, between SELLARS DR NE and EASTERDAY NE containing approximately 52 acre(s). [REF: 05DRB-01831] (J-20)

SEE PAGE 3 . . .



PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

PAGE 3

Project # 1004974

06DRB-00884 Major-SiteDev Plan Subd
06DRB-00885 Major-SiteDev Plan Bldg Permit

STUDIO SW ARCHITECTS agent(s) for SAN PEDRO EQUITIES request(s) the above action(s) for all or a portion of Lot(s) 1, 2, 3, 30, 31 and 32, Tract(s) A, Block(s) 34, NORTH ALBUQUERQUE ACRES, zoned SU-2, IP, located on SAN PEDRO NE BETWEEN HOLLY NE AND CARMEL NE containing approximately 5 acres. [REF: AX-84-9, Z-84-41] (C-18)

Project # 1003703

06DRB-00886 Major-Preliminary Plat Approval
06DRB-00887 Major-Vacation of Public Right-of-Way
06DRB-00888 Minor-Temp Defer SDWK

ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 13, 14, 15, 16, 19 & 20, Block(s) 2, Tract(s) 3, Unit(s) 3, NORTH ALBUQUERQUE ACRES, (to be known as **EAGLE'S VIEW ESTATES**, zoned RD, located on VENTURA NE between EAGLE ROCK NE and OAKLAND NE containing approximately 6 acres. [REF: 04DRB-01533] (C-20)

Project # 1004240

06DRB-00890 Major-Preliminary Plat Approval
06DRB-00891 Minor-Sidewalk Waiver
06DRB-00892 Minor-Temp Defer SDWK
06DRB-00893 Minor-Vacation of Private Easements

ADVANCED ENGINEERING & CONSULTING LLC agent(s) for VILLAS LAS MANANITAS DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Tract(s) 87-A-1-B, 87-A-2, 87-B-1, 87-B-2, 87-B-3, 88, 89A, 89-B-1, 89-B-2-A, Lot(s) A-1 and A-2, LANDS OF E. MAS (to be known as **VILLAS LAS MANANITAS SUBDIVISION**, zoned SU-1 FOR C-1 AND R-1, located on INDIAN SCHOOL RD NW between the ALAMEDA DRAIN AND RIO GRANDE BLVD NW containing approximately 5 acres. [REF: 05DRB-00918] (H-13)

Project # 1004932

06DRB-00889 Major-Vacation of Public Right-of-Way

RIMCON INC., WALTER TILLEY agent(s) for ALAN MALOTT request(s) the above action(s) for Lot(s) B, Block(s) 5, **MONTE VISTA ADDITION**, zoned C-1, located on CAMPUS BLVD NE between TULANE DR NE and CARLISLE NE containing approximately 1 acre(s). [REF: 06DRB-00775] (K-16)

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

Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, JUNE 26, 2006.



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WILSON AND COMPANY agent(s) for KB HOMES request(s) the above action(s) for all or a portion of Tract(s) 2, VISTA VIEJA, UNIT 2, zoned R-1 residential zone, located on SCENIC RD NW, between 81ST ST NW and ALBERICOQUE PL NW containing approximately 41 acre(s). [REF: 04DRB-01522, 04DRB-01523, 04DRB-01524, PROJECT #1003470] (D-9)

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06DRB-00814 Major-Vacation of Public Easements
06DRB-00815 Minor-Subd Design (DPM) Variance
06DRB-00816 Minor-Sidewalk Waiver
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CITY OF ALBUQUERQUE**

PAGE 2

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06DRB-00855 Major-Vacation of Public
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06DRB-00876 Major-Final Plat approval
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06DRB-00862 Major-Vacation of Pub Right-of-
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**PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE**

PAGE 3

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06DRB-00884 Major-SiteDev Plan Subd
06DRB-00885 Major-SiteDev Plan Bldg Permit

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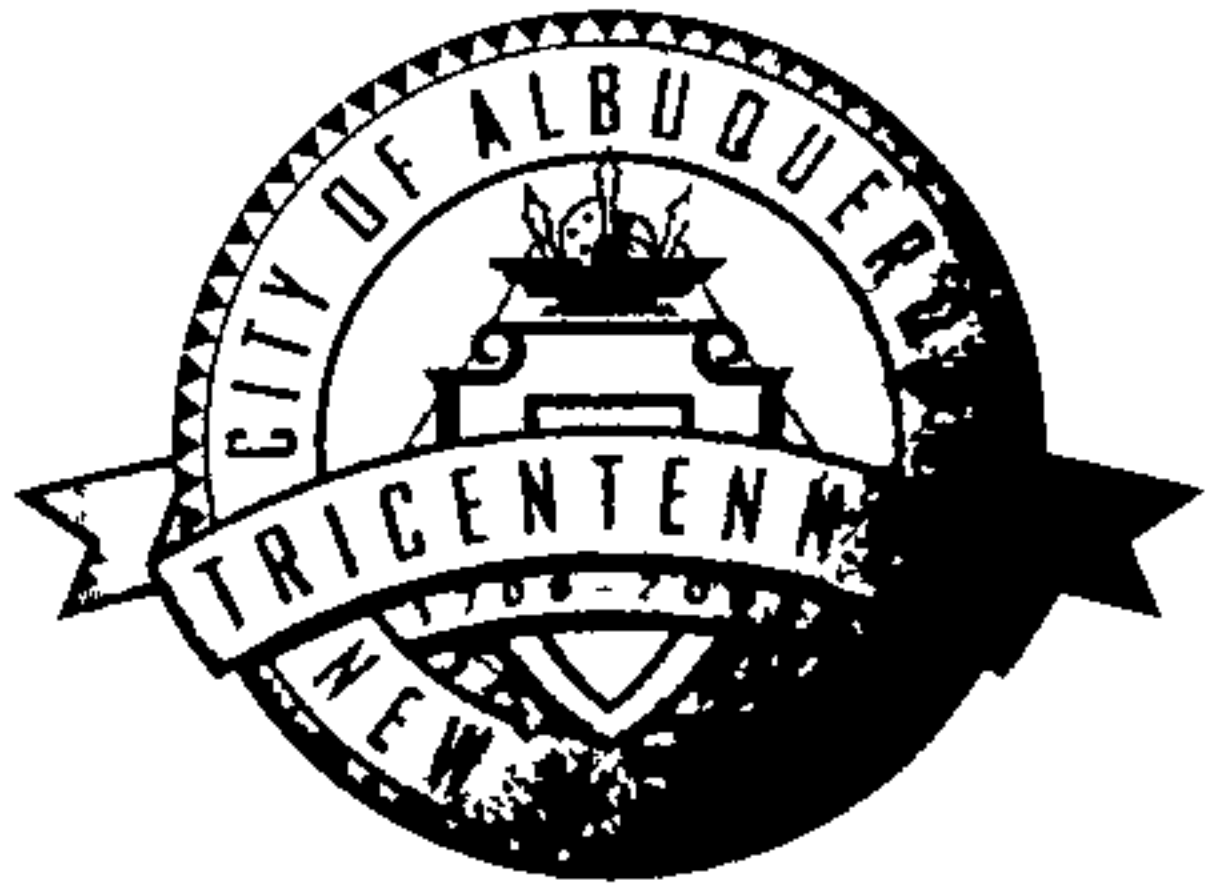
Project # 1004932
06DRB-00889 Major-Vacation of Public Right-of-Way

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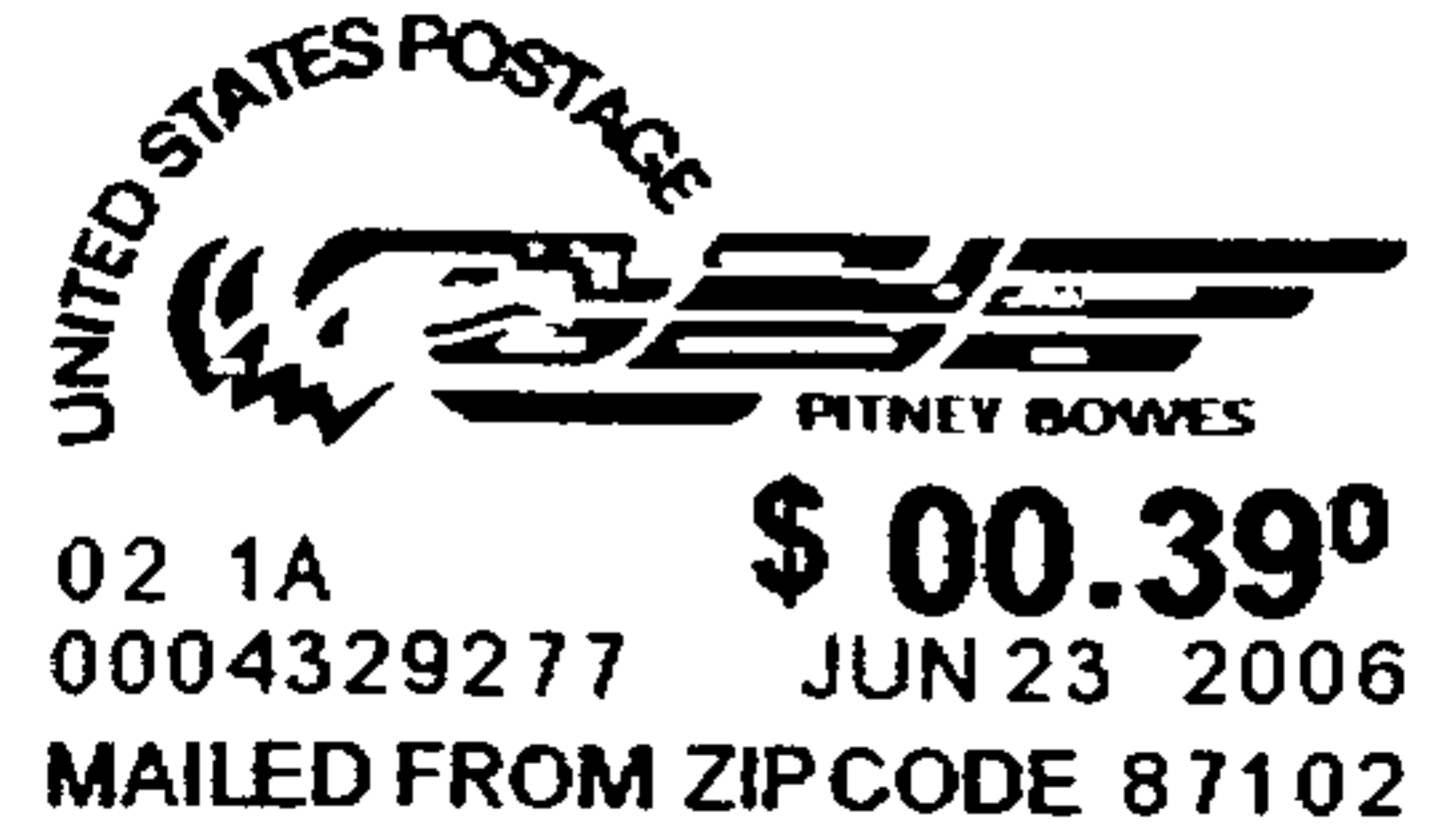
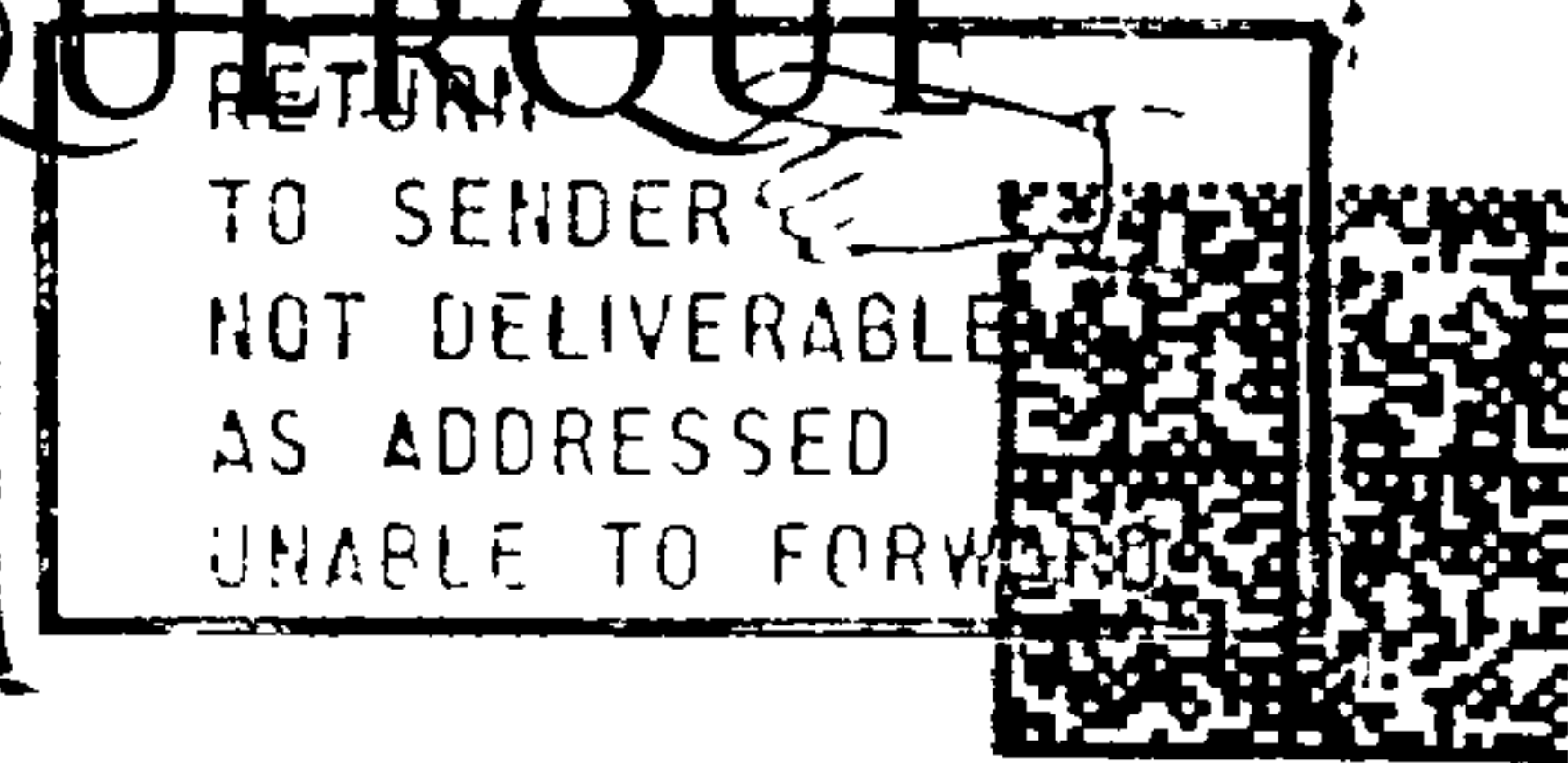
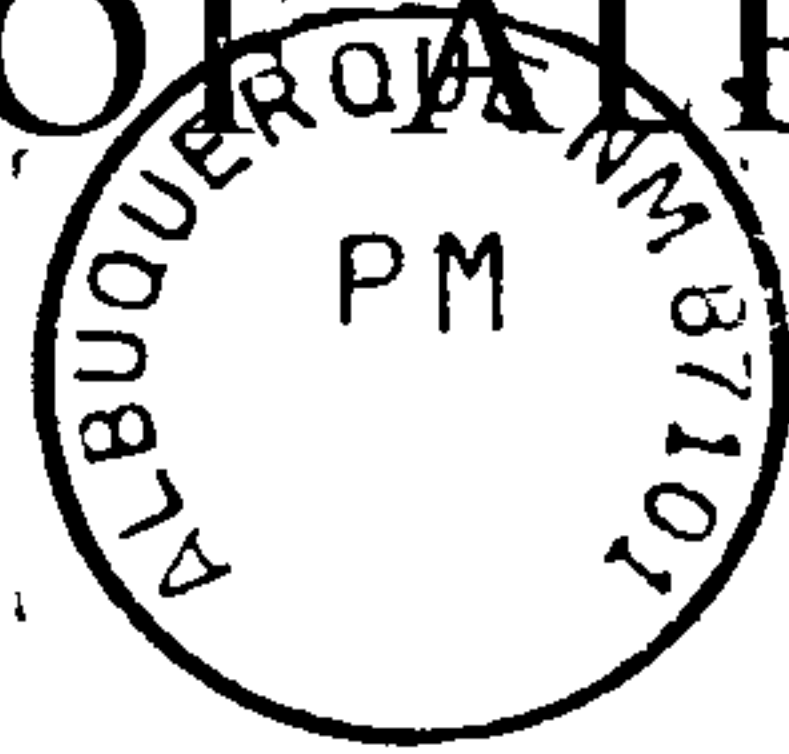

Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, JUNE 26, 2006.



Planning Department

CITY OF ALBUQUERQUE



101806433411340209

PASEO DEL NORTE PARTNERS LTD
500 COPPER AV NW
ALBUQUERQUE NM 87102

DRB

87102+5304-99 C008

P O Box 1293 Albuquerque, New Mexico 87103

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

Meeting Date: JULY 12, 2006
Zone Atlas Page: C-18-Z
Notification Radius: 100 Ft.

Project# 1004974
App#06DRB-00884
App#06DRB-00885

Cross Reference and Location: SAN PEDRO AND HOLLY BETWEEN HOLLY
AND CARMEL

Applicant: SAN PEDRO EQUITIES
Address: 4101 INDIAN SCHOOL RD NE STE # 400
ALBUQUERQUE, NM 87110

Agent: STUDIO SW ARCHITECTS
2101 MOUNTAIN RD NW
ALBUQUERQUE, NM 87104

Special Instructions:

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

Date Mailed: JUNE 23, 2006
Signature: YVONNE SAAVEDRA

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

PROJECT # 100 4974
APPLICATION # _____

PAGE 1 **OF** 2

ZONE ATLAS PAGE #	ZONE ATLAS #	GRID LOCATIONS	PARCEL SEQUENCES	NAME AND ADDRESS
G-18	1018064	273-092	402-32	✓ Dup
		288-092	31	✓ Dup ²
		304-092	30	✓ Dup ²
		274-070	01	✓
		288-069	02	✓
		304-069	03	✓ Dup ²
		319-120	18	✓
		318-116	17	✓
		318-113	16	✓
		318-109	15	✓
		318-105	14	✓
		319-101	13	✓
		321-069	04	✓
		333-101	12	✓
		338-069	05	✓
		326-037	401-32	No ownership In Sonata

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

PROJECT # 1004974
APPLICATION # _____

PAGE 2 **OF** 2

ZONE ATLAS PAGE #	ZONE ATLAS #	GRID LOCATIONS	PARCEL SEQUENCES	NAME AND ADDRESS
G-18	1018064	251-028	302-12	✓
		245-079	304-09	✓
		253-122	306-10	✓
		273-122	403-01	✓
		288-122	02	✓ Dup
		304-122	03	✓ Dup
		319-129	04	✓
		318-133	05	✓
		334-105	402-11	✓
		333-109	10	✓
		334-113	09	✓
		334-116	08	✓
		334-120	07	✓



mainframe@coa1mp3.ca
bq.gov
06/23/2006 11:10 AM

To
cc
bcc
Subject

1 R E C O R D S W I T H L A B E L S PAGE
1
01018064 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE
0101806427309240232 LEGAL: LT 1 BLK 34 TR A UNIT B NORTH ALBUQUERQUE ACRES
CO LAND USE:
PROPERTY ADDR: 00000 CARMEL
OWNER NAME: SAN PEDRO EQUITIES LTD CO
OWNER ADDR: 04101 INDIAN SCHOOL RD NE
ALBUQUERQUE NM 87110
0101806428809240231 LEGAL: LT 2 BLK 34 TR A UNIT B NORTH ALBUQUERQUE ACRES
CO LAND USE:
PROPERTY ADDR: 00000 CARMEL
OWNER NAME: SAN PEDRO EQUITIES LTD CO
OWNER ADDR: 04101 INDIAN SCHOOL RD NE
ALBUQUERQUE NM 87110
0101806430409240230 LEGAL: LT 3 BLK 34 TR A UNIT B NORTH ALBUQUERQUE ACRES
CO LAND USE:
PROPERTY ADDR: 00000 CARMEL
OWNER NAME: SAN PEDRO EQUITIES LTD CO
OWNER ADDR: 04101 INDIAN SCHOOL RD NE
ALBUQUERQUE NM 87110
0101806427407040201 LEGAL: POR OF L T 32 BLK 34 TR A UNIT B NORTH ALB ACRES
LAND USE:
PROPERTY ADDR: 00000 HOLLY
OWNER NAME: SAN PEDRO EQUITIES LTD CO
OWNER ADDR: 04101 INDIAN SCHOOL RD NE
ALBUQUERQUE NM 87110
0101806428806940202 LEGAL: LT 3 1 BL K 34 TR A UNIT B NORTH ALBUQUERQUE
ACRES C LAND USE:
PROPERTY ADDR: 00000 HOLLY
OWNER NAME: SAN PEDRO EQUITIES LTD CO
OWNER ADDR: 04101 INDIAN SCHOOL RD NE
ALBUQUERQUE NM 87110
0101806430406940203 LEGAL: LT 3 0 BL K 34 TR A UNIT B NORTH ALBUQUERQUE
ACRES C LAND USE:
PROPERTY ADDR: 00000 HOLLY
OWNER NAME: SAN PEDRO EQUITIES LTD CO
OWNER ADDR: 04101 INDIAN SCHOOL RD NE
ALBUQUERQUE NM 87110
0101806431912040218 LEGAL: LT 1 BLK 8 SUBDIVISION PLAT OF LA CUEVA OESTE
UNIT LAND USE:
PROPERTY ADDR: 00000 CALLE AVION
OWNER NAME: ANDERSON N.L. & VIRGINIA R TRU
OWNER ADDR: 08219 CALLE AVION NE
ALBUQUERQUE NM 87113
0101806431811640217 LEGAL: LT 2 BLK 8 SUBDIVISION PLAT OF LA CUEVA OESTE
UNIT LAND USE:
PROPERTY ADDR: 00000 CALLE AVION
OWNER NAME: BLAKELY EUGENIA L TRUSTEE BLAK
OWNER ADDR: 08215 CALLE AVION NE
ALBUQUERQUE NM 87113

PAGE 3

0101806425312230610 LEGAL: 17 1 6 TR ACT A UNIT B NORTH ALBUQUERQUE ACRES
LAND USE: PROPERTY ADDR: 00000 SAN PEDRO
 OWNER NAME: JARAMILLO TONY L & PHYLLIS A
 OWNER ADDR: 06713 LEMITAR NE
ALBUQUERQUE NM 87113
0101806427312240301 LEGAL: 032 033T RACT A UNIT B NORTH ALBUQUERQUE ACRES
LAND USE: PROPERTY ADDR: 00000 SAN PEDRO
 OWNER NAME: JACOBS MICHAEL JAY
 OWNER ADDR: 10510 CITY LIGHTS DR NE
ALBUQUERQUE NM 87111
0101806428812240302 LEGAL: 031 033T RACT A UNIT B NORTH ALBUQUERQUE ACRES
LAND USE: PROPERTY ADDR: 00000 CARMEL
 OWNER NAME: BURCH EDWARD J & KATHRYN M
 OWNER ADDR: 06009 CARMEL AV NE
ALBUQUERQUE NM 87113
0101806430412240303 LEGAL: 030 033T RACT A UNIT B NORTH ALBUQUERQUE ACRES
LAND USE: PROPERTY ADDR: 00000 CARMEL
 OWNER NAME: BURCH EDWARD J & KATHRYN M
 OWNER ADDR: 06009 CARMEL NE
ALBUQUERQUE NM 87113
0101806431912940304 LEGAL: LT 4 8 BL K 7 SUBDIVISION PLAT OF LA CUEVA OESTE
UNI LAND USE: PROPERTY ADDR: 00000 CALLE AVION
 OWNER NAME: MARRON PATRICK J
 OWNER ADDR: 08301 CALLE AVION NE
ALBUQUERQUE NM 87113
0101806431813340305 LEGAL: LT 4 7 BL K 7 SUBDIVISION PLAT OF LA CUEVA OESTE
UNI LAND USE: PROPERTY ADDR: 00000 CALLE AVION
 OWNER NAME: PIPER CAROL A
 OWNER ADDR: 08305 CALLE AVION NE
ALBUQUERQUE NM 87122
0101806433410540211 LEGAL: LT 8 BLK 8 SUBDIVISION PLAT OF LA CUEVA OESTE
UNIT LAND USE: PROPERTY ADDR: 00000 CALLE AVION
 OWNER NAME: KREK FRANK T & PATRICIA A
 OWNER ADDR: 08204 CALLE AVION NE
ALBUQUERQUE NM 87113
0101806433310940210 LEGAL: LT 9 BLK 8 SUBDIVISION PLAT OF LA CUEVA OESTE
UNIT LAND USE: PROPERTY ADDR: 00000 CALLE AVION
 OWNER NAME: WOODROW MILDRED TRUSTEE
 OWNER ADDR: 08208 CALLE AVION NE
ALBUQUERQUE NM 87113
0101806433411340209 LEGAL: LT 1 0 BL K 8 SUBDIVISION PLAT OF LA CUEVA OESTE
UNI LAND USE: PROPERTY ADDR: 00000 CALLE AVION
 OWNER NAME: PASEO DEL NORTE PARTNERS LTD
 OWNER ADDR: 00500 COPPER AV NW
ALBUQUERQUE NM 87102

PAGE 4

0101806433411640208 LEGAL: LT 1 1 BL K 8 SUBDIVISION PLAT OF LA CUEVA OESTE
UNI LAND USE:

PROPERTY ADDR: 00000 CALLE AVION
OWNER NAME: TODD DAVID D & RONNA PORTER
OWNER ADDR: 00073 KIVA LP

SANDIA PARK NM 87047

0101806433412040207 LEGAL: LT 1 2 BL K 8 SUBDIVISION PLAT OF LA CUEVA OESTE
UNI LAND USE:

PROPERTY ADDR: 00000 CALLE AVION
OWNER NAME: DUBOISTERRE RANDOLPH L &
OWNER ADDR: PO BOX 91122

ALBUQUERQUE NM 87199

·
QUIT

101806432603740132

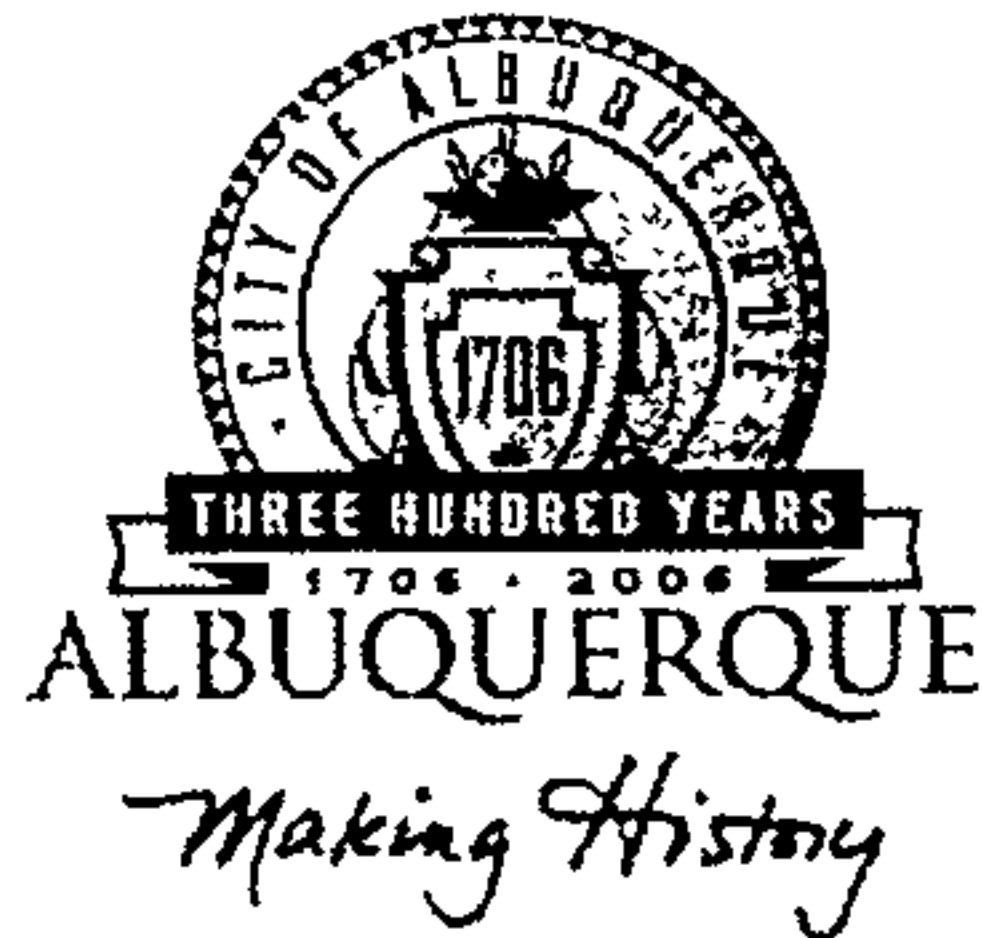
NO OWNERSHIP IN SONATA OR AGIS

101806433412040207

LEGAL: LT 12 BLK 8 SUBDIVISION PLAT OF LA CUEVA OES .1100 AC
PROPERTY ADDR: 8220 CALLE AVION NE

OWNERS NAME:
OWNERS ADDR:

DUBOISETERRE RANDOLPH L
PO BOX 91122
ALBUQUERQUE, NM 87199



City of Albuquerque
P.O. Box 1293, Albuquerque, NM 87103

June 6, 2006

Malia Orell
Studio SW Architects
2101 Mountain Road NW/87104
Phone: 843-9639/Fax: 843-9683

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

Dear Malia:

Thank you for your inquiry of **June 6, 2006** requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **LOTS 1,2,3,30,31 AND 32 OF TRACT A, BLOCK 34 OF NORTH ALBUQUERQUE ACRES, LOCATED ON SAN PEDRO DRIVE NE AND HOLLY AVENUE NE BETWEEN HOLLY AVENUE NE AND CARMEL AVENUE NE** zone map **C-18**.

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

WEST LA CUEVA N.A. (WLC) "R"

***Patrick Driscoll**

6812 La Merida NE/87113 934-4840 (h)

Steven Driscoll

8408 Calle Soquelle NE/87113 828-0888 (h)

Please note that according to O-92 you are required to notify each of these contact persons by **certified mail, return receipt requested, before** the Planning Department will accept your application filing. **IMPORTANT! Failure of adequate notification may result in your Application Hearing being deferred for 30 days.** If you have any questions about the information provided, please contact me at (505) 924-3902 or via an e-mail message at swinklepleck@cabq.gov or by fax at (505) 924-3913.

Sincerely,

Stephani Winklepleck

Neighborhood Program Coordinator
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

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

planningrnaform(10/08/05)

NOTICE TO APPLICANTS

SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

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

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

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

(below this line for ONC use only)

Date of Inquiry: **06/06/06** Time Entered: **08:22 a.m.** ONC Rep. Initials: **SW**

Project # 1004974

SAN PEDRO EQUITIES
4101 INDIAN SCHOOL RD NE STE#400
ALBUQUERQUE, NM 87110

Project # 1004974

STEVEN DRISCOLL
West La Cueva N.A.
8404 CALLE SOQUELLE NE
ALBUQUERQUE, NM 87113

101806431811640217

BLAKELY EUGENIA L TRUSTEE BLA
8215 CALLE AVION NE
ALBUQUERQUE NM 87113

101806431810540214

DELAMBRE MARY ANN TRUSTEE
8205 CALLE AVION NE
ALBUQUERQUE NM 87113

101806433310140212

BRADFORD WILLIAM K & ARLENE M
8200 CALLE AVION NE
ALBUQUERQUE NM 87113

101806425312230610

JARAMILLO TONY L & PHYLLIS A
6713 LEMITAR NE
ALBUQUERQUE NM 87113

101806431912940304

MARRON PATRICK J
8301 CALLE AVION NE
ALBUQUERQUE NM 87113

101806433310940210

WOODROW MILDRED TRUSTEE
8208 CALLE AVION NE
ALBUQUERQUE NM 87113

101806433412040207

DUBOISTERRE RANDOLPH L
PO BOX 91122
ALBUQUERQUE, NM 87199

Project # 1004974

STUDIO SW ARCHITECTS
2101 MOUNTAIN RD NW
ALBUQUERQUE, NM 87104

101806427309240232

SAN PEDRO EQUITIES LTD CO
4101 INDIAN SCHOOL RD NE
ALBUQUERQUE NM 87110

101806431811340216

KELLER GLORIA M & BARBARA A C
8211 CALLE AVION NE
ALBUQUERQUE NM 87113

101806431910140213

HANSON SHERRI
8201 CALLE AVION NE
ALBUQUERQUE NM 87113

101806425102830212

DOUGHTY ENTERPRISES INC
7009 PROSPECT NE
ALBUQUERQUE NM 87109

101806427312240301

JACOBS MICHAEL JAY
10510 CITY LIGHTS DR NE
ALBUQUERQUE NM 87111

101806431813340305

PIPER CAROL A
8305 CALLE AVION NE
ALBUQUERQUE NM 87122

101806433411340209

PASEO DEL NORTE PARTNERS LTD
500 COPPER AV NW
ALBUQUERQUE NM 87102

Project # 1004947

PATRICK DRISCOLL
West La Cueva N.A.
6812 LA MERIDA NE
ALBUQUERQUE, NM 87113

101806431912040218

ANDERSON N.L. & VIRGINIA R TR
8219 CALLE AVION NE
ALBUQUERQUE NM 87113

101806431810940215

CLARK BARBARA A
8209 CALLE AVION NE
ALBUQUERQUE NM 87113

101806432106940204

SKARSGARD GORDON L
808 EL ALHAMBRA NW
ALBUQUERQUE NM 87107

101806424507930409

BALDWIN WILLIAM E
726 PUEBLO SOLANO NW
ALBUQUERQUE NM 87107

101806428812240302

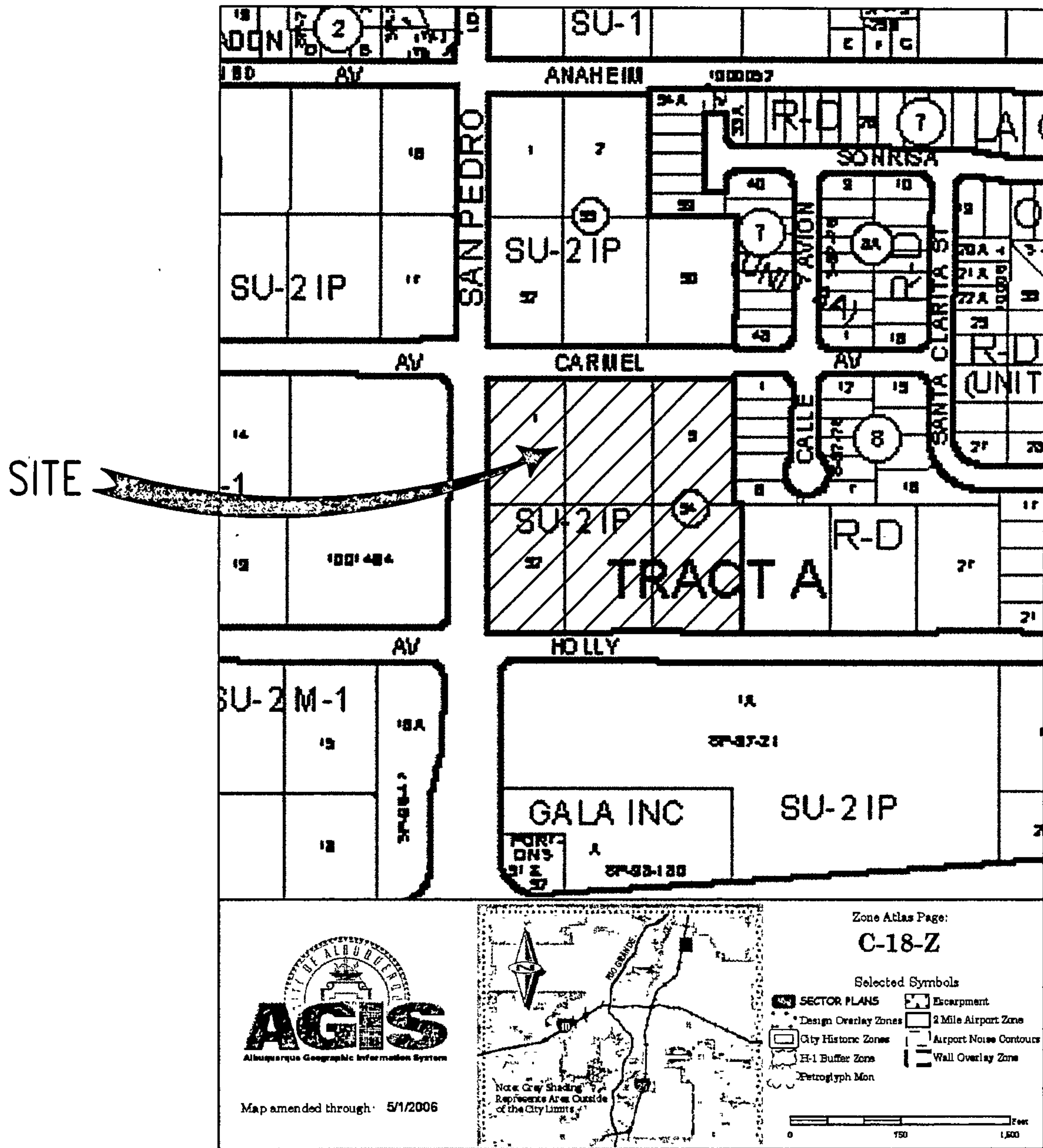
BURCH EDWARD J & KATHRYN M
6009 CARMEL AV NE
ALBUQUERQUE NM 87113

101806433410540211

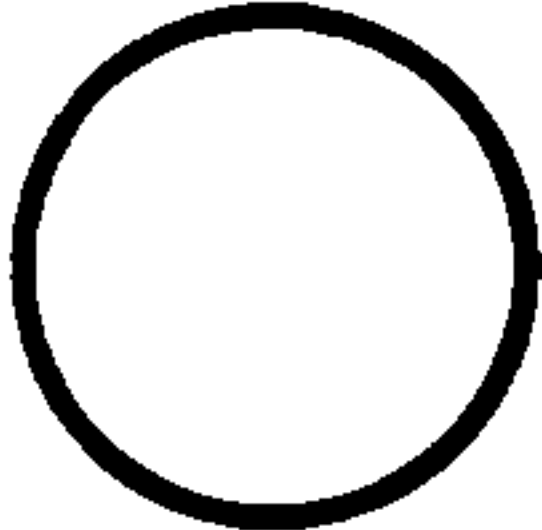
KREK FRANK T & PATRICIA A
8204 CALLE AVION NE
ALBUQUERQUE NM 87113

101806433411640208

TODD DAVID D & RONNA PORTER
73 KIVA LP
SANDIA PARK NM 87047



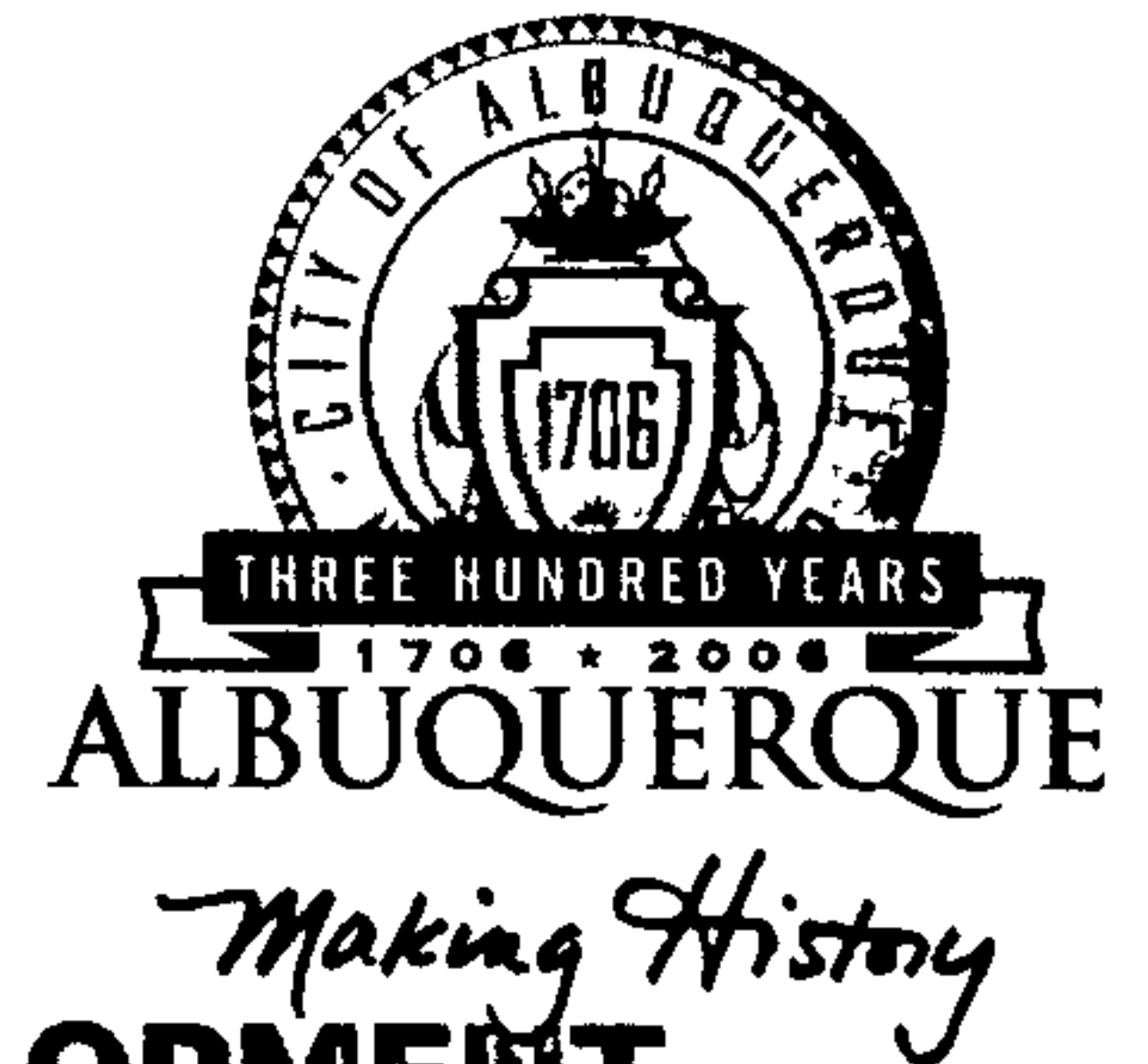
SITE



VICINITY MAP

NTS

<u>Lot No.</u>	<u>UPC No.</u>
1	101806427407040201 ✓
2	101806427407040202 ✓
3	101806427407040203 ✓
30	101806427407040230
31	101806427407040231 ✓
32	101806427309240232 ✓



NOTIFICATION OF HEARING for the DEVELOPMENT **REVIEW BOARD**

June 23, 2006

TO: Patrick Driscoll and Steven Driscoll, West La Cueva Neighborhood Association

This letter will serve as your notification from the City of Albuquerque, under provisions of 0-92 pertaining to a request for: **Requests the following for approximately five (5) acre(s) – Major Site Development Plan for Subdivision and Building Permit for a proposed five (5) story building site and restaurant/retail use site.**

Proposed by: Studio SW Architects at 505-843-9639

Agent for: San Pedro Equities

P.O. Box 1293

For property located: **On or near San Pedro Drive NE between Holly Avenue NE and Carmel Avenue NE.**

Albuquerque

The case number(s) assigned is: **06DRB- 00884 and 00885, Project # 1004974.**

City Planning accepted application for this request on **June 16, 2006.**

New Mexico 87103

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

www.cabq.gov

Please be advised that this application is scheduled for a hearing before the Development Review Board (DRB) at **9 a.m. on Wednesday, July 12, 2006** in the **Planning Hearing Room, Lower Level, Plaza Del Sol Building, 600 Second St. NW.**

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

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

Sincerely,

Stephani J. Winklepleck

Stephani I. Winklepleck

Neighborhood Program Coordinator

OFFICE OF NEIGHBORHOOD COORDINATION

PLANNING DEPARTMENT

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

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

PAID RECEIPT

APPLICANT NAME _____
AGENT SAN PEDRO EQUITIES LTD CO
ADDRESS 4101 INDIAN SCHOOL RD. NE STE 400
PROJECT & APP # 1004974
PROJECT NAME PASEO NUEVO

\$ _____ 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.

282

SAN PEDRO EQUITIES LTD. CO.
4101 INDIAN SCHOOL RD., NE SUITE 400
ALBUQUERQUE, NM 87110

FIRST STATE BANK
95-145-1070

7/13/2006

\$ **110.00*

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

City of Albuquerque
TREASURY ***** DOLLARS

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

City of Albuquerque*****

7/13/2006 3:47PM JC: ANX
RECEIPT# 00081268 WSH 008 TRANS# 0041
Account 441006 Fund 0110
Activity 4983000 TRSCXG
Trans Amt \$100.00
City of Albuquerque
[Signature]
\$100.00

MEMO DRB Deferral

⑈000282⑈+⑈107001452⑈001844652⑈

CHANGE

\$100.00
\$0.00

Thank You

Security Features Included. Details on back.



File

Intera Incorporated
6000 Uptown Boulevard NE
Suite 100
Albuquerque, NM 87110
Telephone: 505 246 1600
Fax: 505 246 2600

MEMORANDUM

DATE: June 30, 2006

TO: Sheran Matson, Planning Department – Design Review Board

COPY: Rhonda Methvin, Environmental Health Department
Kevin Curran, Legal Department
Malia Orell, Studio Southwest Architects, fka DCSW Architects, Inc.

FROM: Jim Joseph, P.E., INTERA Inc.

SUBJECT: CPN 1004974, 06DRB-00884 Major-Site Development Plan Dubd, and 06DRB-00885 Major-Site Development Plan Building Permit, Lots 1, 2, 3, 30, 31 and 32 of Tract A, Block 34 of North Albuquerque Acres, Unit B, Located on San Pedro Drive NE and Holly Ave NE between Holly Ave NE and Carmel Ave NE

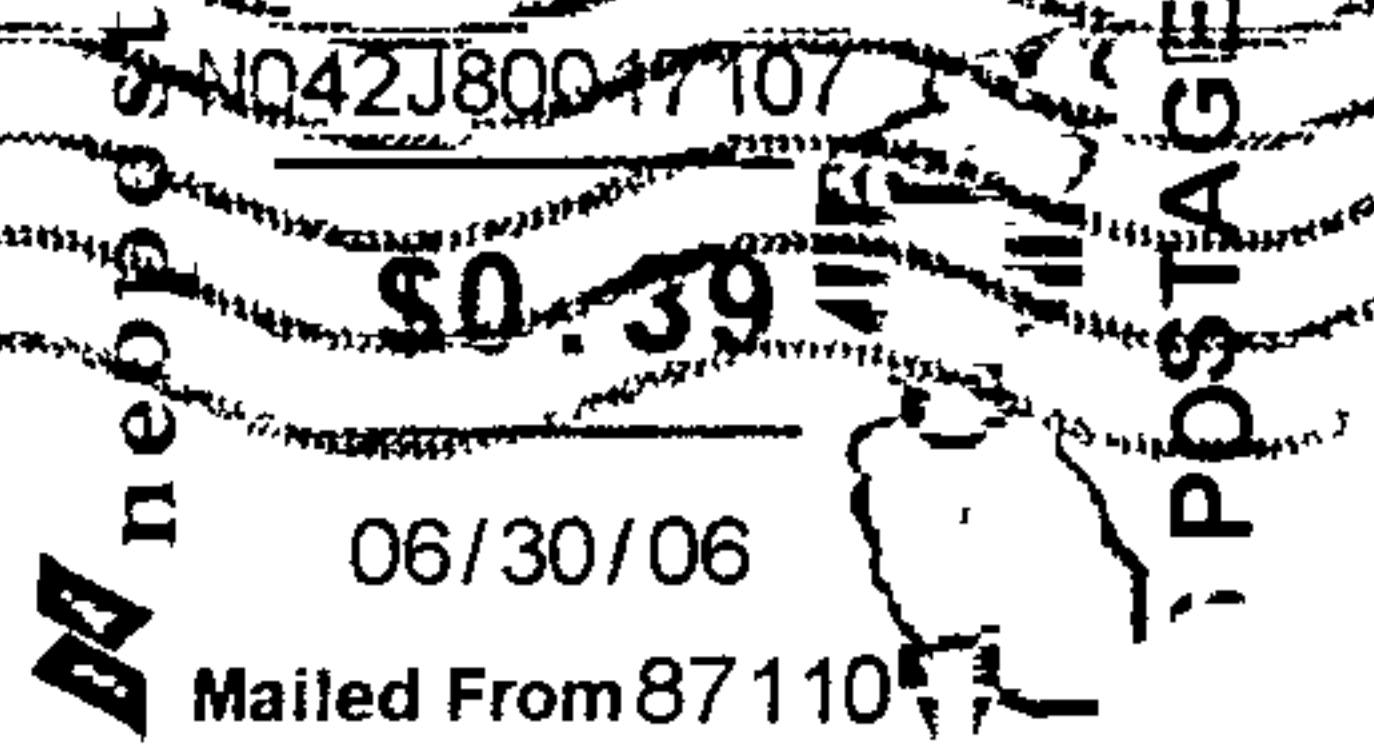
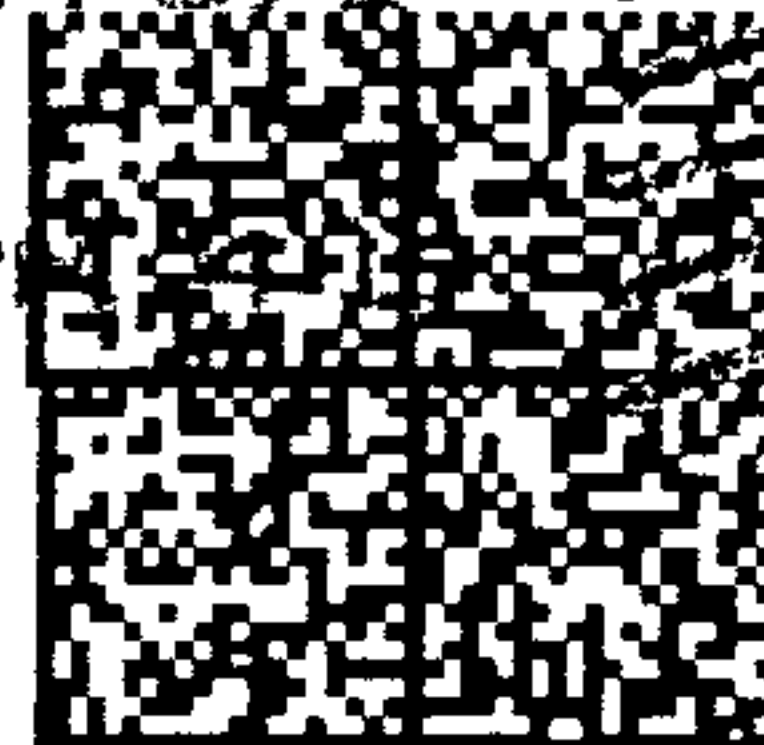
The above-referenced project is within the former buffer zone of a former privately owned/operated landfill (Holly Avenue Landfill). The landfill was removed during March 2005 and no longer provides a source for potential landfill gas impacts. Therefore, the Albuquerque Environmental Health Department has exempted the project from following the most current version of the “City of Albuquerque Interim Guidelines for Development within City Designated Landfill Buffer Zones.” The project may proceed through the development process provided all other City requirements are met.



Intera Incorporated
6000 Uptown Boulevard NE, Suite 100
Albuquerque, New Mexico 87110

ALBUQUERQUE NM 871

30 JUN 2006 PM



Sheran Matson
Design Review
600 2nd Street NW
Suite 201
Albuquerque, NM 87102

87102+2285



**SITE DEVELOPMENT PLAN
FOR SUBDIVISION CHECKLIST**

Revised 4/18/06

This checklist will be used by the Planning Department to verify the completeness of site plans submitted for review by the Environmental Planning Commission (EPC) and Development Review Board (DRB). Since development proposals vary in type and scale, there may be application requirements that are not included here and others that may not be necessary. Nonetheless, it is the applicant's responsibility to provide a complete submittal. The EPC and DRB will not consider incomplete submittals. Incomplete submittals run the risk of not being scheduled for hearing until they are made complete. Site development plans should ordinarily be composed of the following plan sheets:

1. **Site Plan** (required)
2. **Conceptual Utility Plan** (required)
3. **Design requirements for future site development plans for building permit** (optional, but STRONGLY recommended)

The following checklist describes the minimum information necessary for each sheet. Most of the site plan requirements for *Sheet #1* are taken from the definition for "SITE DEVELOPMENT PLAN" as outlined in the Zoning Code (§ 14-16-1-1 et. seq.). **The Applicant shall include and check off all items shown on the site plan or write in "n/a" if not applicable.**

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

Accompanying Material

- A. Fee payment
- B. Complete application
- C. Written Summary of Request
- D. 8-1/2" x 11" reductions

SHEET # 1 – SITE PLAN (Required)

- 1. Scale: at least 1" = 100'
- 2. Bar Scale
- 3. North Arrow
- 4. Scaled Vicinity Map
- 5. The Site (property lines)
- 6. Proposed Use(s)
- 7. Pedestrian Ingress and Egress (Access)
- 8. Vehicular Ingress and Egress (Access)
- 9. Any Internal Circulation Requirements
- 10. For each lot:
 - a. Maximum Building Height
 - b. Minimum Building Setback
 - c. Maximum Total Dwelling Units and / or
 - d. Nonresidential Uses' Maximum Floor Area Ratio (F.A.R.)

**SHEET #2 – DESIGN REQUIREMENTS FOR FUTURE SITE DEVELOPMENT
PLANS FOR BUILDING PERMIT (Optional, but STRONGLY
recommended)**

- 1. Overall Design Theme and Land Use Concept
- 2. Off-Street Parking Requirements and Design (Automobile and Bicycle)
- 3. Street Design
- 4. Transit Facilities (benches, shelters, pedestrian connections, etc.)
- 5. Landscape Design Requirements (plant list, buffer areas, locations, amounts, etc.)
- 6. Architectural Design Requirements (façade elements, massing, colors, materials, etc.)
- 7. Signage Design Requirements (face area, colors, materials, maximum height, etc.)
- 8. Lighting Design Requirements (type, locations, colors materials, maximum height, etc.)
- 9. Pedestrian Amenities (walkways, plazas, shade structures, etc.)

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.



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

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

- 1. Date of drawing and/or last revision
- 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]*
- 3. Bar scale
- 4. North arrow
- 5. Scaled vicinity map
- 6. Property lines (clearly identify)
- 7. Existing and proposed easements (identify each)
- 8. Phases of development including location and square footages of structures, circulation, parking and landscaping

B. Proposed Development

1. Structural

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

2. Parking and Internal Circulation

- A. Parking layout with spaces numbered per aisle and totaled.
 - 1. **Location and typical dimensions**, including handicapped spaces
 - 2. **Calculations:** spaces required: 373 provided: 379
 Handicapped spaces required: 12 provided: 18
- B. Bicycle parking & facilities
 - 1. Bicycle racks, spaces required: 19
 provided: 20
 - 2. Other bicycle facilities, if applicable
- C. Vehicular Circulation (Refer to Chapter 23 of DPM)
 - 1. Ingress and egress locations, including width and curve radii dimensions
 - 2. Drive aisle locations, including width and curve radii dimensions
 - 3. End aisle locations, including width and curve radii dimensions
 - 4. Location & orientation of refuse enclosure, with dimensions
 - 5. Curb cut locations and dimensions
- D. Pedestrian Circulation
 - 1. Location and dimensions of all sidewalks and pedestrian paths
 - 2. Location and dimension of drive aisle crossings, including paving treatment
 - 3. Location and description of amenities, including patios, benches, tables, etc.

3. Streets and Circulation

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

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 4/18/2006

- 2. Pedestrian trails and linkages
- 3. Bus facilities, including routes, bays and shelters existing or required

4. Utilities

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

5. Phasing

- 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.

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

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

B. Grading Information

- 1. On the plan sheet, provide a narrative description of existing site topography, proposed grading improvements and topography within 100 feet of the site.
- 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.
- 3. Identify ponding areas, erosion and sediment control facilities.
- 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

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

B. Signage

- 1. Site location(s)
- 2. Sign elevations to scale
- 3. Dimensions, including height and width
- 4. Sign face area - dimensions and square footage clearly indicated
- 5. Lighting
- 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.

ORIGINAL

INFRASTRUCTURE LIST

(Rev 9-05)

EXHIBIT "A"

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

Paseo Nuevo

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Lots 1, 2, 3, 30, 31, & 32, Tract A, Block 34 of North Albuquerque Acres

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Cnst Engineer
<input type="text"/>	<input type="text"/>	38'	Additional Arterial Paving Curb & Gutter 6' Sidewalk	San Pedro Drive	Holly Avenue	Carmel Avenue	/	/	/
<input type="text"/>	<input type="text"/>	16' F-F	Raised Median (East Side)	San Pedro Drive	Holly Avenue	Carmel Avenue	/	/	/
<input type="text"/>	<input type="text"/>	4'	Sidewalk (Southside)	Carmel Avenue	San Pedro Drive	East Property Line	/	/	/
<input type="text"/>	<input type="text"/>	8"	Fireline Connection	Carmel Avenue	Carmel Avenue	South Property Line	/	/	/
<input type="text"/>	<input type="text"/>	6"	SAS Gravity Line	San Pedro Drive	San Pedro Drive	West Property Line	/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/

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

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

NOTES

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

- 1 _____

- 2 _____

- 3 _____

AGENT / OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS
---------------	---

Ronald R. Bohannon
NAME (print)

Tieria West LLC
FIRM

[Signature] 6/5/06
SIGNATURE - date

DRB CHAIR - date

TRANSPORTATION DEVELOPMENT - date

UTILITY DEVELOPMENT - date

CITY ENGINEER - date

PARKS & GENERAL RECREATION - date

AMAFCA - date

- date

- date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

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

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

APPLICANT INFORMATION:

NAME: SAN PEDRO EQUITIES PHONE: 998-7094
 ADDRESS: 4101 INDIAN SCHOOL RD. NE SUITE 400 FAX: _____
 CITY: ALBUQUERQUE STATE NM ZIP 87110 E-MAIL: josh@vsnlaw.com
 Proprietary interest in site: OWNER List all owners: SAN PEDRO EQUITIES
 AGENT (if any): STUDIO SW ARCHITECTS PHONE: 843-9639
 ADDRESS: 2101 MOUNTAIN RD. NW FAX: 843-9683
 CITY: ALBUQUERQUE STATE NM ZIP 87104 E-MAIL: mail@studioswarch.com

DESCRIPTION OF REQUEST: SITE PLAN FOR SUBDIVISION AND SITE PLAN FOR BUILDING PERMIT

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

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

Lot or Tract No. LOTS 1,2,3,30,31 & 32 OF TRACT A Block: 34 Unit: N/A
 Subdiv. / Addn. NORTH ALBUQUERQUE ACRES
 Current Zoning: SU-2 for PB Proposed zoning: N/A
 Zone Atlas page(s): C-18-Z No. of existing lots: 6 No. of proposed lots: 3
 Total area of site (acres): 4.02 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. SEE ATTACHED SHEET MRGCD Map No. N/A
 LOCATION OF PROPERTY BY STREETS: On or Near: SAN PEDRO AND HOLLY NE
 Between: HOLLY NE and CARMEL NE

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): AX-84-92-84-41

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

SIGNATURE J. DAVID DEKKER DATE 06/15/06
 (Print) _____ Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 4/04

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>06DRB -00884</u>	<u>SPS</u>	<u>P(2)</u>	<u>\$385.00</u>
<input checked="" type="checkbox"/> All fees have been collected	<u>06DRB -00885</u>	<u>SBP</u>	<u>P(2)</u>	<u>\$0.00</u>
<input checked="" type="checkbox"/> All case #s are assigned		<u>ADV</u>		<u>\$75.00</u>
<input checked="" type="checkbox"/> AGIS copy has been sent		<u>CMF</u>		<u>\$20.00</u>
<input checked="" type="checkbox"/> Case history #s are listed				
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill				
<input checked="" type="checkbox"/> F.H.D.P. density bonus				
<input checked="" type="checkbox"/> F.H.D.P. fee rebate				
	Hearing date <u>07/12/06</u>			Total <u>\$480.00</u>

Sandy Handley 06/16/06 Project # 1004974
 PLANNER SIGNATURE/DATE

FORM P(2): SITE PLAN REVIEW - D.R.B. PUBLIC HEARING

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) **24** copies for DRB public hearings
 - 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
 - ~~N/A~~ Copy of the document delegating approval authority to the DRB
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Completed Site Plan for Subdivision Checklist
 - 6 copies of the Infrastructure List, if relevant to the site plan
 - TIS/AQIA Traffic Impact Study form with required signature
 - Fee (see schedule)
 - Any original and/or related file numbers are listed on the cover application
- D. R. B. hearings are approximately ONE MONTH after the 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"

- Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **24** copies for DRB public hearings
 - Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. (Folded to fit into an 8.5" by 14" pocket.) **24** copies for DRB public hearings
 - ~~N/A~~ 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
 - ~~N/A~~ Copy of the document delegating approval authority to the DRB
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Completed Site Plan for Building Permit Checklist
 - 6 copies of the Infrastructure List, if relevant to the site plan
 - TIS/AQIA Traffic Impact Study form with required signature
 - ~~N/A~~ 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
- D. R. B. hearings are approximately ONE MONTH after the 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) **24** copies for DRB public hearings
 - DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) **24** copies for DRB public hearings
 - DRB signed Site Plan for Subdivision, if applicable (required when amending SDP for Building Permit) **24** copies for DRB public hearings
 - 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
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
 - 6 copies of the Infrastructure List, if relevant to the site plan
 - TIS/AQIA Traffic Impact Study form with required signature
 - Fee (see schedule)
 - Any original and/or related file numbers are listed on the cover application
- D. R. B. hearings are approximately ONE MONTH after the 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.

Malia Drell (FOR STUDIO SW ARCHITECTS)
 Applicant name (print)
Malia Drell
 Applicant signature / date

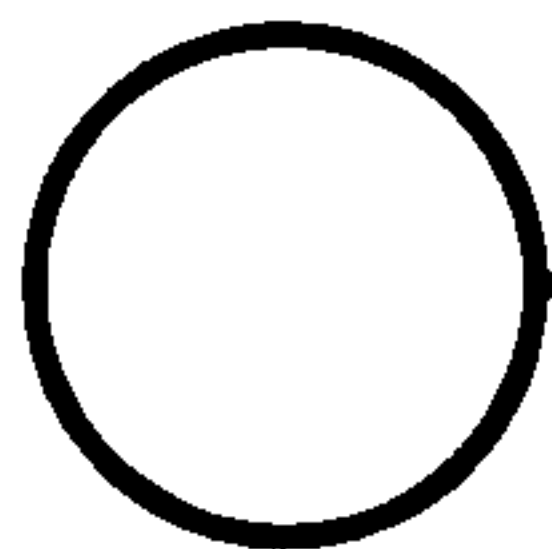
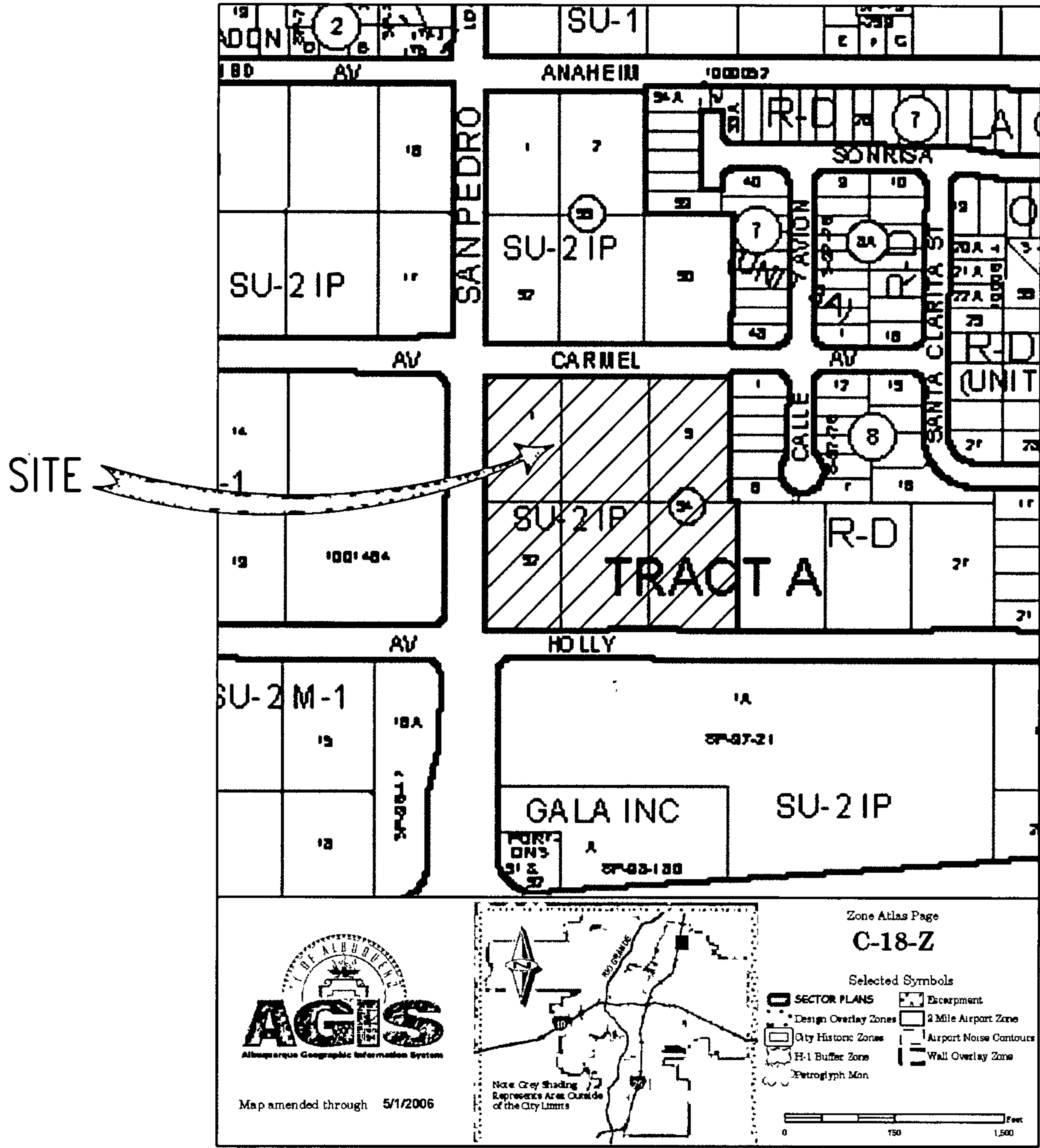


Form revised APRIL 2006

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
06DRB - 00884
06DRB - 00885
 _____ - _____

Sandy Handley
 Planner signature / date
Project # 1004974

<u>Lot No.</u>	<u>UPC No.</u>
1	101806427407040201
2	101806427407040202
3	101806427407040203
30	101806427407040230
31	101806427407040231
32	101806427309240232



VICINITY MAP

NTS



Studio Southwest
Architects Inc.

To Sheran Matson, AICP, Chair, DRB
City of Albuquerque Planning Department
Plaza Del Sol Office Building

6-2-06

This letter will serve as a brief project description for the development at San Pedro and Holly. The entire site is a 4.91 acre site currently divided into 6 parcels. This submittal proposes a subdivision of the lots into a 3 acre, five story office building site on the north end. The remainder of the site would be divided into a .95 acre and a .83 acre pad sites to the South for restaurant / retail use. Upon approval of the site plan for subdivision a re-plat of the lots will be prepared. If there are any additional questions please don't hesitate to contact us.

Sincerely,

A handwritten signature in black ink, appearing to read "D. Dekker". The signature is stylized and fluid.

David Dekker, AIA
Studio Southwest Architects
2101 Mountain Road NW
Albuquerque, NM 87104
T 505-843-9639
F 505-843-9683
mail@studioswarch.com

Albuquerque
2101 Mountain Road NW
Albuquerque, NM 87104
T 505.843.9639
F 505.843.9683
mail@studioswarch.com

Santa Fe
130 Grant Avenue, Suite 102
Santa Fe, NM 87501
T 505.982.7191
F 505.992.0585
mail@studioswarch.com

www.studioswarch.com

June 2, 2006

Sheran Matson, AICP, Chair, DRB
City of Albuquerque Planning Department
Plaza Del Sol Office Building
600 2nd Street, NW
Albuquerque, NM 87103

Re: Agency Authorization Letter for San Pedro Equities to be represented by Tierra West LLC, and Studio Southwest Architects

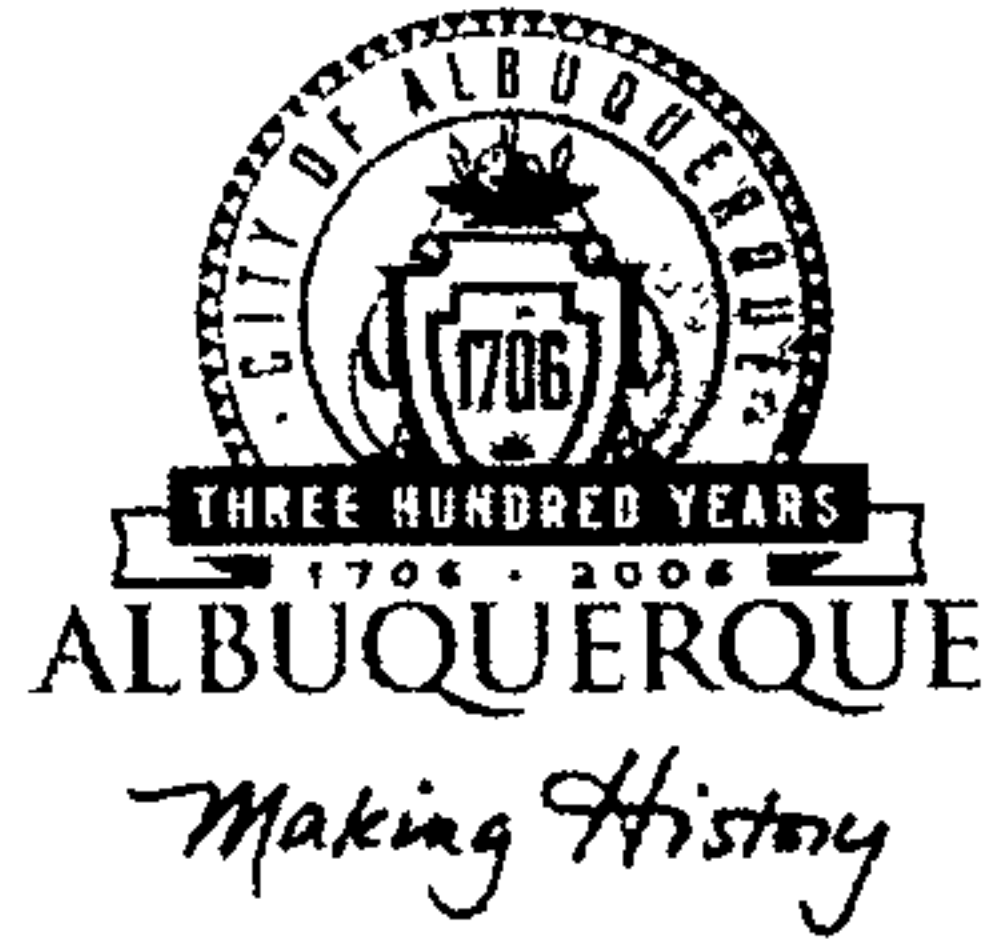
Dear Chair Matson:

This letter is written on behalf of the applicant, San Pedro Equities, as it pertains to their application for a building permit at San Pedro and Holly. We would like to inform you that we are granting Tierra West, and Studio Southwest Architects the power to be our agents on this DRB submittal.

Thanks and if there are any questions please don't hesitate to call me at the below contact information.

Sincerely,

Josh Skarsgard, CPA
Land Use Solutions LLC
4101 Indian School Rd. NE Suite 400
Albuquerque, NM 87110
Wk: 505 998 9094
Email: josh@vsnlaw.com



City of Albuquerque
P.O. Box 1293, Albuquerque, NM 87103

June 6, 2006

Malia Orell
Studio SW Architects
2101 Mountain Road NW/87104
Phone: 843-9639/Fax: 843-9683

Dear Malia:

Thank you for your inquiry of **June 6, 2006** requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **LOTS 1,2,3,30,31 AND 32 OF TRACT A, BLOCK 34 OF NORTH ALBUQUERQUE ACRES, LOCATED ON SAN PEDRO DRIVE NE AND HOLLY AVENUE NE BETWEEN HOLLY AVENUE NE AND CARMEL AVENUE NE zone map C-18.**

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

WEST LA CUEVA N.A. (WLC) "R"

***Patrick Driscoll**

6812 La Merida NE/87113 934-4840 (h)

Steven Driscoll

8408 Calle Soquelle NE/87113 828-0888 (h)

Please note that according to O-92 you are required to notify each of these contact persons by **certified mail, return receipt requested, before** the Planning Department will accept your application filing. **IMPORTANT! Failure of adequate notification may result in your Application Hearing being deferred for 30 days.** If you have any questions about the information provided, please contact me at (505) 924-3902 or via an e-mail message at swinklepleck@cabq.gov or by fax at (505) 924-3913.

Sincerely,

Stephani Winklepleck

Neighborhood Program Coordinator
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

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

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

planningrnaform(10/08/05)

NOTICE TO APPLICANTS

SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

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

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

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

(below this line for ONC use only)

Date of Inquiry: **06/06/06** Time Entered: **08:22 a.m.** ONC Rep. Initials: **SW**

June 6, 2006

**Steven Driscoll
West La Cueva Neighborhood Association (WLC)
8408 Calle Soquelle NE
Albuquerque, NM 87113
P: 828-0888**

Dear Steven,

This letter is intended to inform the WLC of the proposed development at San Pedro and Holly, with the legal description as follows: Lots 1,2,3,30,31 and 32 of tract A, block 34 or North Albuquerque Acres, Located on San Pedro Drive NE and Holly Ave NE between Holly Ave NE and Carmel Ave NE, Zone map C-18-Z. Studio Southwest Architects is serving as the agent for San Pedro Equities on this project. The entire site is a 4.91 acre site currently divided into 6 parcels. This submittal proposes a subdivision of the lots into a 3 acre, five story office building site on the north end. The top floor of the building will be dedicated to a high end restaurant. The remainder of the site would be divided into a .95 acre and a .83 acre pad sites to the South for restaurant / retail use. Upon approval of the site plan for subdivision a re-plat of the lots will be prepared. If there are any additional questions please don't hesitate to contact us.

Sincerely,

**David Dekker, AIA
Studio Southwest Architects
2101 Mountain Road NW
Albuquerque, NM 87104
T 505-843-9639
F 505-843-9683
mail@studioswarch.com**

June 6, 2006

**Patrick Driscoll
West La Cueva Neighborhood Association (WLC)
6812 La Merida NE
Albuquerque, NM 87113
P: 934-4840**

Dear Patrick,

This letter is intended to inform the WLC of the proposed development at San Pedro and Holly, with the legal description as follows: Lots 1,2,3,30,31 and 32 of tract A, block 34 or North Albuquerque Acres, Located on San Pedro Drive NE and Holly Ave NE between Holly Ave NE and Carmel Ave NE, Zone map C-18-Z. Studio Southwest Architects is serving as the agent for San Pedro Equities on this project. The entire site is a 4.91 acre site currently divided into 6 parcels. This submittal proposes a subdivision of the lots into a 3 acre, five story office building site on the north end. The top floor of the building will be dedicated to a high end restaurant. The remainder of the site would be divided into a .95 acre and a .83 acre pad sites to the South for restaurant / retail use. Upon approval of the site plan for subdivision a re-plat of the lots will be prepared. If there are any additional questions please don't hesitate to contact us.

Sincerely,

**David Dekker, AIA
Studio Southwest Architects
2101 Mountain Road NW
Albuquerque, NM 87104
T 505-843-9639
F 505-843-9683
mail@studioswarch.com**

U.S. Postal Service
CERTIFIED MAIL RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

7001 1940 0003 0061 4239

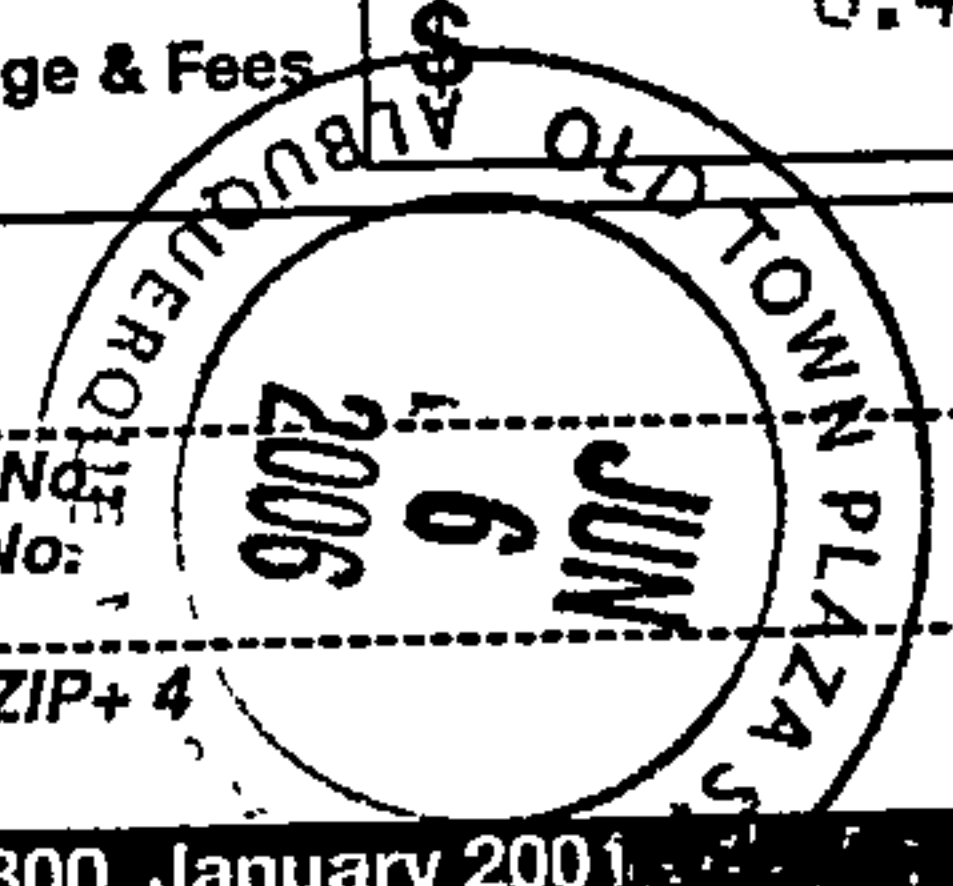
OFFICIAL USE

Postage	\$ 4.20	UNIT ID: 0130
Certified Fee	2.40	
Return Receipt Fee (Endorsement Required)	1.85	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 8.45	

Postmark Here
 Clerk: KDJ0JP
 06/06/06

Sent To _____
 Street, Apt. No. or PO Box No. _____
 City, State, ZIP+ 4 _____

PS Form 3800, January 2001 See Reverse for Instructions



U.S. Postal Service
CERTIFIED MAIL RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

7001 1940 0003 0061 3935

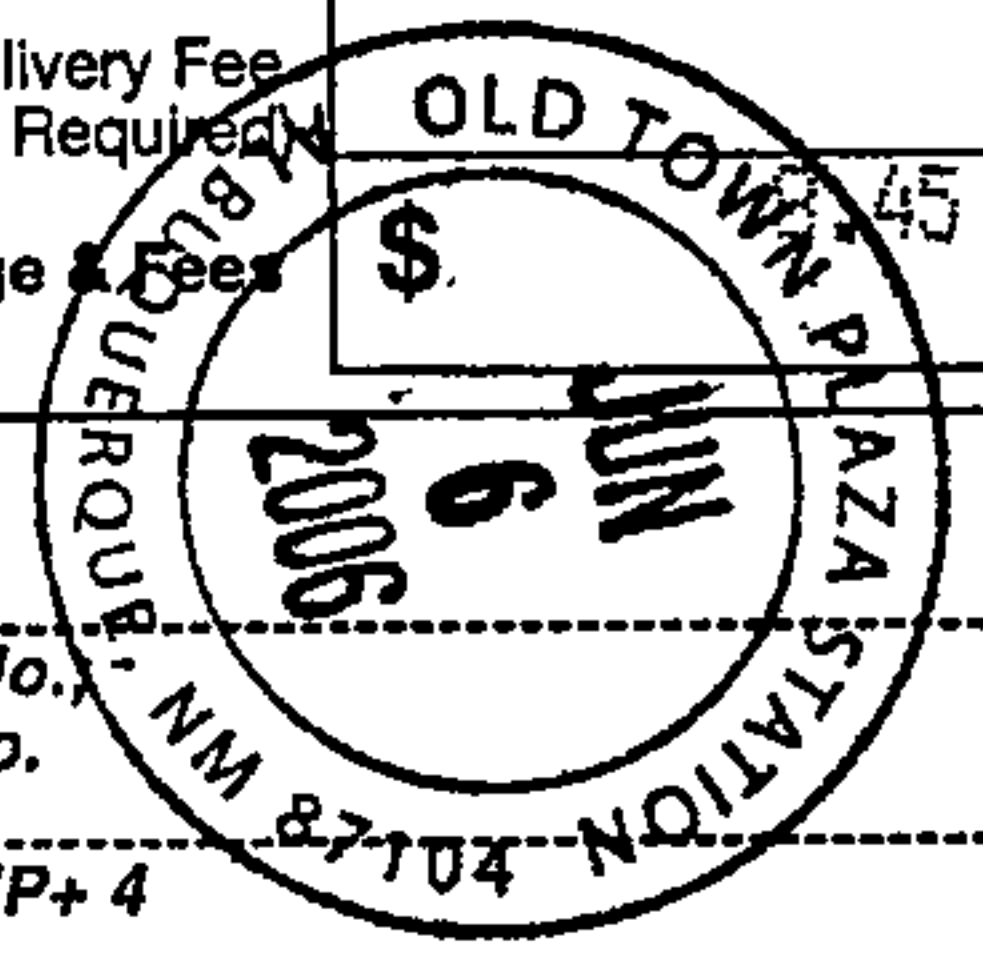
OFFICIAL USE

Postage	\$ 4.20	UNIT ID: 0130
Certified Fee	2.40	
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Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 8.45	

Postmark Here
 Clerk: KDJ0JP
 06/06/06

Sent To _____
 Street, Apt. No. or PO Box No. _____
 City, State, ZIP+ 4 _____

PS Form 3800, January 2001 See Reverse for Instructions



CITY OF ALBUQUERQUE

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

APPLICANT: STUDIO SW ARCHITECTS DATE OF REQUEST: 06/08/06 ZONE ATLAS PAGE(S): C-18-Z

CURRENT:

ZONING SU-2 & IP

PARCEL SIZE (AC/SQ. FT.) 4.91 ACRES

LEGAL DESCRIPTION:

LOT OR TRACT # 1, 2, 3, 30, 31 BLOCK # 34

SUBDIVISION NAME NORTH ALBUQUERQUE ACRES

REQUESTED CITY ACTION(S):

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

PROPOSED DEVELOPMENT:

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

GENERAL DESCRIPTION OF ACTION: 1

OF UNITS: N/A
BUILDING SIZE: 123,000 (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 Melinda Oull (FOR STUDIO SW ARCHITECTS) DATE 06/09/06
(TO BE SIGNED UPON COMPLETION OF PROCESSING BY TRAFFIC ENGINEER AND ENVIRONMENTAL HEALTH)

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

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

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

Notes: PASSED NUEVO TIS @ HOLLY & SAN PEDRO

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 Lyd DATE 6-9-06
TRAFFIC ENGINEER

Air Quality Impact Analysis (AQIA) May Be Required:

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

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

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

Melinda Oull DATE 6/09/06
APPLICANT (FOR STUDIO SW ARCHITECTS)

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 6/7/06 Tony Lyd 6-9-06
-FINALIZED ___/___/___ TRAFFIC ENGINEER DATE

June 16, 2006

Michael Holton, Plan Reviewer
City of Albuquerque
Solid Waste Management Department
Commercial Division
4600 Edith N.E.
Albuquerque, NM 87107
P: 761-8142

Dear Michael,

This letter waives all liability of the city of Albuquerque in regard to the shared trash compactor for the proposed development at San Pedro and Holly, with the legal description as follows: Lots 1,2,3,30,31 and 32 of tract A, block 34 or North Albuquerque Acres, Located on San Pedro Drive NE and Holly Ave NE between Holly Ave NE and Carmel Ave NE, Zone map C-18-Z. The Office Building on the North lot will share a trash compactor with the future developed Southeast lot. San Pedro Equities is the owner of both lots. If one of the lots is ever sold to another party, the shared trash compactor and the city's waived liability will be part of the sales agreement.

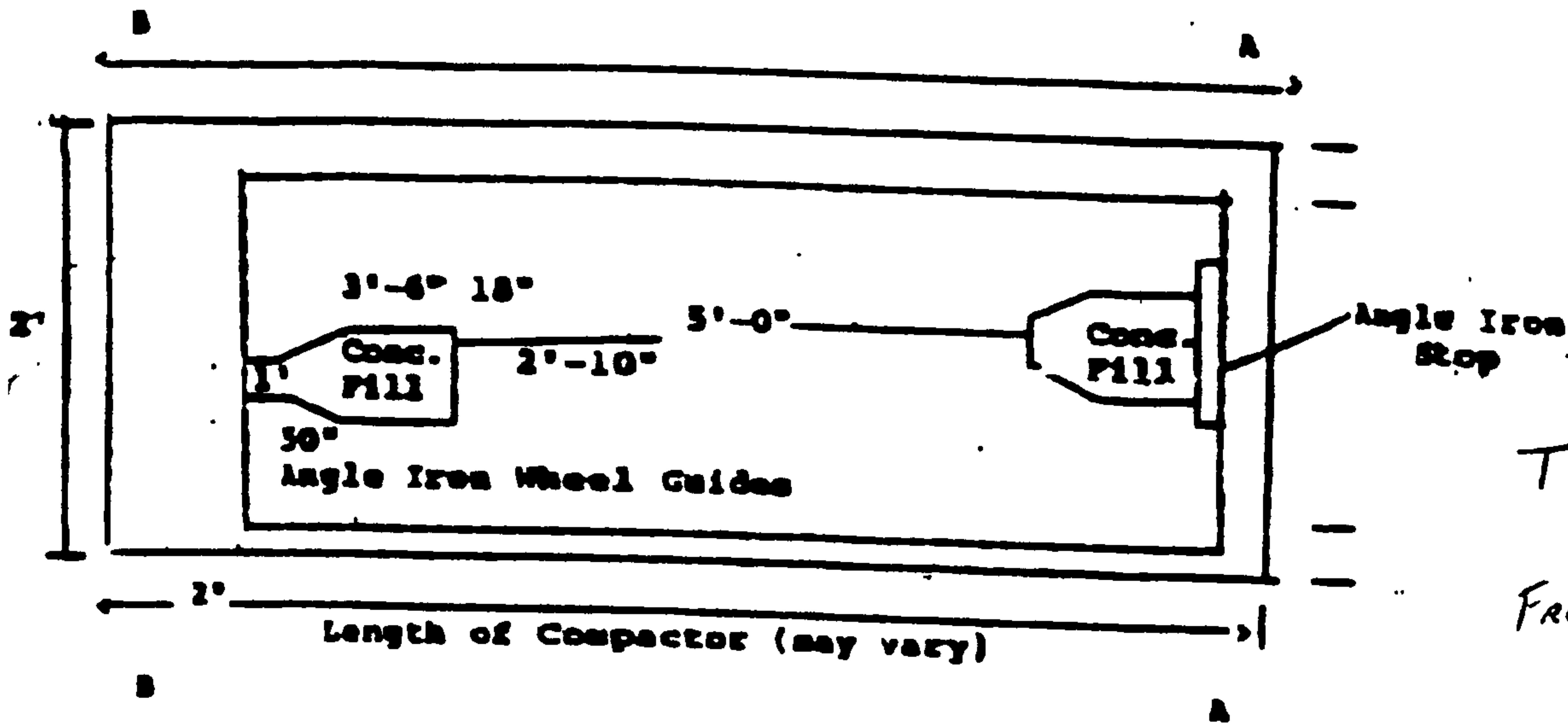
Sincerely,

Randy Schmile

*Randy Schmile, Managing Member
San Pedro Equities*

Compactors and Open Top Refuse Containers

Pad to be a minimum of 12' feet wide with a length of 10' greater than the combined length of the compactor and container (box).
 Concrete to be a minimum of 3000 PSI, steel reinforced, 6" thick.



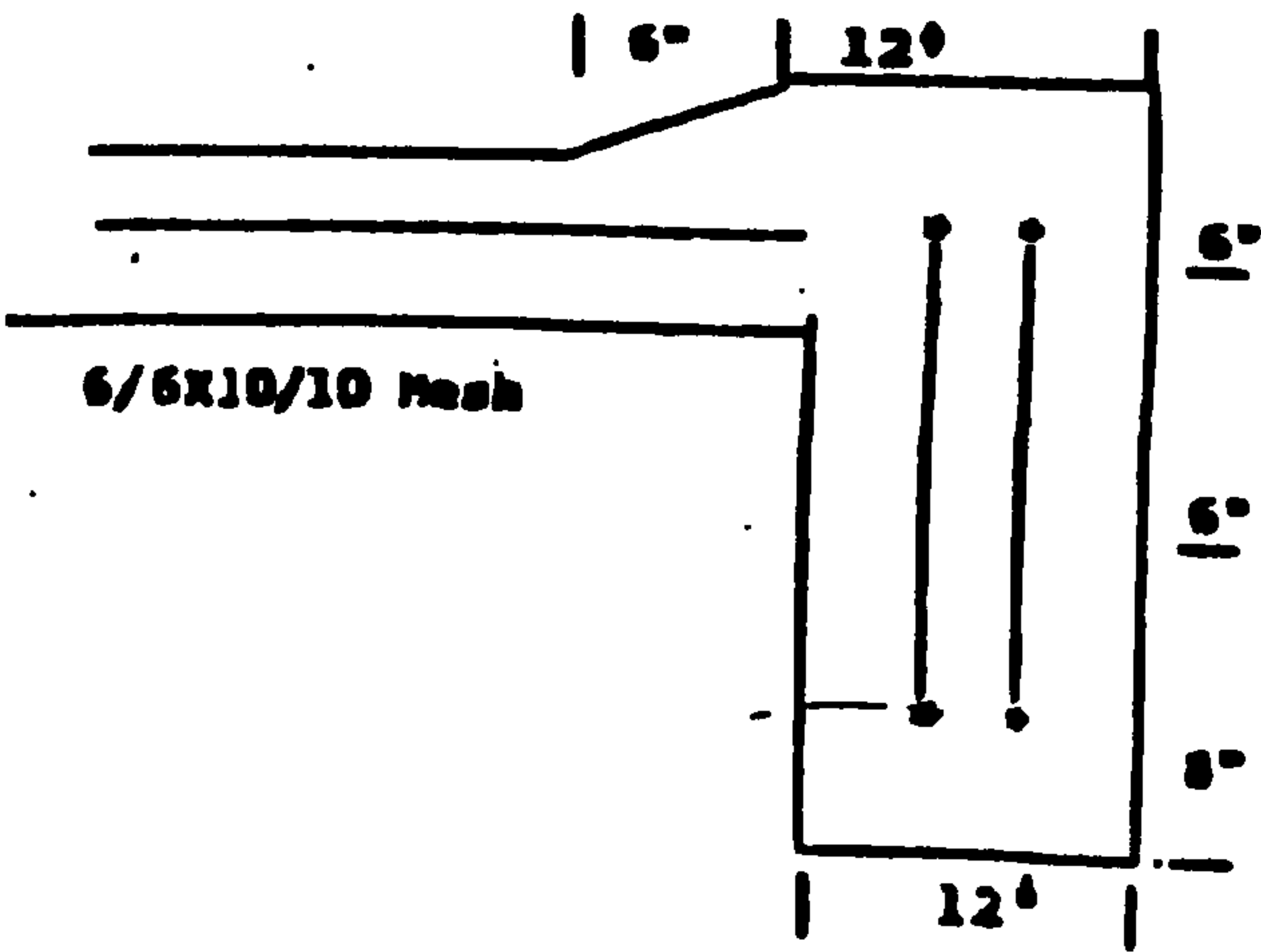
To:
 From: Michael Holton
 Solid Waste Dept
 761-8142

NO SCALE

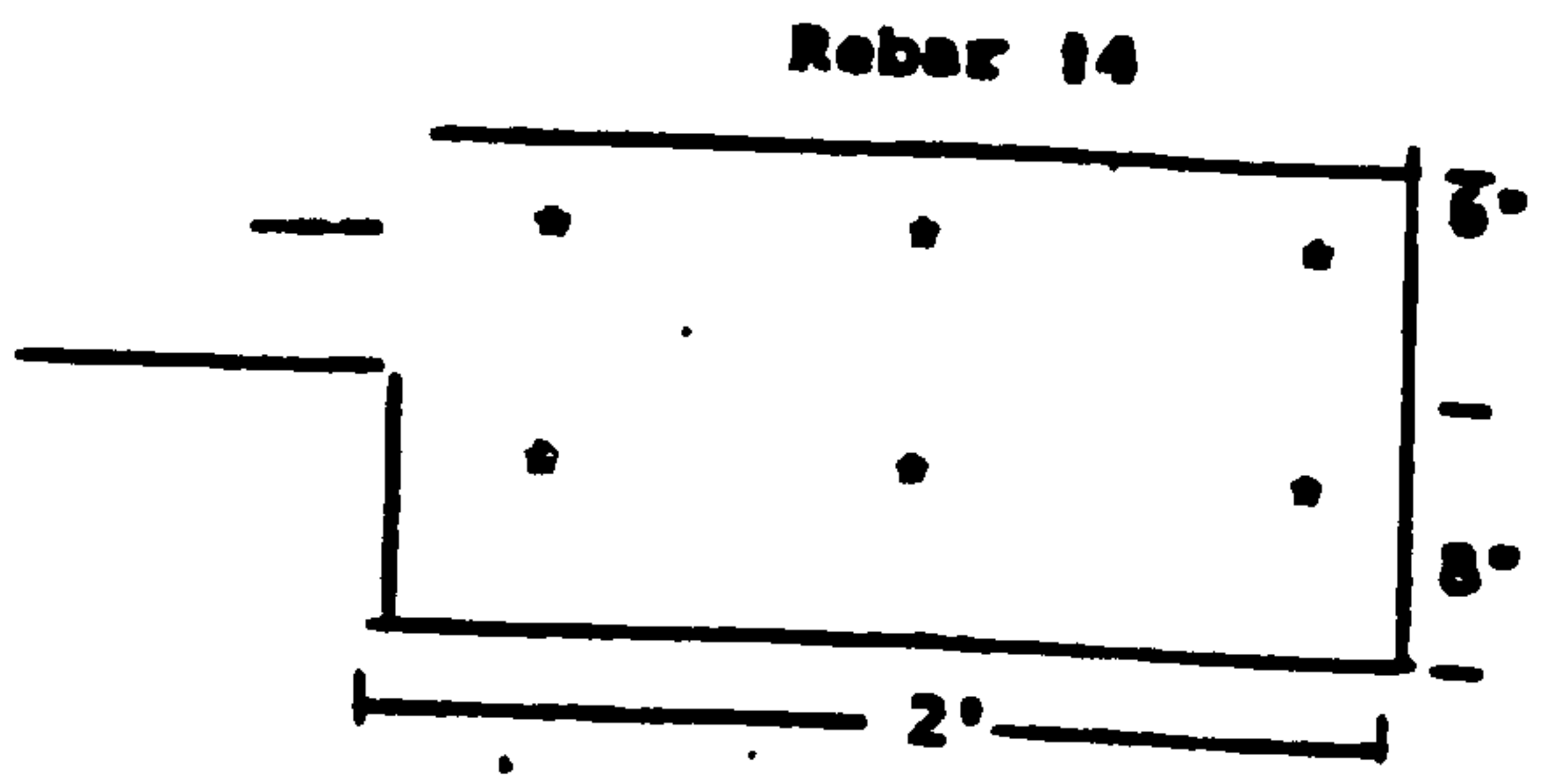
SPECIFICATIONS: (Suggested Only) DO YOUR OWN CALCULATIONS

Concrete Slab	3,000 lb
Angle Iron Wheel Guides	3/8" X 14" X 5"
Wire Mesh	6/6 X 10/10
Rebar	14

Not to Scale



SECTION A



SECTION B

Note: It is not the intention of the Solid Waste Management Department to control the design of an enclosure. Its intent is to give minimum width, length and height for varied types of Roll-Off concrete pads. Call 761-8100 for additional information.

**FIRE HYDRANT AND INSTANTANEOUS
FIRE FLOW REQUIREMENTS**

ALBUQUERQUE FIRE DEPARTMENT
FIRE MARSHAL'S PLAN CHECKING OFFICE
600 2ND ST N.W, 8TH Floor, Plaza del Sol
Albuquerque, New Mexico 87102
(505) 924-3611 / FAX (505) 924-3619

ZONE MAP NUMBER C-18

REFERRAL # _____

SITE ADDRESS _____

LEGAL DESCRIPTION: SUBJECT TRACT Lots 1, 2, 3, 30, 31, & 32 of Tract A
N. Alb. Area

NUMBER HYDRANTS REQUIRED FOR THE LARGEST BUILDING 2

INSTANTANEOUS FLOW REQUIRED 2525 GPM

SQUARE FOOTAGE - LARGEST BUILDING 123,000

TYPE CONSTRUCTION II-B SPK

PERTINENT DATA FOR DETERMINATION AND LOCATION OF FIRE HYDRANTS

ALL REQUIRED HYDRANTS SHALL BE INSTALLED AND OPERABLE PRIOR TO CONSTRUCTION

ALL REQUIRED HYDRANTS SHALL BE WITHIN 450 FEET TO THE FURTHEST POINT OF THE BUILDING AS A TRUCK ROLLS.

ALL REQUIRED HYDRANTS SHALL BE WITHIN 300 FEET TO THE FURTHEST POINT OF THE BUILDING AS A TRUCK ROLLS.

TOTAL NUMBER HYDRANTS REQUIRED FOR THIS PHASE OF CONSTRUCTION OR SITE 2

DATE: 6-15-06

FIRE DEPARTMENT INSPECTOR: [Signature]

RECEIVED BY: [Signature] TELEPHONE: 843-9639

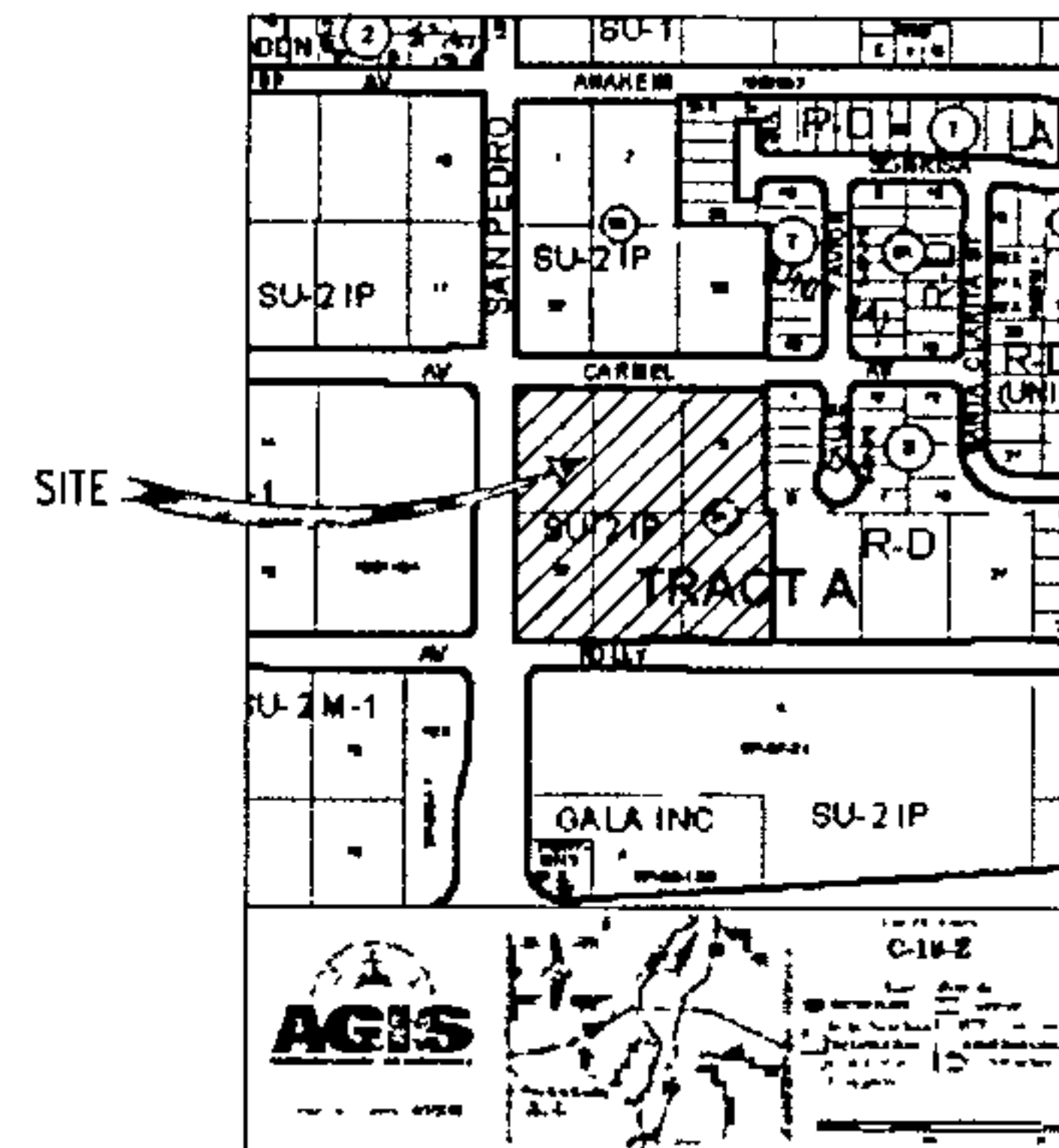
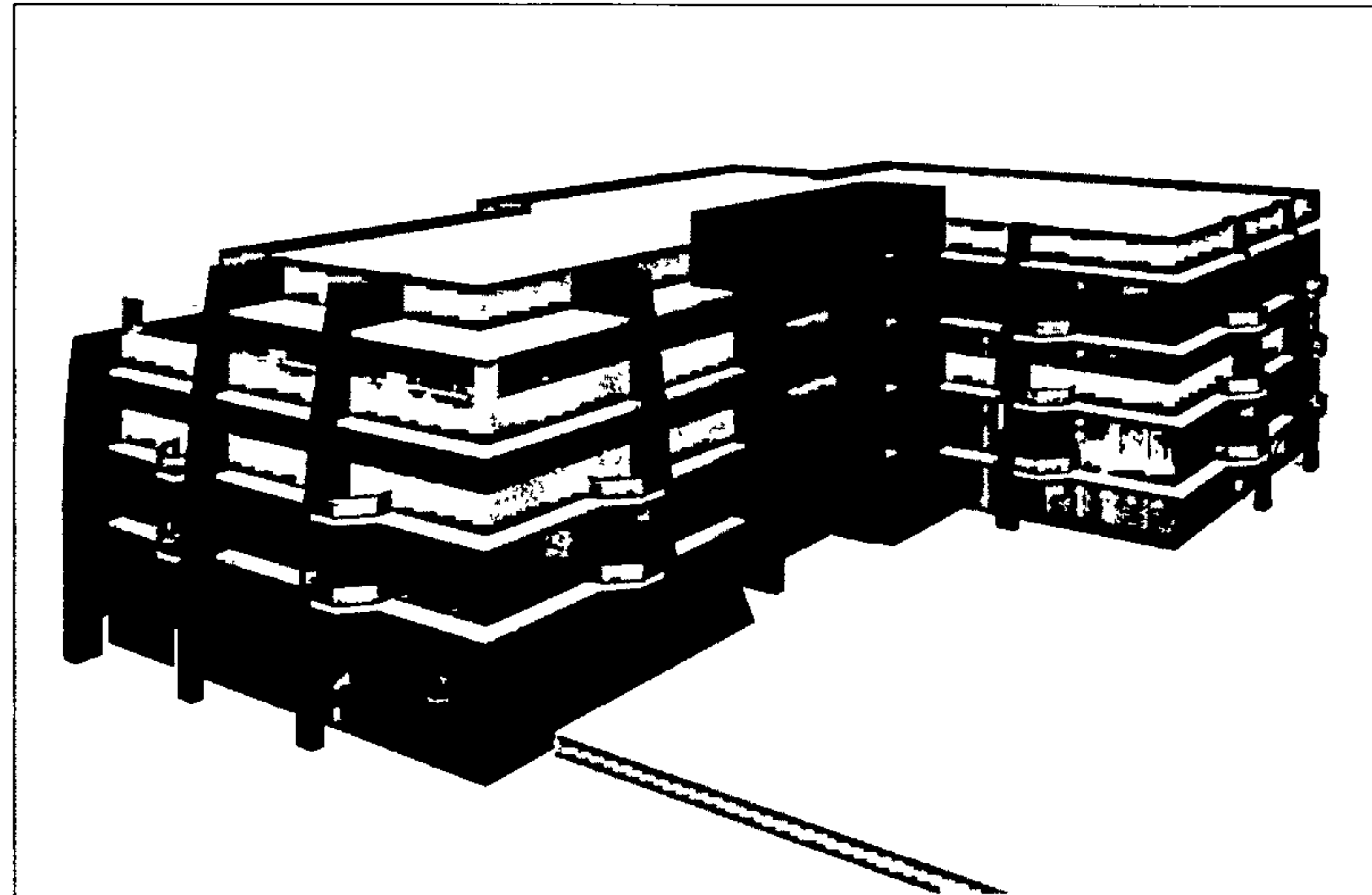
- NOTES:
1. ALL HYDRANTS NEEDED TO PROTECT AN INDIVIDUAL BUILDING MUST BE ABLE TO PROVIDE A MINIMUM RESIDUAL OF 20 PSI, UNDER REQUIRED FIRE FLOW CONDITIONS.
 2. DETERMINATION OF THE WATER SYSTEM CAPASITY TO PROVIDE REQUIRED FIRE FLOW SHALL BE MADE BY THE PUBLIC WORKS DEPARTMENT, UTILITY DEVELOPMENT SECTION (924-3987), BASED ON PEAK DAY CRITERIA.
 3. DESIGN OF PRIVATE FIRE PROTECTION SYSTEMS IS THE RESPOSIBILITY OF THE DEVELOPER'S CONSULTANT. APPROVAL OF DESIGN MUST BE MADE BY THE PUBLIC WORKS DEPARTMENT, UTILITY DEVELOPMENT SECTION

WHITE - INDIVIDUAL YELLOW - FILE

P A S E O N U E V O

DRB SUBMITTAL

SITE PLAN FOR SUBDIVISION AND SITE PLAN FOR BUILDING PERMIT



VICINITY MAP

PROJECT DIRECTORY

DRAWING INDEX

OWNER/USER:
 San Pedro Equities
 Land Use Solutions, LLC
 4101 Indian School Rd NE Suite 400
 Albuquerque, NM 87110 (505) 262-2323
 CONTACT Josh Skarsgard, CPA (505) 998-9809

CIVIL:
 TIERRA WEST, LLC
 8509 Jefferson St NE
 Albuquerque, NM 87113 (505) 823-1000
 CONTACT JON NISKI (505) 798-7988 Fax

LANDSCAPE:
 HILLTOP
 7909 EDITH NE
 P.O. BOX 10630
 Albuquerque, NM 87184 (505) 898-9690
 CONTACT CARRIE JOHNSON (505) 898-7737 Fax

STRUCTURAL
 Chavez Greaves
 4700 Lincoln NE
 Albuquerque, NM 87109 (505) 344-4080
 (505) 343-8759 Fax

ARCHITECT:
 STUDIO SW Architects, Inc
 2101 MOUNTAIN ROAD NW
 Albuquerque, NM 87104 (505) 843-9639
 (505) 843-9683 Fax

GENERAL
 G-000 COVER SHEET, DRAWING INDEX, CONTACTS LOCATION MAP
 AS-100 OVERALL SITE PLAN GROUND FLOOR
 AS-101 OVERALL SITE PLAN 1ST FLOOR
 AS-102 SITE DETAILS
 AS-103 SITE DETAILS

CIVIL
 C-101 SITE PLAN FOR SUBDIVISION
 C-102 GRADING AND DRAINAGE GROUND FLOOR
 C-103 GRADING AND DRAINAGE 1ST FLOOR
 C-104 MASTER UTILITY PLAN
 C-105 DETAILS AND CROSS SECTIONS

LANDSCAPE
 L-1 PLANTING PLAN

ARCHITECTURAL
 A-201 ELEVATIONS
 A-202 ELEVATIONS



CONSULTANTS

Architect Engineer

NOT FOR CONSTRUCTION

SET NUMBER
 PASEO NUEVO
 SAN PEDRO & HOLLY
 ALBUQUERQUE, NM

MARK	DATE	DESCRIPTION
ISSUE		DRB SUBMITTAL
PROJECT NO		0424
CAD DWG FILE		0424-G-000 DWG
DRAWN BY		MSO
CHECKED BY		JDD
DATE		6/02/06

SHEET TITLE
 COVER SHEET,
 DRAWING INDEX, CONTACTS,
 LOCATION MAP

G-000

sheet of sheets

CONSULTANTS

Architect
 Engineer

NOT FOR CONSTRUCTION

PASEO NUEVO
 SAN PEDRO & HOLLY
 ALBUQUERQUE, NM

MARK	DATE	DESCRIPTION
ISSUE		DRB SUBMITTAL
PROJECT NO		0-424
CAD DWG FILE		0-424A-SP00
DRAWN BY		MO
CHECKED BY		DD
DATE		6/02/06

SHEET TITLE
 OVERALL SITE PLAN
 FOR BUILDING PERMIT,
 BASEMENT LEVEL

AS-100
 of sheets

GENERAL NOTES

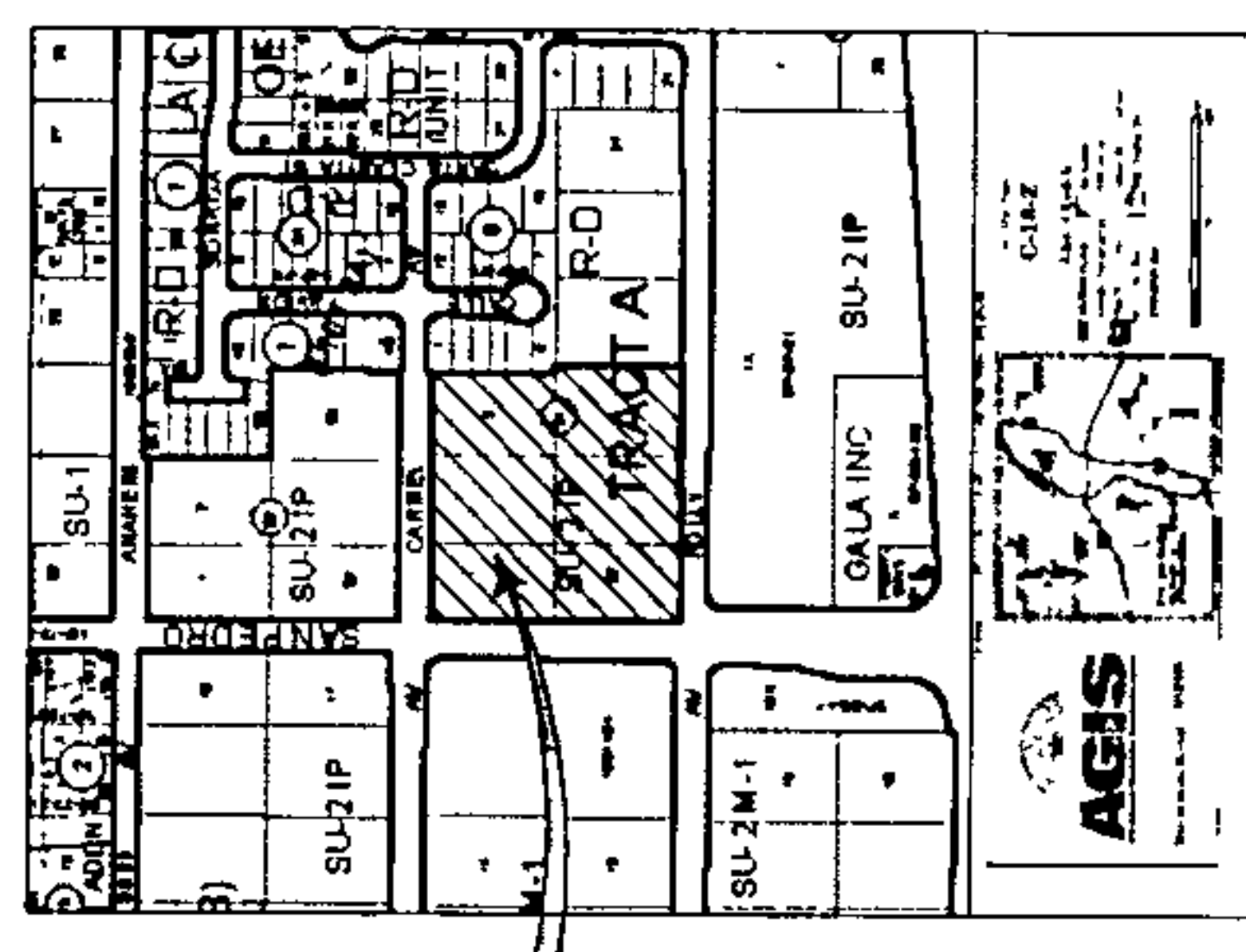
PROVIDE ONE (1) RESERVED PARKING SPACE AT EACH H.C. PARKING SPACE PER DETAIL A-1/AS-100
 ALL MISCELLANEOUS SITE STEEL COLOR SHALL BE SELECTED BY ARCHITECT

SITE CALCULATIONS

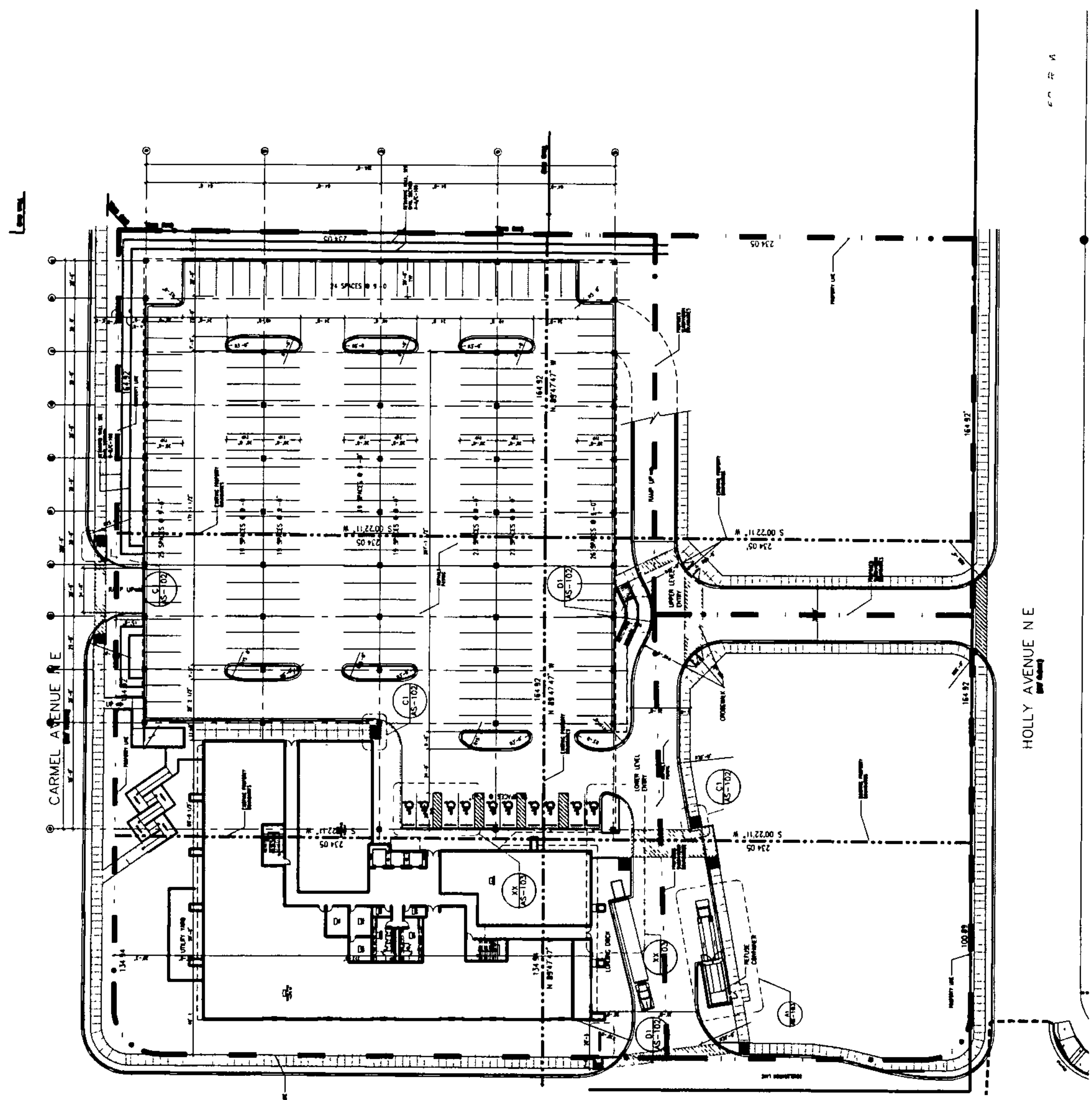
BUILDING SQUARE FOOTAGE		PARKING SPACES REQUIRED	
BASEMENT FLOOR TOTAL GROSS SF	25,500 SF	5 SPACES @ 1 SPACE/500 SF	
BASEMENT FLOOR TOTAL NET SF	19,850 SF	4 SPACES @ 1 SPACE/500 SF	
1ST FLOOR TOTAL GROSS SF	25,500 SF	73 SPACES @ 1 SPACE/350 SF	
1ST FLOOR TOTAL NET SF	21,845 SF		
2ND FLOOR TOTAL GROSS SF	25,500 SF	67 SPACES @ 1 SPACE/380 SF	
2ND FLOOR TOTAL NET SF	19,850 SF		
3RD FLOOR TOTAL GROSS SF	25,500 SF	72 SPACES @ 1 SPACE/350 SF	
3RD FLOOR TOTAL NET SF	21,845 SF		
4TH FLOOR TOTAL GROSS SF	25,500 SF	72 SPACES @ 1 SPACE/350 SF	
4TH FLOOR TOTAL NET SF	21,845 SF		
TOTAL REQUIRED		375 SPACES	
TOTAL PROVIDED		375 SPACES	
HC PROVIDED		12 SPACES	
HC REQUIRED		18 SPACES	
BICYCLE HOCS REQUIRED		18	
BICYCLE HOCS PROVIDED		20	

SITE DATA

TOTAL SITE AREA, LESS 60' R.O.B.
 SAN PEDRO AND HOLLY
 OFFICE COMPLEX
 = 208,811 SF (4.82 ACRES)
 BUILDING FOOTPRINT
 = 25,500 SF (1/2% OF SITE, MAX F.A.R. IS 50%)
 FRONT YARD SETBACK
 = 20' MIN
 SIDE YARD SETBACK
 = 10' MIN
 REAR YARD SETBACK
 = 10' MIN
 MAXIMUM BUILDING HEIGHT
 = 45' FROM R.O.B. 120' MAX



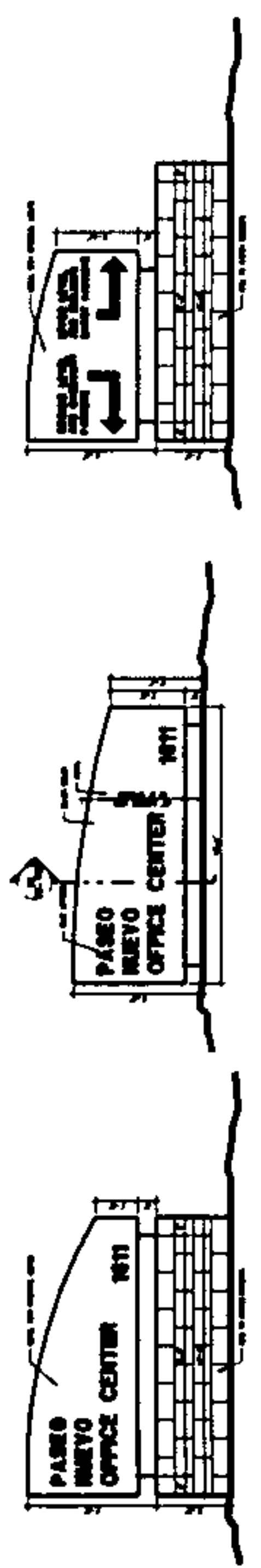
VICINITY MAP



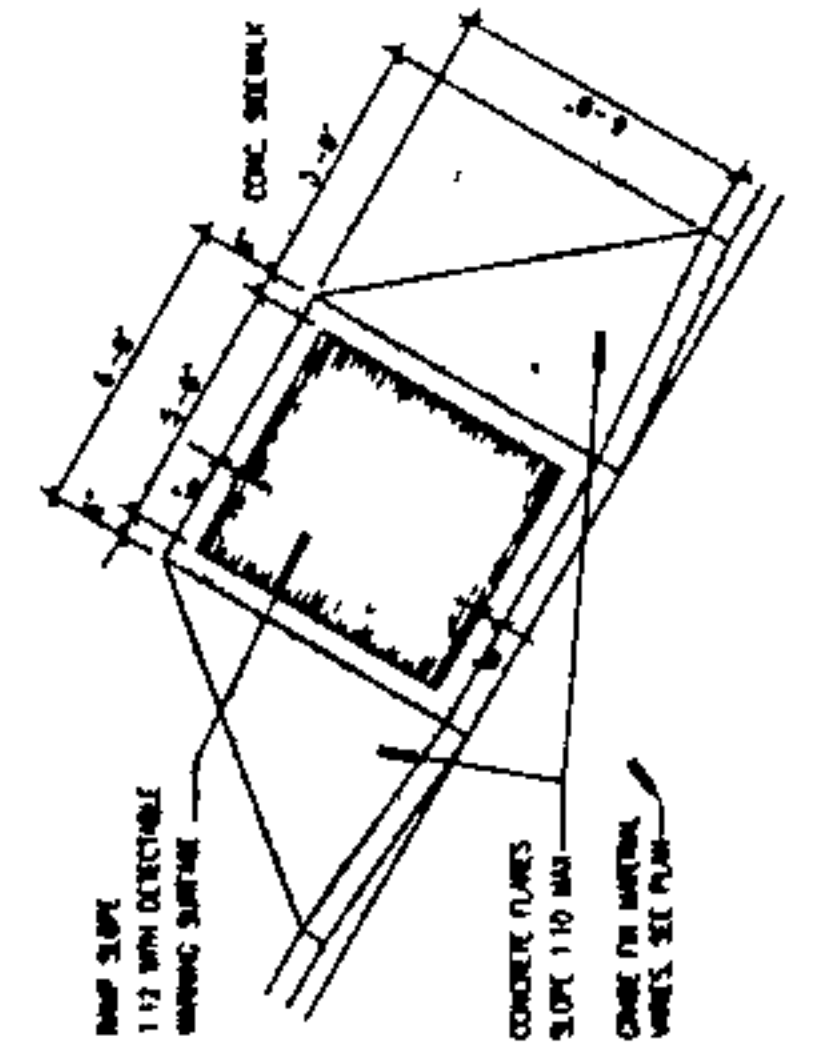
A1 OVERALL SITE PLAN, BASEMENT LEVEL
 SCALE 1"=30'-0"

MARK	DATE	DESCRIPTION
ISSUE		PRELIMINARY DESIGN
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CAD DWG FILE	0424AS-102.DWG	
DRAWN BY	MO	
CHECKED BY	DO	
DATE	4/12/06	

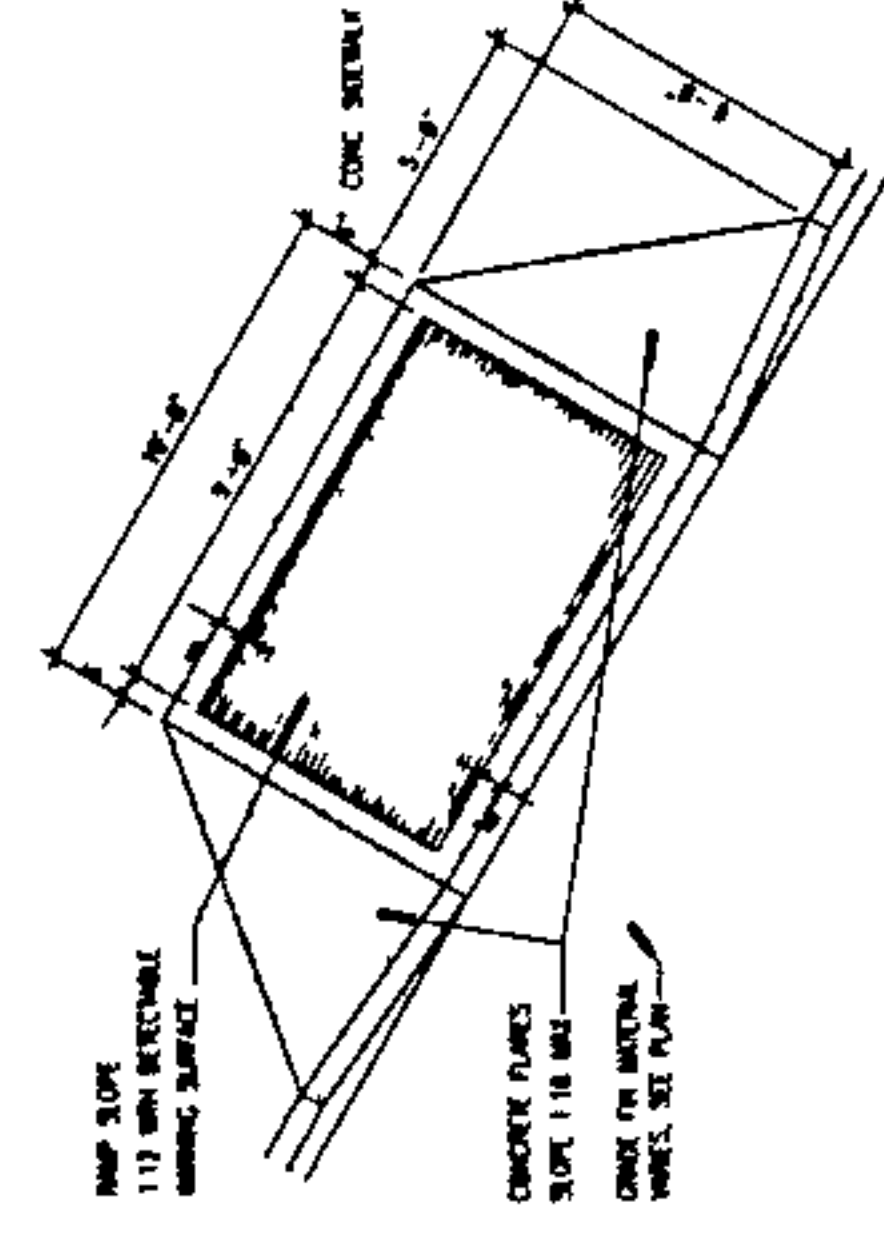
SHEET TITLE
SITE DETAILS



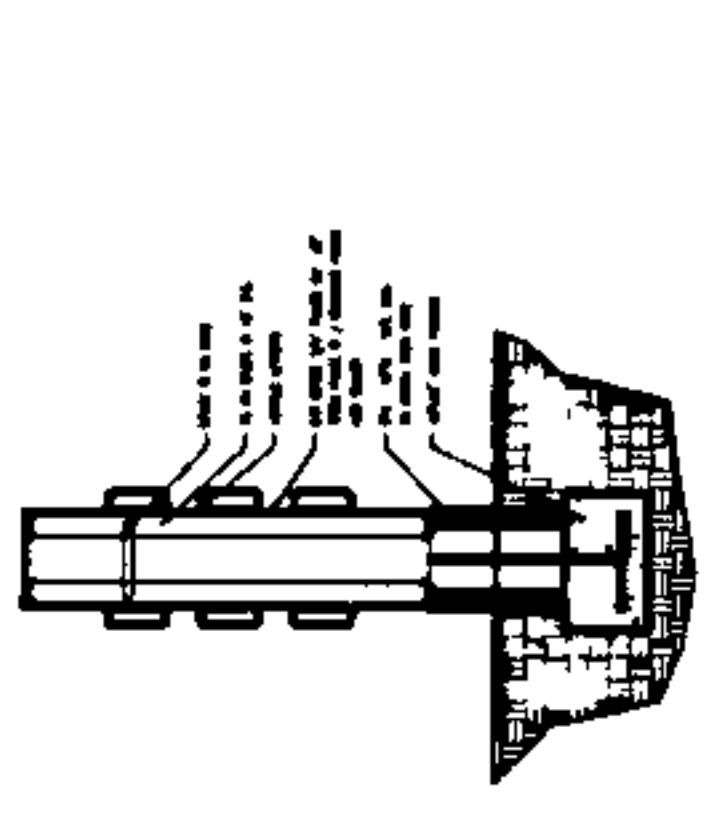
D1 BUILDING SITE SIGNAGE
SCALE 1/4"=1'-0"



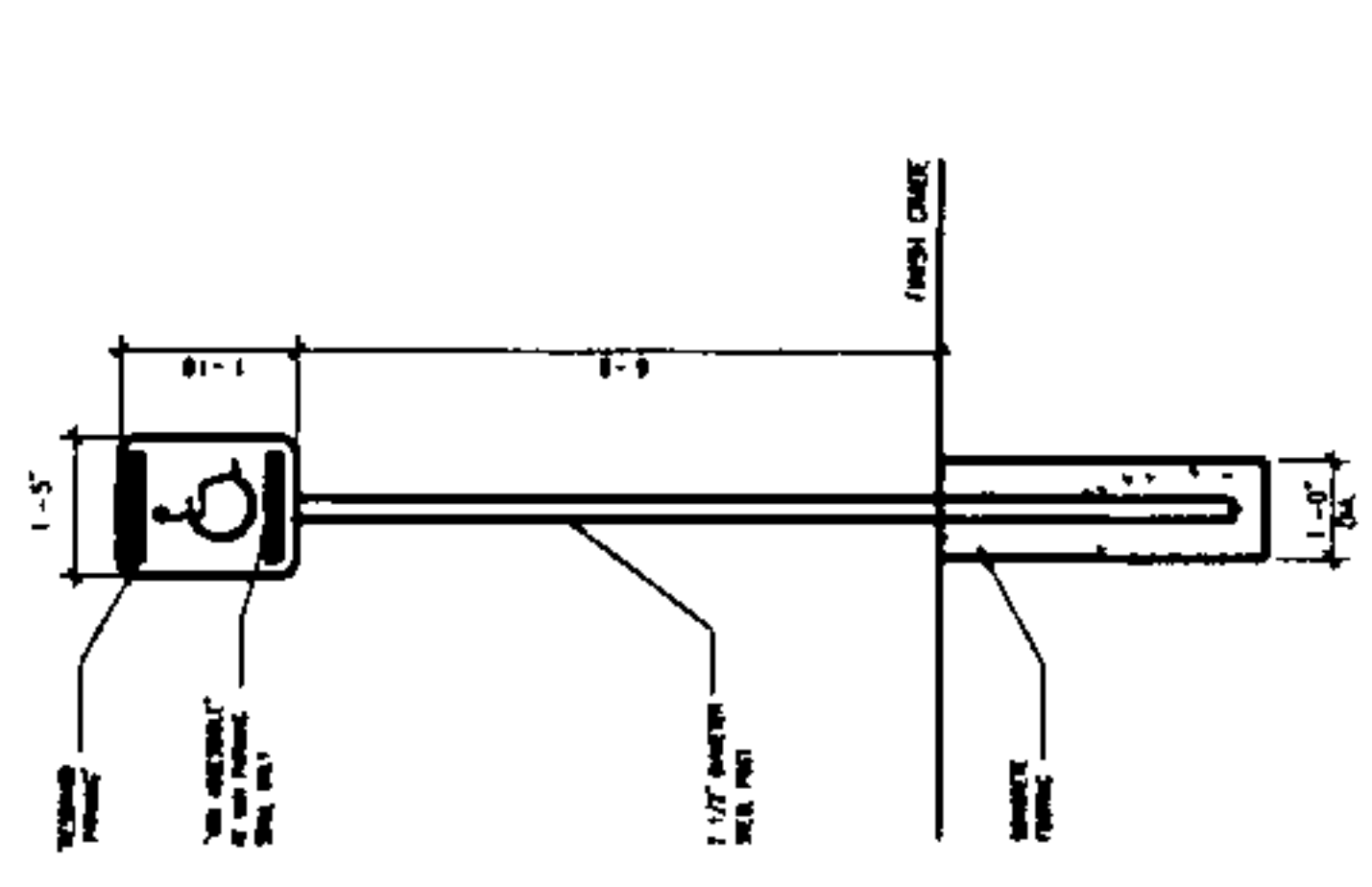
C1 H.C. RAMP
SCALE 1/4"=1'-0"



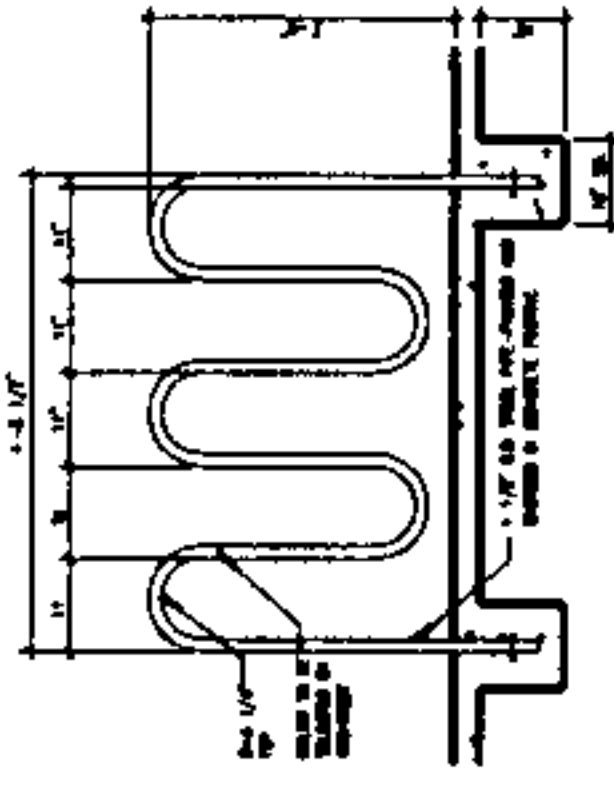
C2 H.C. RAMP
SCALE 1/4"=1'-0"



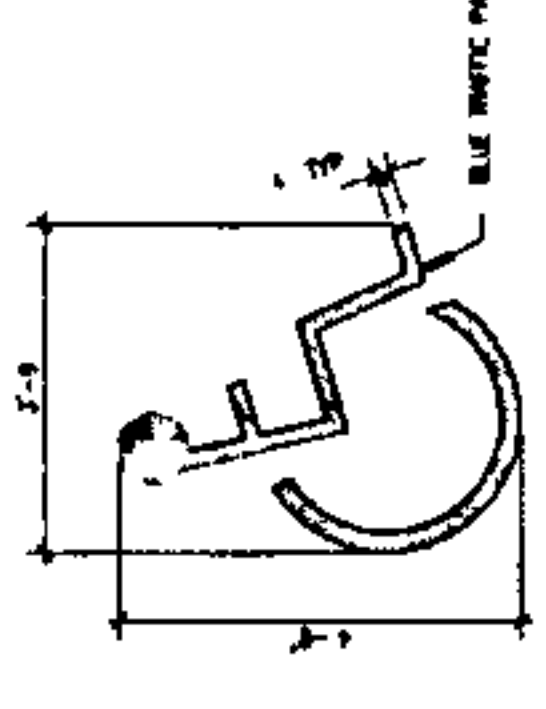
D3 MONUMENT SIGN SECTION
SCALE 1/2"=1'-0"



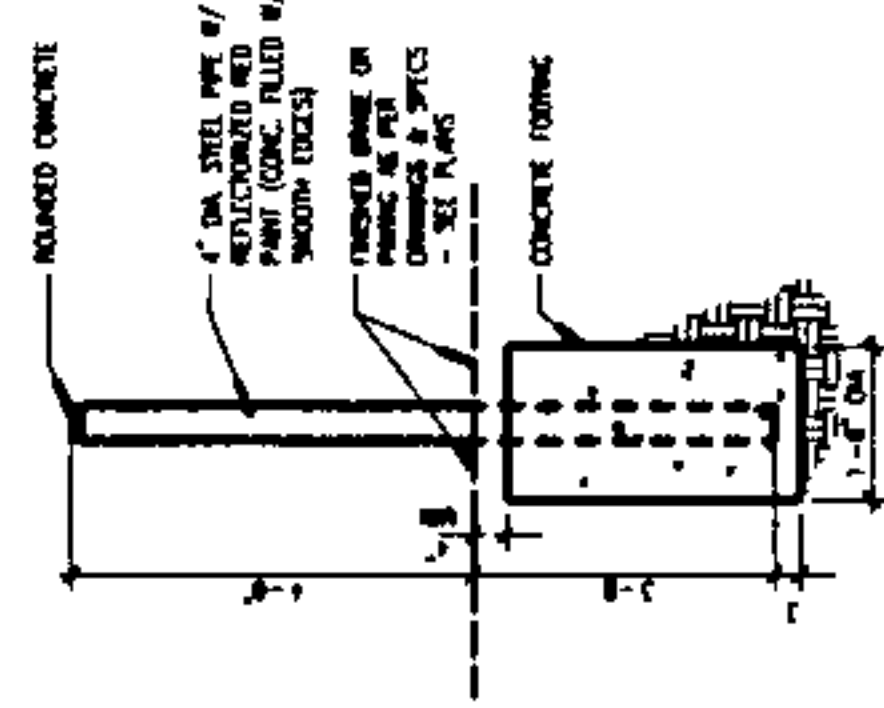
C4 TYP. RESERVED PARKING SIGN
SCALE 1/2"=1'-0"



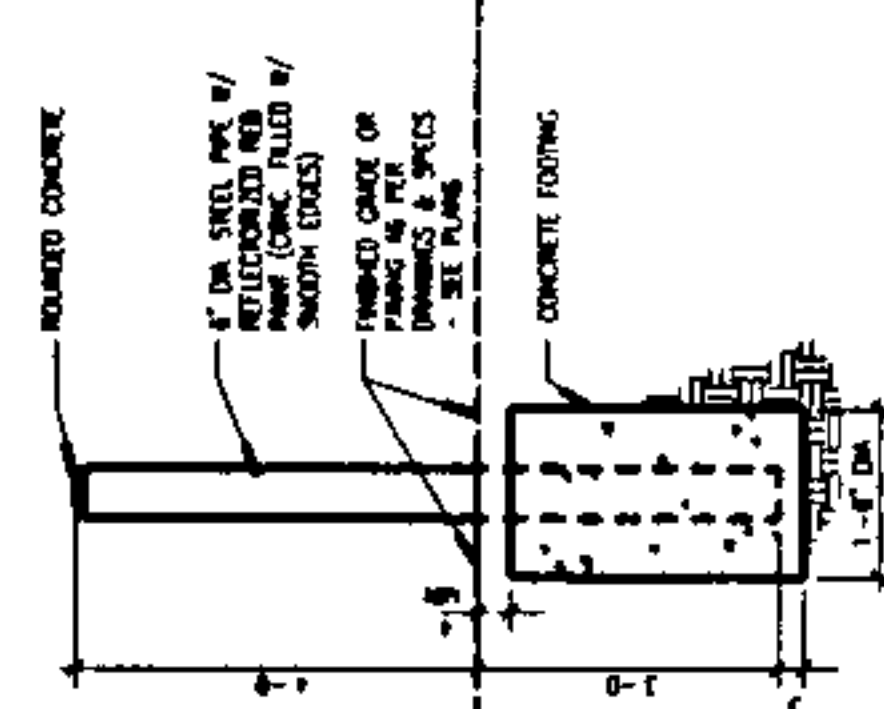
C3 BIKE RACK DETAIL
SCALE 1/2"=1'-0"



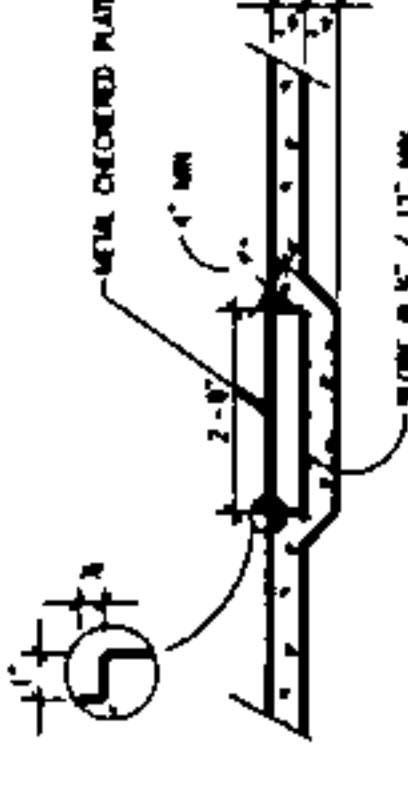
B1 H.C. PAVEMENT SIGN
SCALE 1/4"=1'-0"



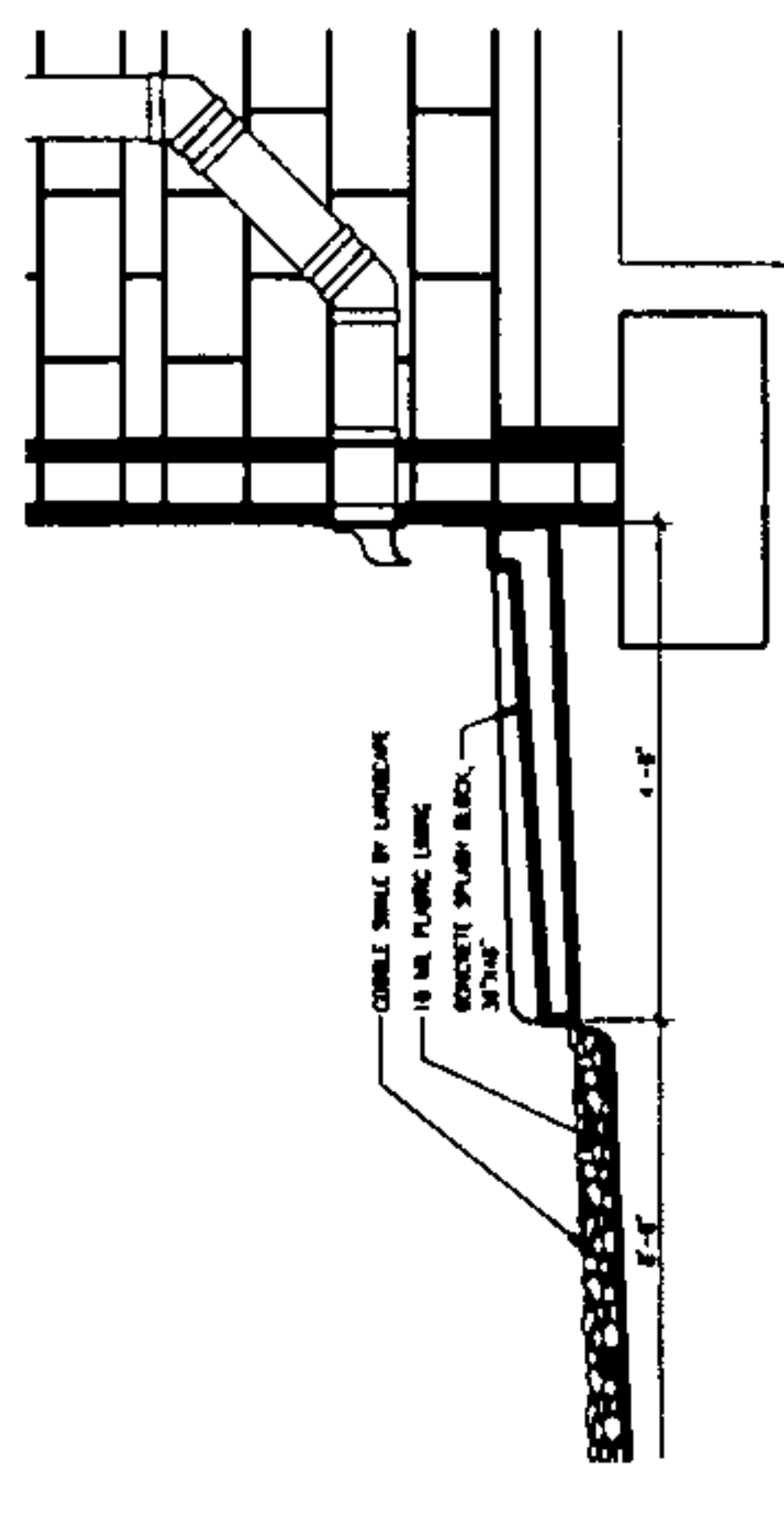
B2 4" TYPICAL BOLLARD
SCALE 1/4"=1'-0"



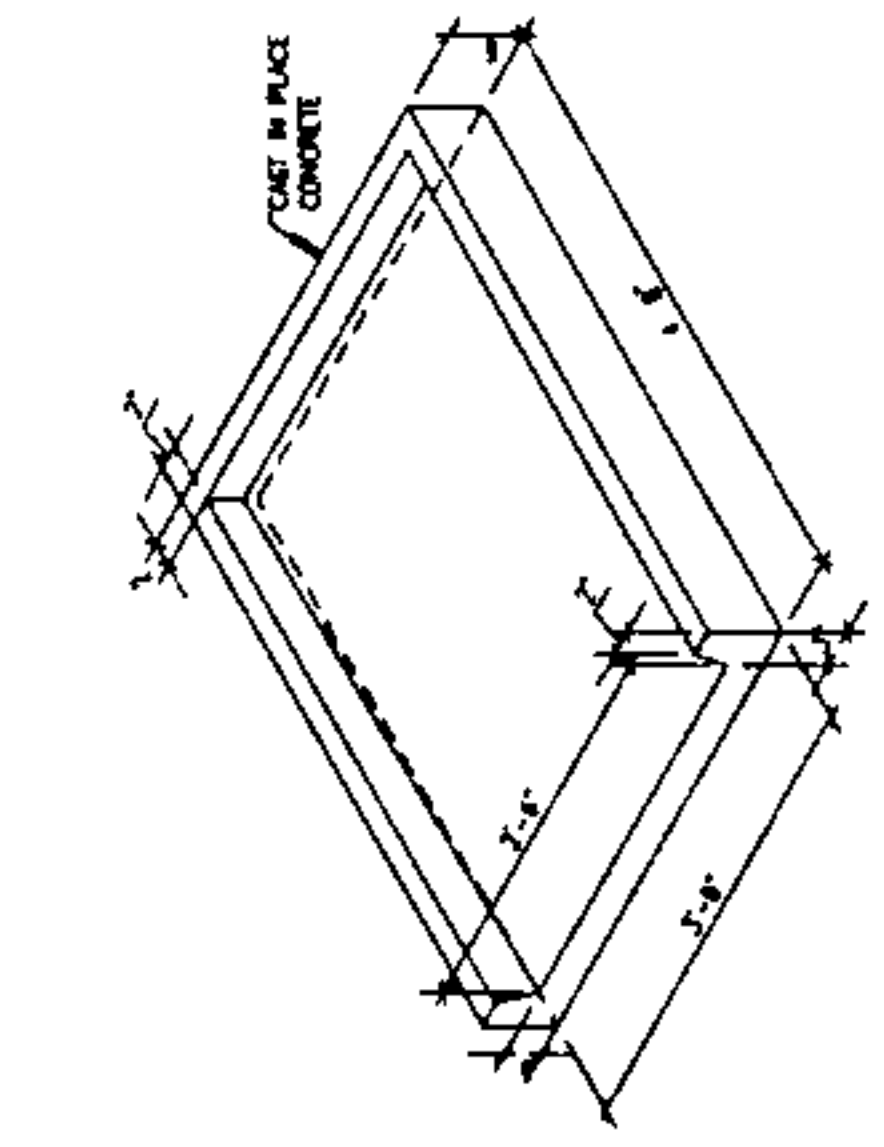
B3 6" TYPICAL BOLLARD
SCALE 1/4"=1'-0"



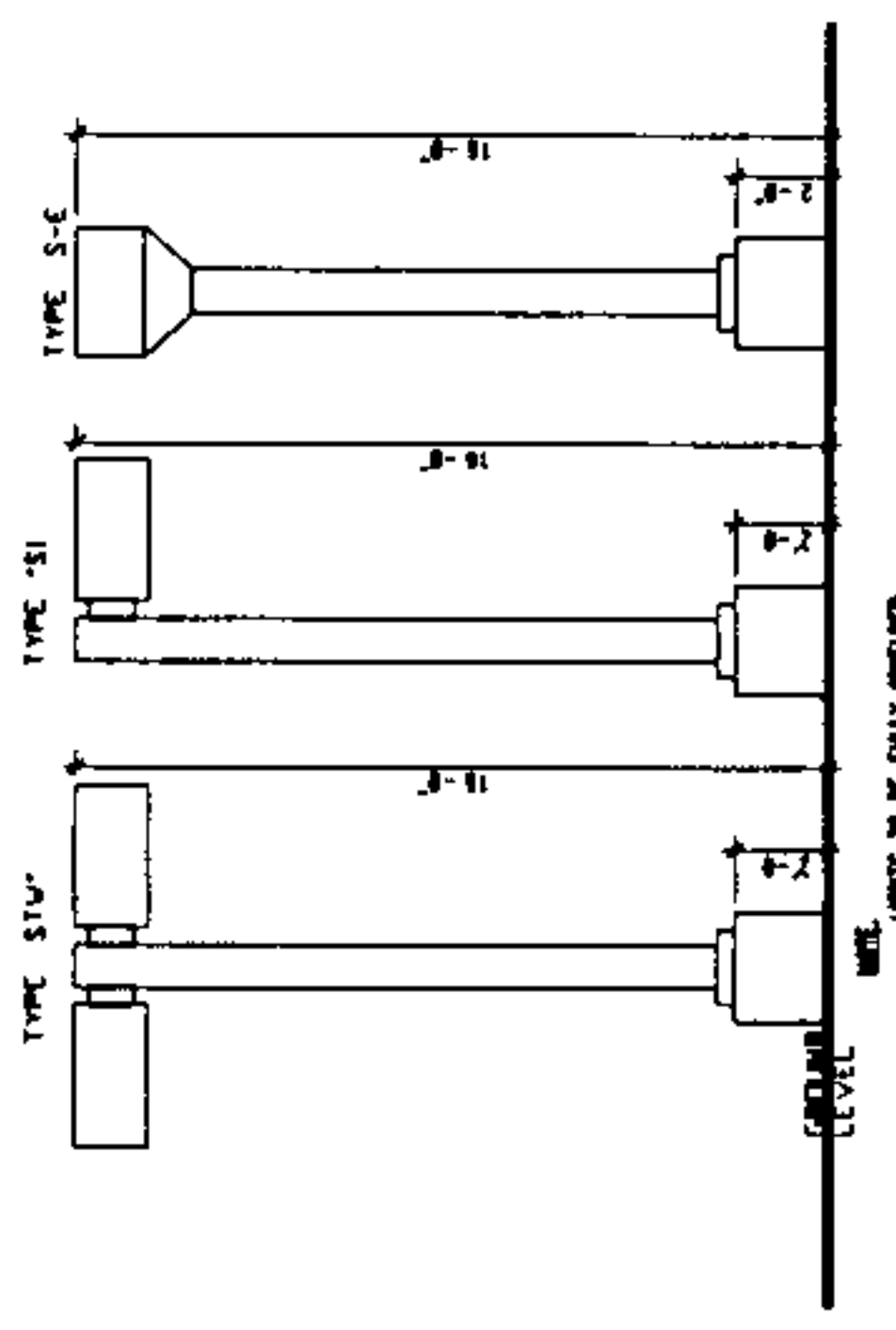
B4 SIDEWALK CULVERT DETAIL
SCALE 1/4"=1'-0"



A1 SPLASH BLOCK SECTION
SCALE 3/4"=1'-0"



A3 SPLASH BLOCK AXON
SCALE 3/4"=1'-0"



A4 SITE LIGHTING MAXIMUM MOUNTING HEIGHTS
SCALE 1/4"=1'-0"

CONSULTANTS

Architect Engineer

NOT FOR CONSTRUCTION

PASEO NUEVO
SAN PEDRO & HOLLY
ALBUQUERQUE, NM

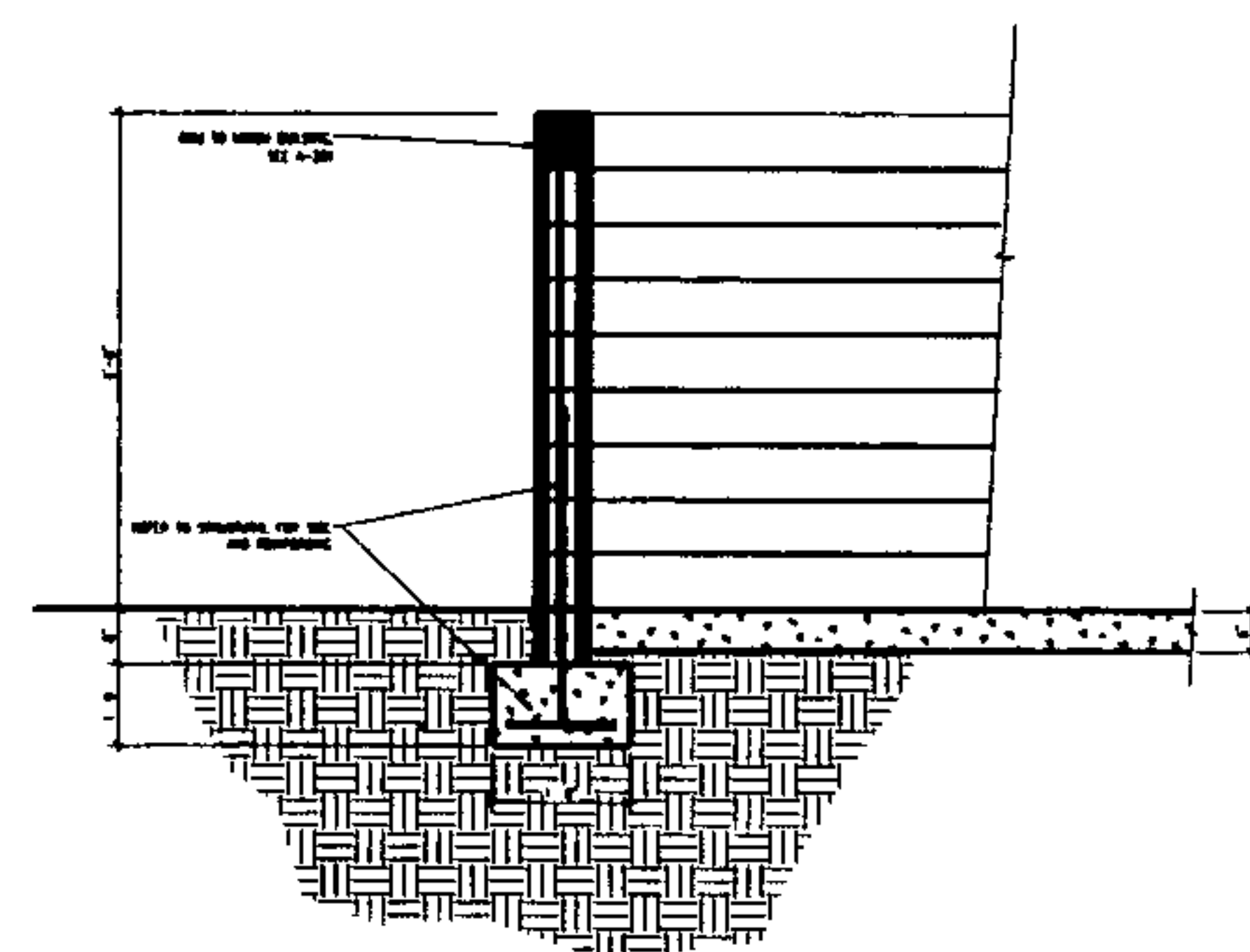
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ISSUE		DRB SUBMITTAL
PROJECT NO		0424
CAD DWG FILE		0424AS-103.DWG
DRAWN BY		MO
CHECKED BY		DD
DATE		6/02/06

SHEET TITLE

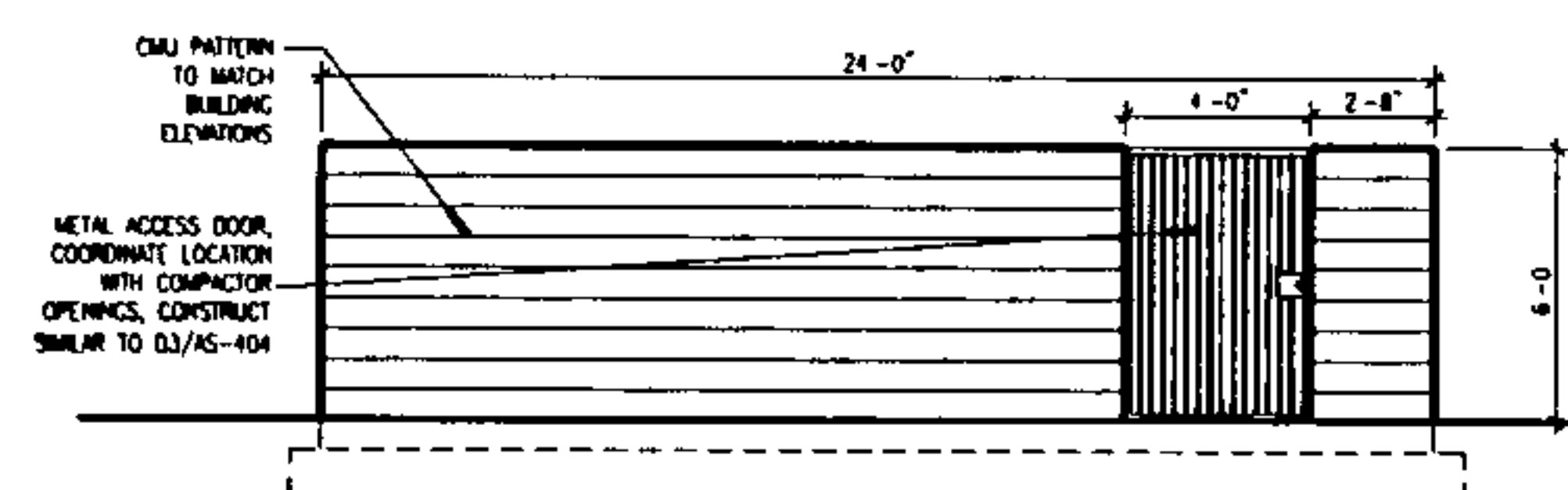
SITE DETAILS

AS-103

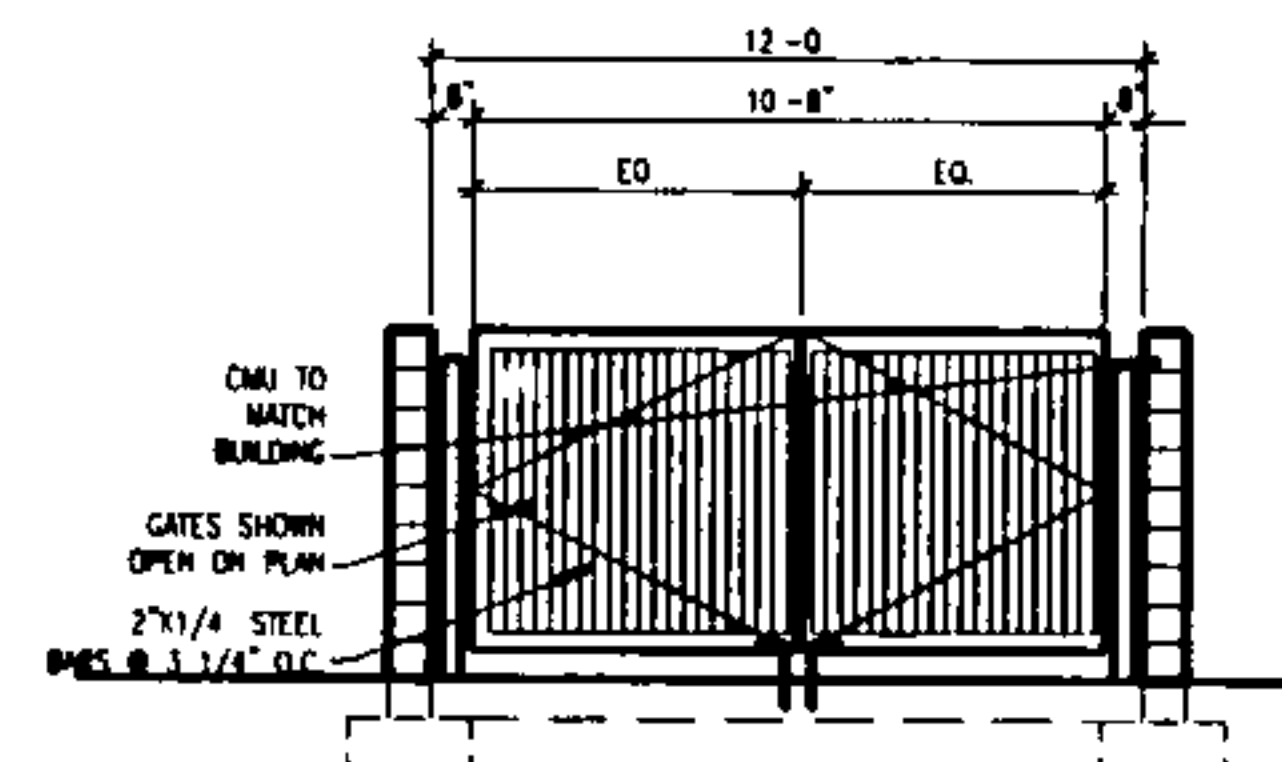
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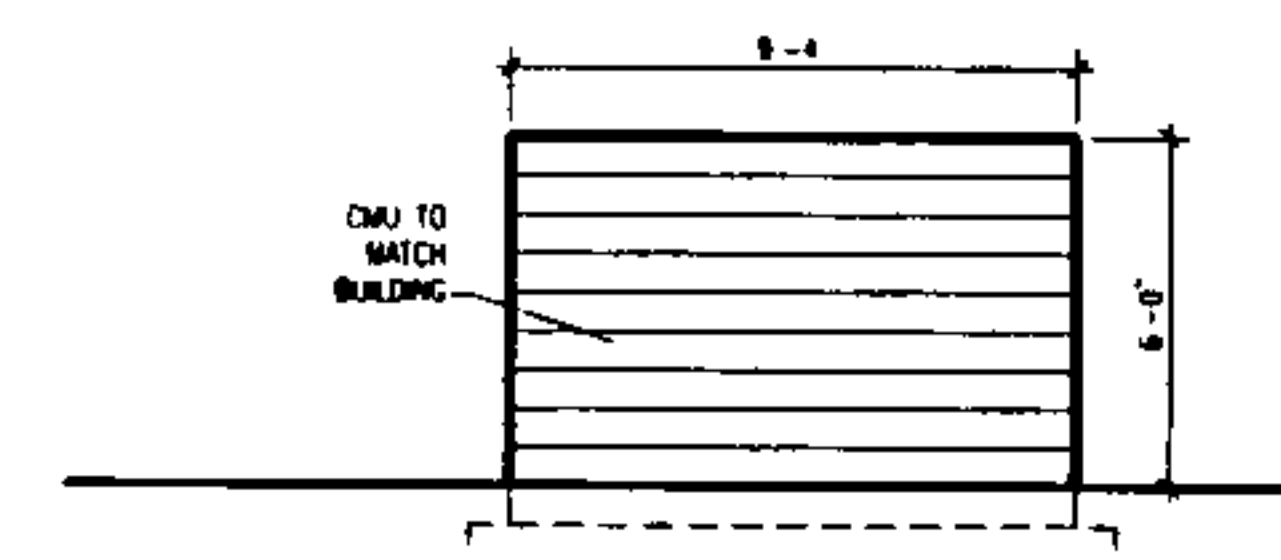
C1 TRASH COMPACTOR SECTION
SCALE 1/2"=1'-0"



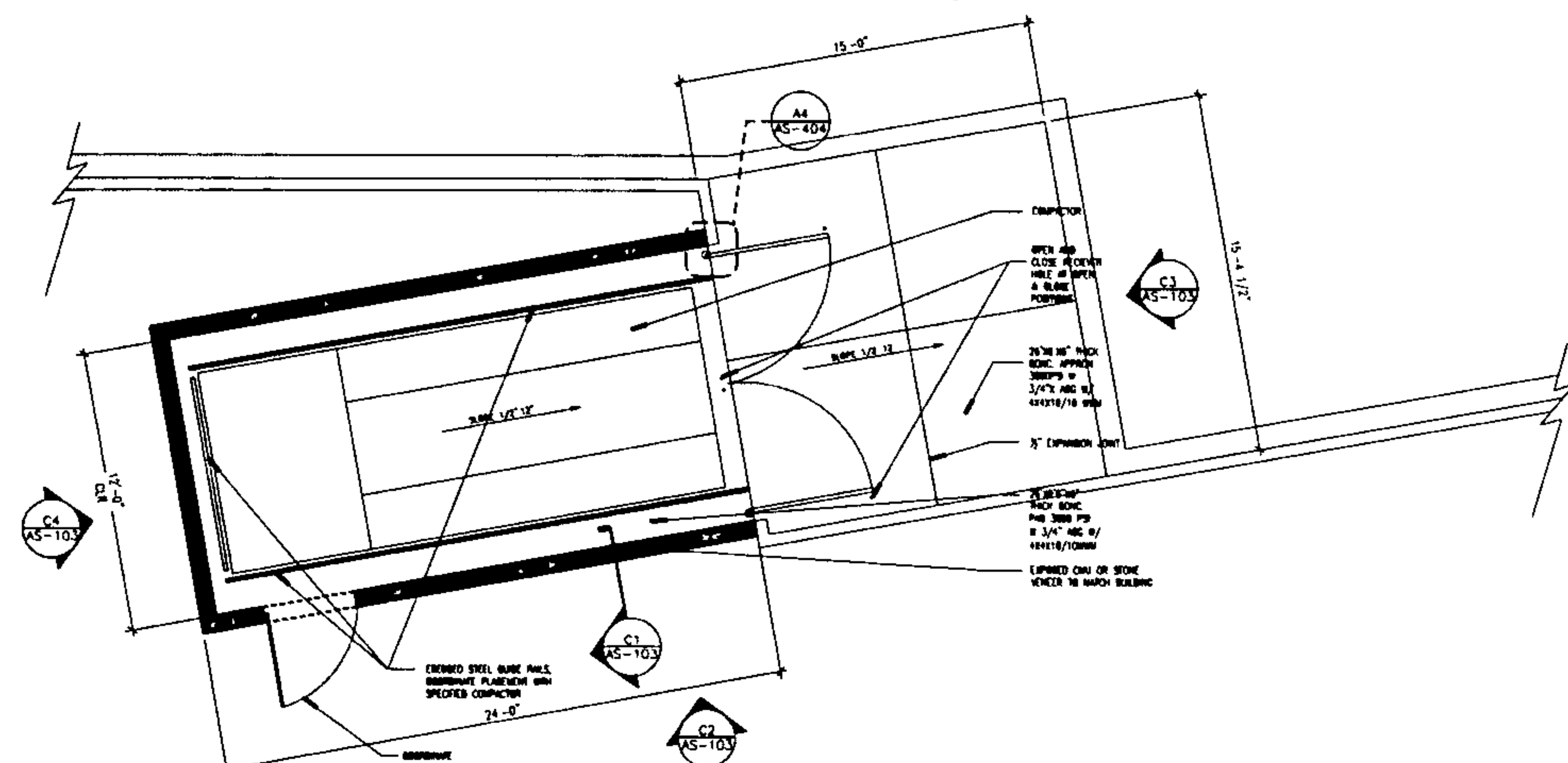
C2 TRASH COMPACTOR ELEVATION
SCALE 1/4"=1'-0"



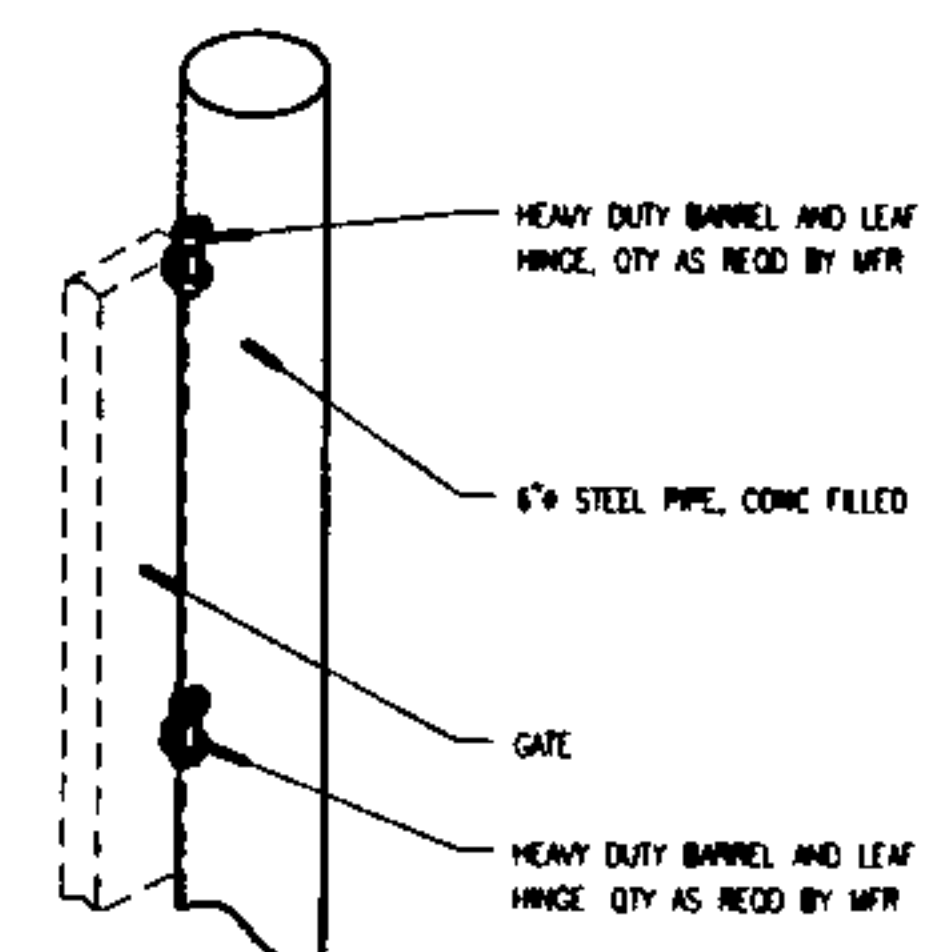
C3 TRASH COMPACTOR ELEVATION
SCALE 1/4"=1'-0"



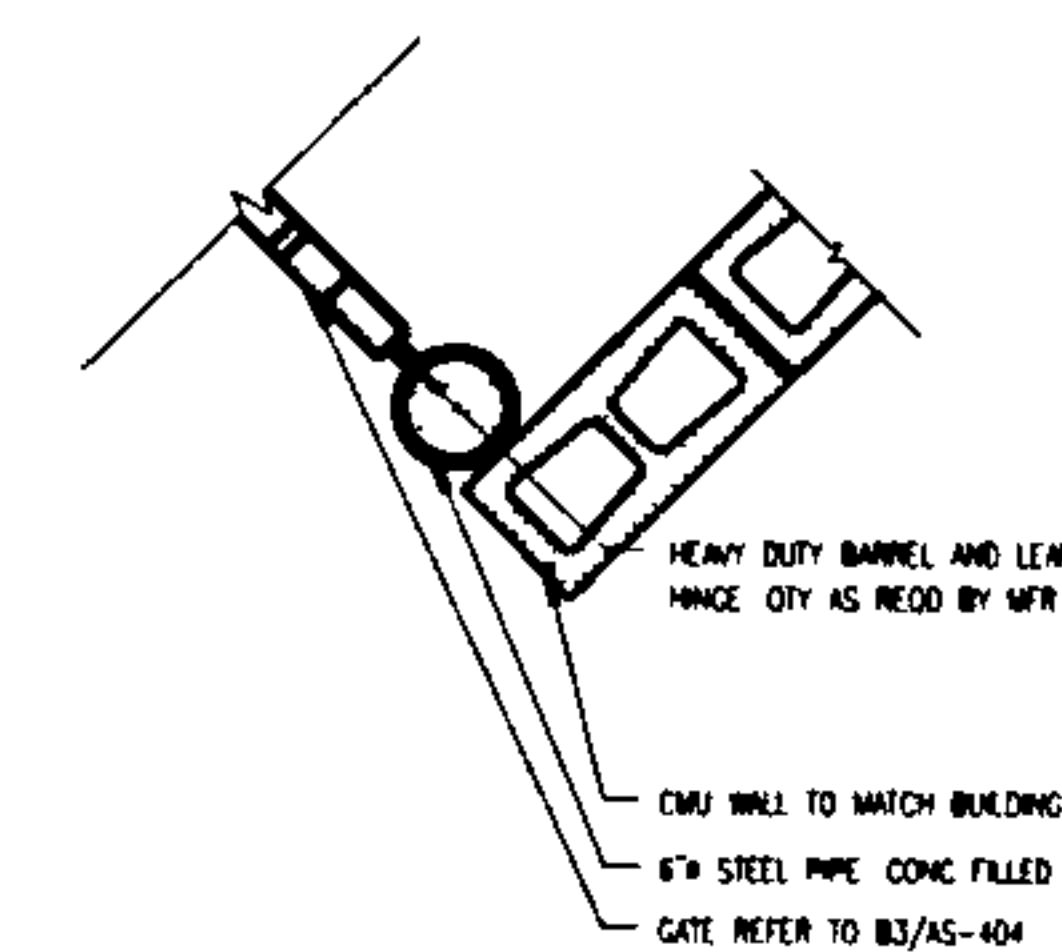
C4 TRASH COMPACTOR ELEVATION
SCALE 1/4"=1'-0"



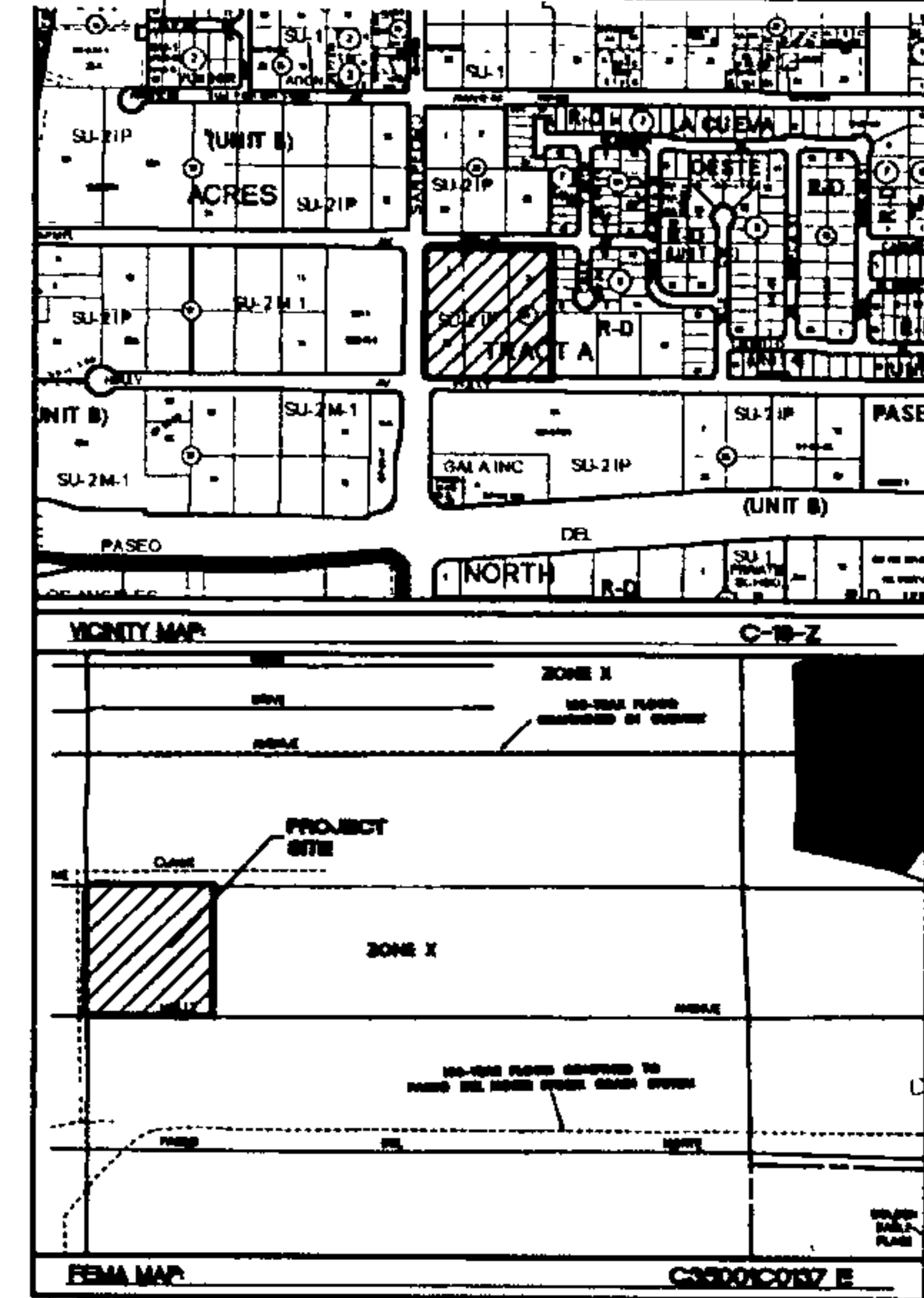
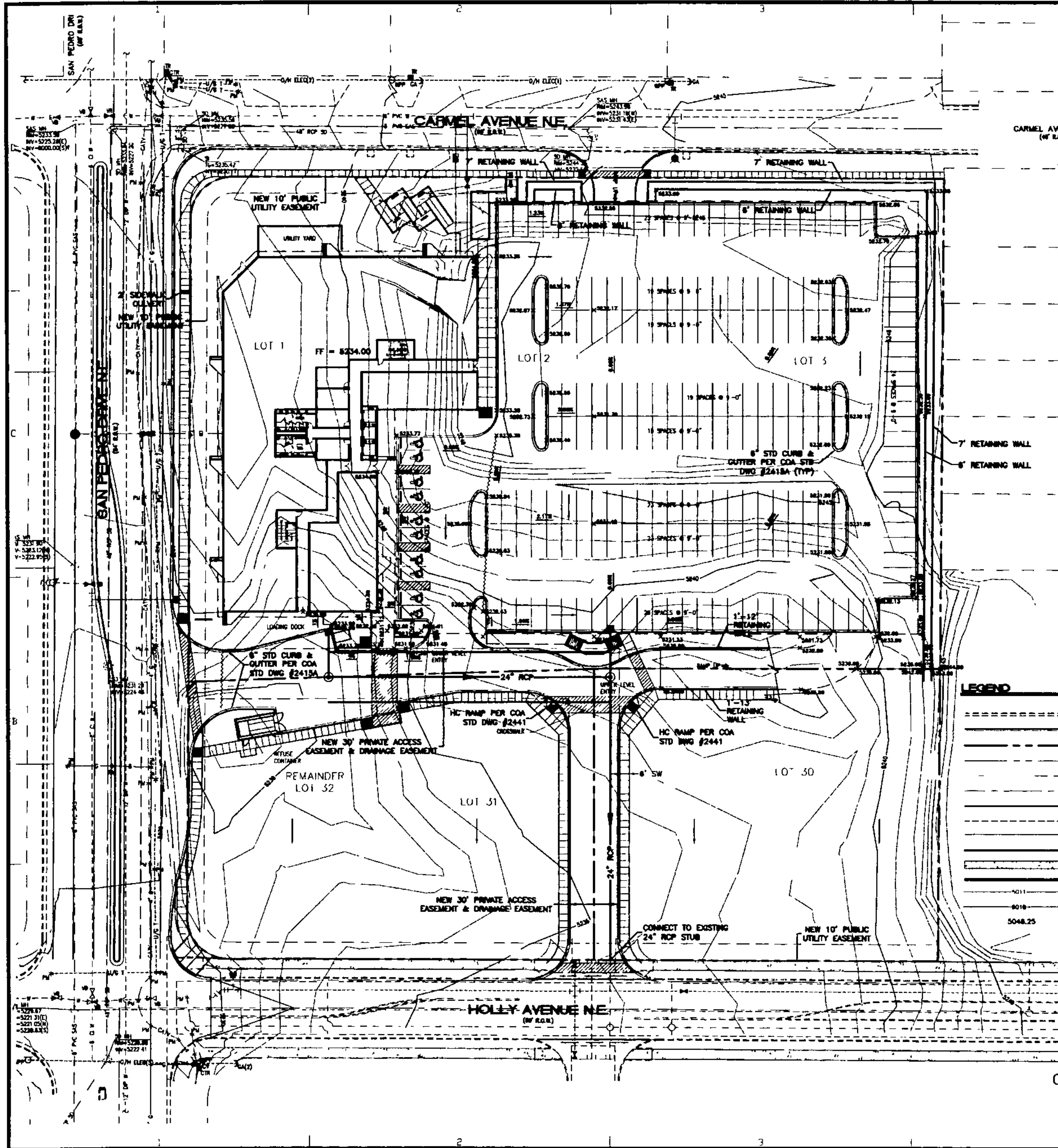
A1 ENLARGED TRASH COMPACTOR PLAN
SCALE 1/4"=1'-0"



A3 GATE HINGE
SCALE 1"=1'-0"



A4 DETAIL
SCALE 1"=1'-0"



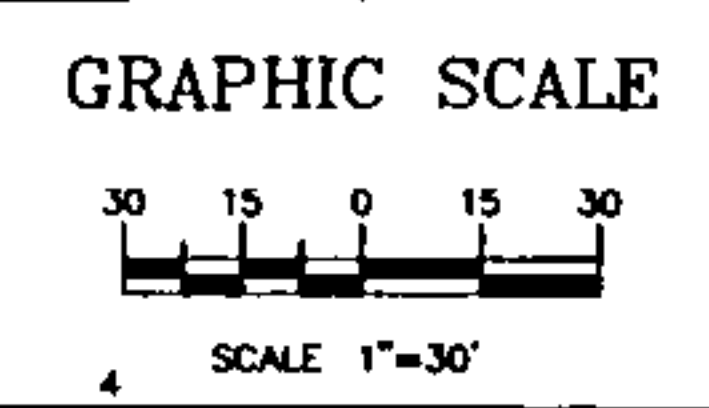
- EROSION CONTROL PLAN, NPDES PERMIT AND POLLUTION PREVENTION NOTES**
1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
 2. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT OUT OF EXISTING RIGHT-OF-WAY.
 3. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL STORM RUN OFF ON SITE.
 4. REPAIR OF DAMAGED FACILITIES AND CLEAN-UP OF SEDIMENT ACCUMULATION ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
 5. ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL (CITY) ACCEPTANCE OF ANY PROJECT.

- LEGEND**
- EXISTING CURB & GUTTER
 - PROPOSED CURB & GUTTER
 - BOUNDARY LINE
 - EXISTING BOUNDARY LINE
 - EASEMENT
 - CENTERLINE
 - RIGHT-OF-WAY
 - SETBACK LINE
 - STRIPING
 - PROPOSED BUILDING
 - EXISTING SIDEWALK
 - PROPOSED RETAINING WALL
 - EXISTING CONTOUR
 - EXISTING INDEX CONTOUR
 - PROPOSED SPOT ELEVATION

ROUGH GRADING APPROVAL _____ DATE _____

- NOTICE TO CONTRACTORS**
1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
 2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1998.
 3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 706-1234, FOR LOCATION OF EXISTING UTILITIES.
 4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
 5. BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.
 6. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
 7. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

APPROVAL	NAME	DATE
INSPECTOR		



CONSULTANTS

Architect Engineer

NOT FOR CONSTRUCTION

PASEO NUEVO
SAN PEDRO & HOLLY
ALBUQUERQUE, NM

MARK	DATE	DESCRIPTION
ISSUE:		DRB SUBMITTAL
PROJECT NO:		0424
CAD DWG FILE:		24100-GRF-Inner
DRAWN BY:		DY
CHECKED BY:		
DATE:		6/13/06

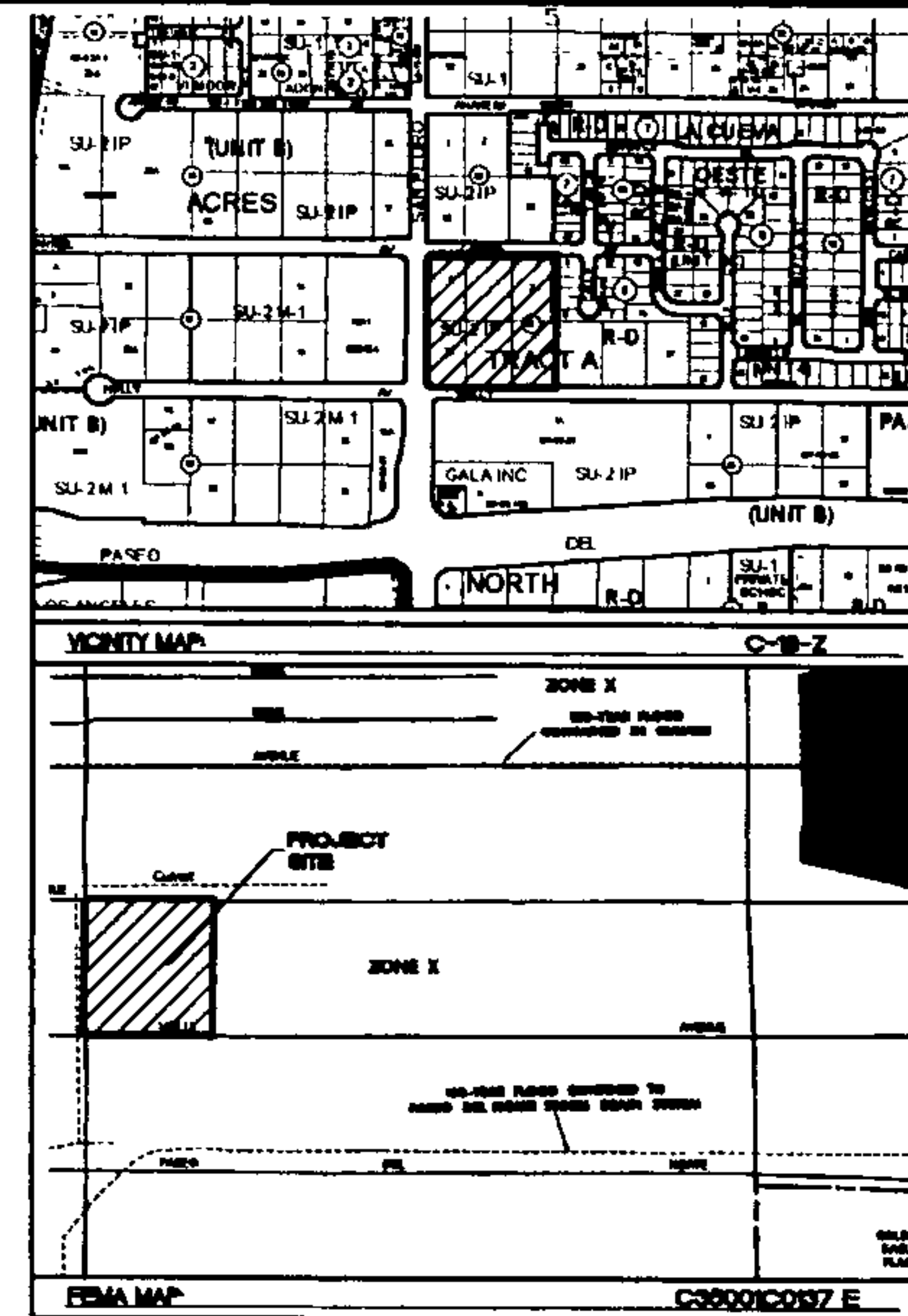
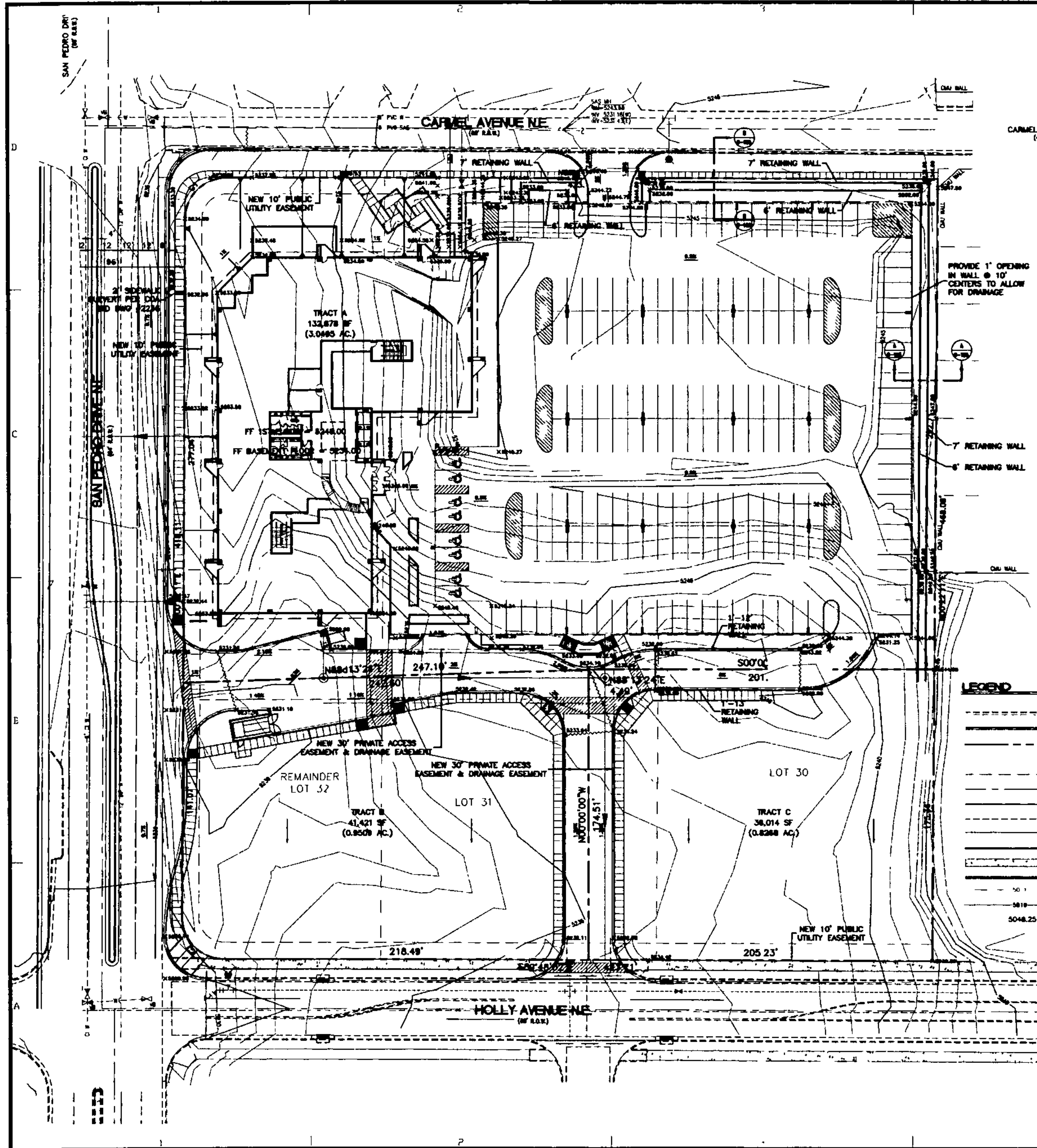
SHEET TITLE

PASEO NUEVO

GRADING AND DRAINAGE PLAN (GROUND LEVEL)

TRISHA WEST, LLC
8508 JEFFERSON NE
ALBUQUERQUE, NEW MEXICO 87115
(505)858-3100

RONALD R. BOHANNAN
P.E. #7988

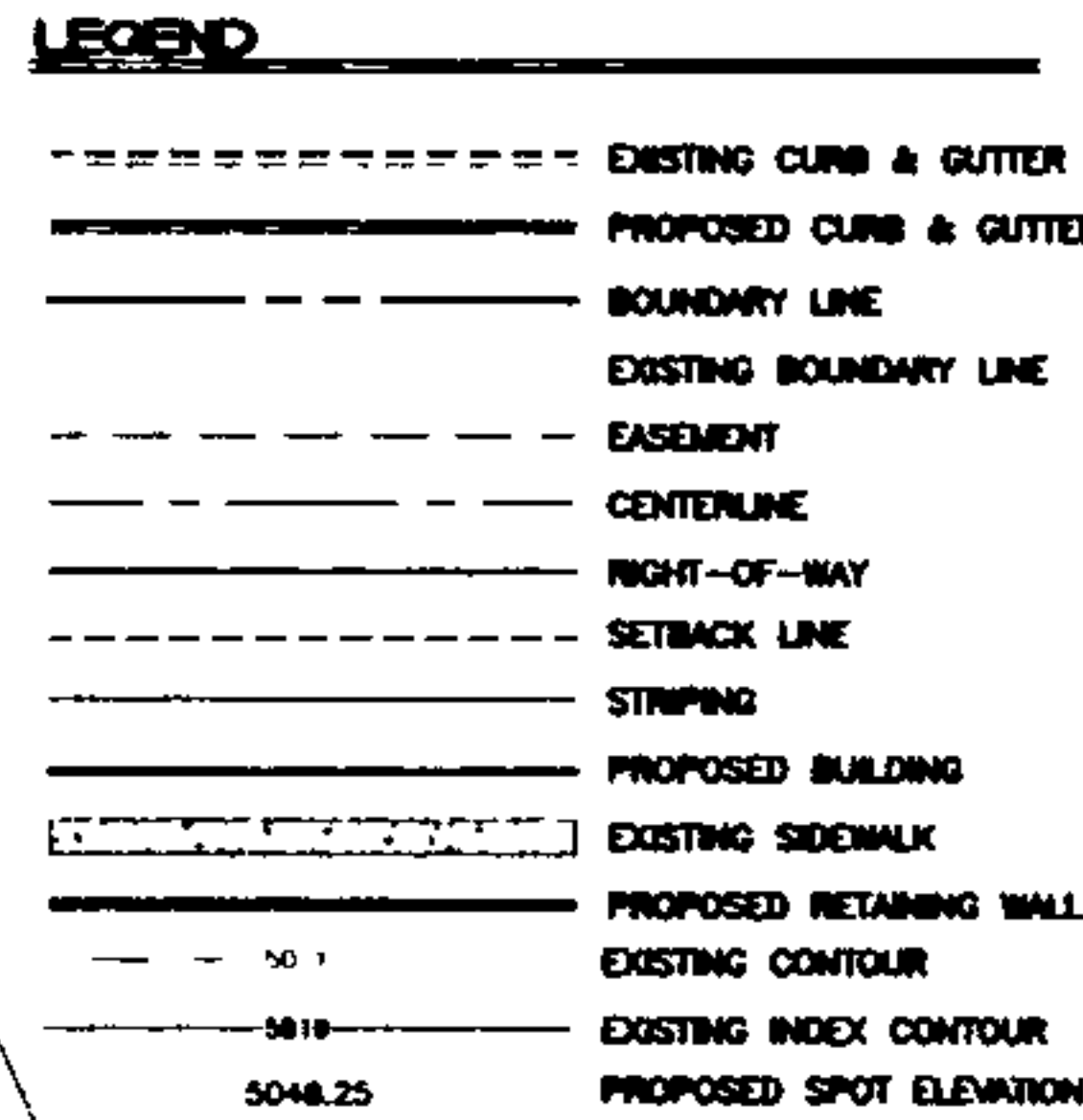


EROSION CONTROL PLAN, NPDES PERMIT AND POLLUTION PREVENTION NOTES

1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
2. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT OUT OF EXISTING RIGHT-OF-WAY.
3. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL STORM RUN OFF ON SITE.
4. REPAIR OF DAMAGED FACILITIES AND CLEAN-UP OF SEDIMENT ACCUMULATION ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
5. ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL (CITY) ACCEPTANCE OF ANY PROJECT.

ROUGH GRADING APPROVAL

- NOTICE TO CONTRACTORS**
1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
 2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1988.
 3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 786-1234, FOR LOCATION OF EXISTING UTILITIES.
 4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER, SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
 5. BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.
 6. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
 7. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.



GRAPHIC SCALE



SCALE 1"=30'



CONSULTANTS

Architect Engineer

NOT FOR CONSTRUCTION

PASEO NUEVO
SAN PEDRO & HOLLY
ALBUQUERQUE, NM

MARK	DATE	DESCRIPTION
ISSUE:	DRB SUBMITTAL	
PROJECT NO:	0424	
CAD DWG FILE:	24100-GRE-upper	
DRAWN BY:	BY	
CHECKED BY:		
DATE:	6/13/06	

SHEET TITLE

APPROVAL

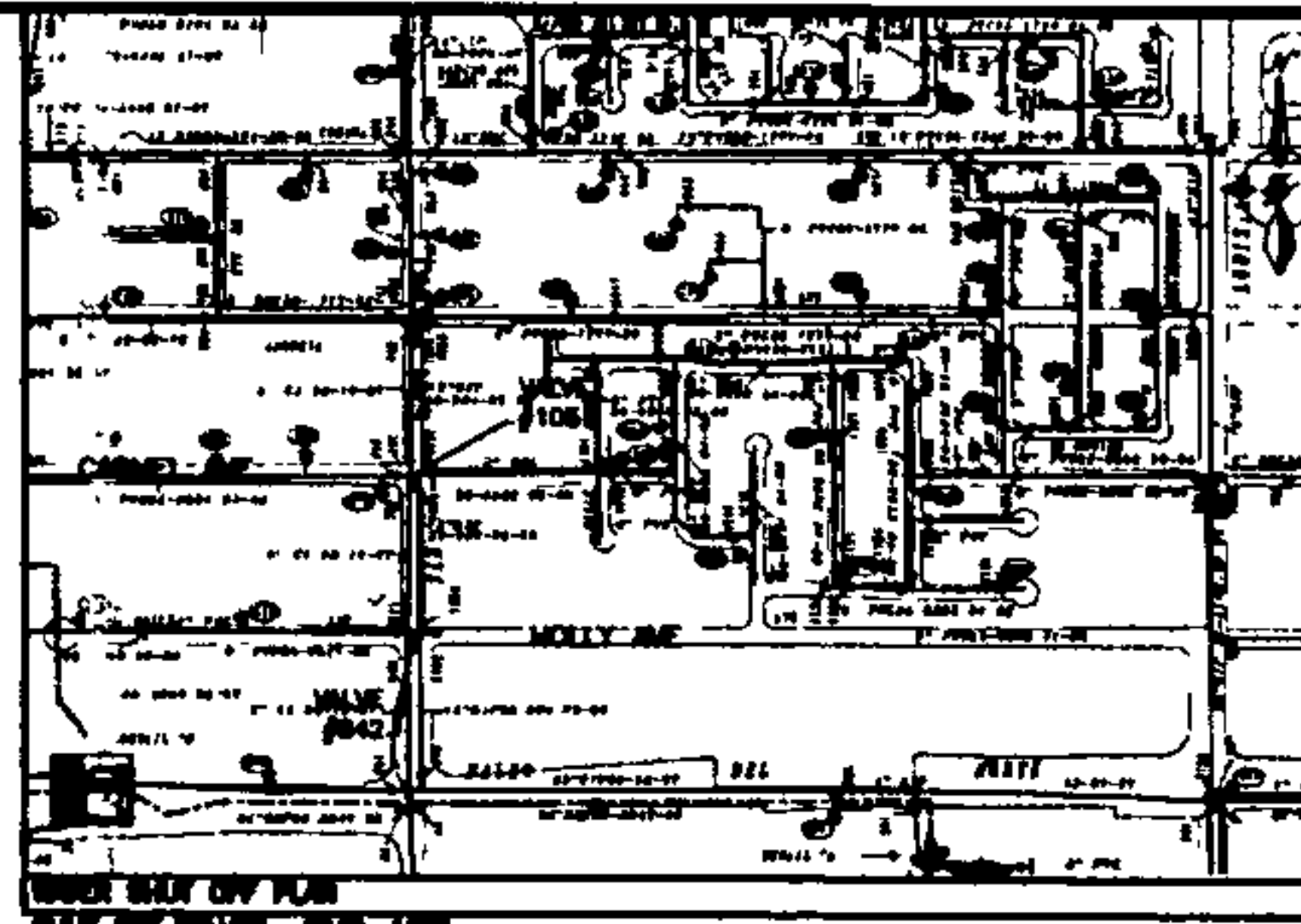
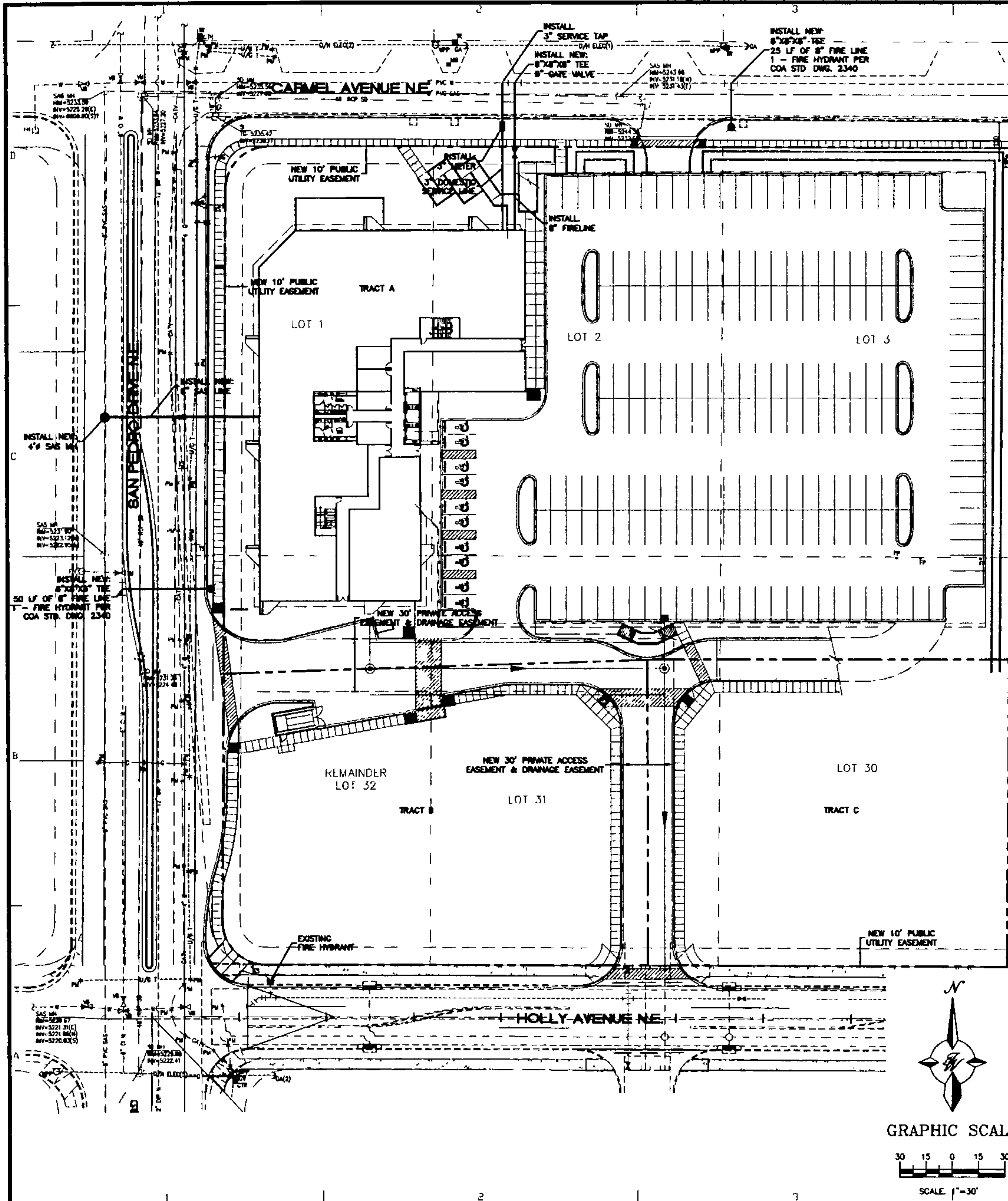
NAME	DATE
INSPECTOR	

ENGINEER'S SEAL

PASEO NUEVO

GRADING AND DRAINAGE PLAN (1ST FLOOR)

TIERRA WEST, LLC
8509 JEFFERSON NE
ALBUQUERQUE, NEW MEXICO 87115
(505)858-3100



NOTICE TO CONTRACTORS

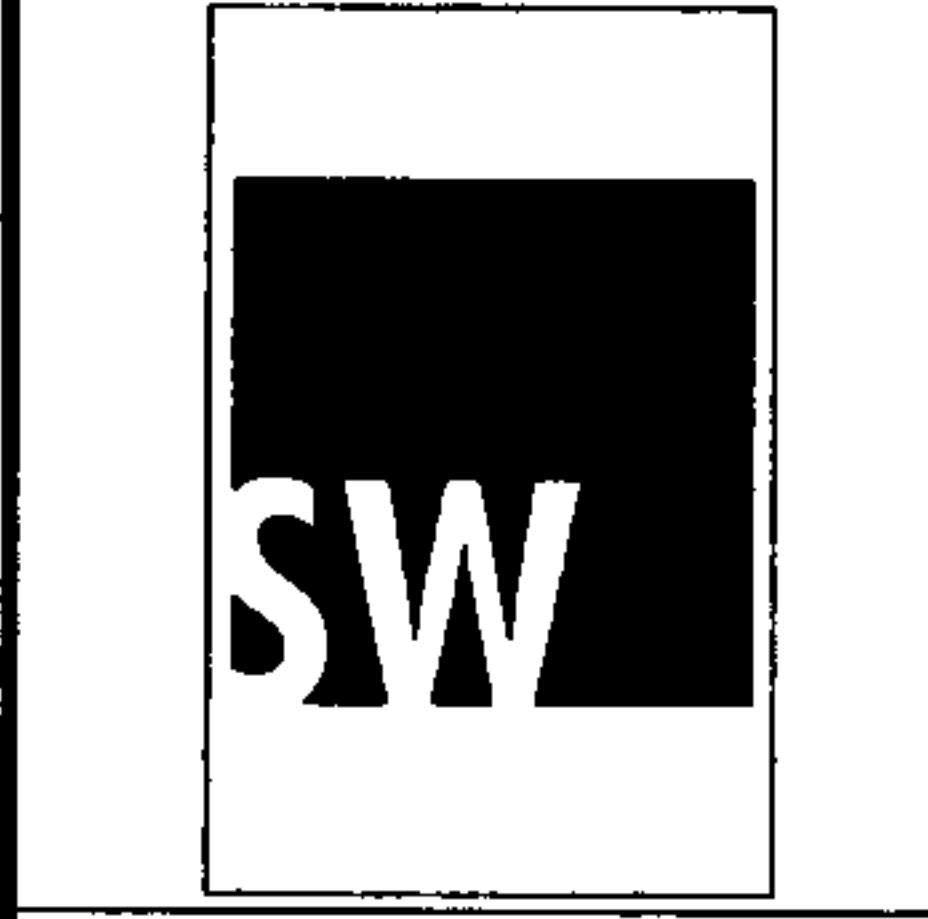
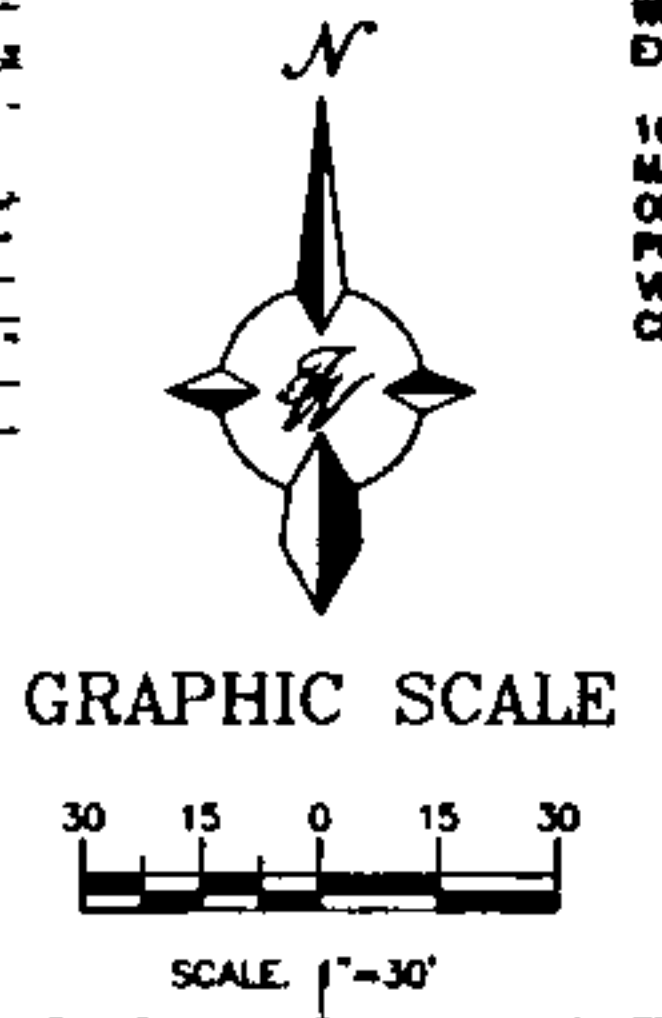
1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY. AN APPROVED COPY OF THESE PLANS MUST BE SUBMITTED AT THE TIME OF APPLICATION FOR THIS PERMIT.
2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH NMSP SPECIFICATIONS FOR WATER AND WASTEWATER FACILITIES (MOST RECENT REVISIONS).
3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM (360-1888), FOR LOCATION OF EXISTING UTILITIES. THREE WORKING DAYS PRIOR THE CONTRACTOR MUST CONTACT NMRJ (866-2861).
4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
5. BACKFILL COMPACTION SHALL BE ACCORDING TO RESIDENTIAL STREET USE.
6. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
7. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.
8. CONTRACTOR IS RESPONSIBLE TO PROVIDE UTILITY STUBS FROM BUILDING.
9. CONTRACTOR SHALL DETERMINE LOCATION OF ANY UNDERGROUND FACILITY IN OR NEAR WORK AREAS, INCLUDING REQUESTS TO OWNERS/OPERATORS OF SAID FACILITIES PER SECTION 62-14-5 NMSA 1978.
10. CONTRACTOR SHALL PLAN ALL EXCAVATION TO MINIMIZE INTERFERENCE OR DAMAGE TO UNDERGROUND FACILITIES.
11. CONTRACTOR SHALL PROVIDE ADVANCE TELEPHONE NOTICE OF COMMENCEMENT, EXTENT AND DURATION OF ALL EXCAVATION WORK TO THE ONE-CALL NOTIFICATION SYSTEM, OR TO OWNERS/OPERATORS OF ANY EXISTING UNDERGROUND FACILITY IN OR NEAR THE EXCAVATION AREA THAT ARE NOT MEMBERS OF THE ONE-CALL NOTIFICATION CENTER. IN ORDER THAT OWNERS/OPERATORS MAY LOCATE AND MARK UNDERGROUND FACILITY PER SECTION 62-14-5 NMSA 1978 PRIOR TO ANY COMMENCEMENT OF WORK, CONTRACTOR SHALL REQUEST REAFFIRMATION OF LOCATION EVERY TEN (10) WORKING DAYS AFTER INITIAL REQUEST.
12. CONTRACTOR SHALL MAINTAIN EIGHTEEN (18) INCHES BETWEEN EXISTING UNDERGROUND FACILITIES FOR WHICH HAVE BEEN PREVIOUSLY IDENTIFIED AND MARKED BY THE OWNERS/OPERATORS OF SAID FACILITIES. CUTTING EDGE OR POINT OF ANY MECHANICAL EXCAVATING EQUIPMENT UTILIZED IN EXCAVATION AREA WILL BE USED IN A MANNER NECESSARY TO PREVENT DAMAGE TO EXISTING UNDERGROUND FACILITIES.
13. CONTRACTOR SHALL PROVIDE SUPPORT FOR EXISTING UNDERGROUND FACILITIES IN OR NEAR EXCAVATION AREA AS NECESSARY TO PREVENT DAMAGE TO SAID FACILITIES.
14. CONTRACTOR SHALL BACKFILL ALL EXCAVATIONS IN A MANNER AND WITH MATERIALS AS MAY BE NECESSARY TO PREVENT DAMAGE TO AND PROVIDE RELIABLE SUPPORT DURING AND FOLLOWING BACK FILLING ACTIVITIES FOR PREEXISTING UNDERGROUND FACILITIES IN OR NEAR EXCAVATION AREA.
15. CONTRACTOR SHALL IMMEDIATELY NOTIFY BY TELEPHONE THE OWNER/OPERATOR OF ANY UNDERGROUND FACILITY WHICH MAY HAVE BEEN DAMAGED OR DISLOGGED DURING EXCAVATION WORK.
16. CONTRACTOR SHALL NOT MOVE OR OBLITERATE MARKINGS MADE PURSUANT TO CHAPTER 62, ARTICLE 14 NMSA 1978, OR FABRICATE MARKINGS IN A UNMARKED LOCATION FOR THE PURPOSE OF CONCEALING OR AVOIDING LIABILITY FOR VIOLATION OF OR NONCOMPLIANCE WITH THE PROVISIONS OF CHAPTER 62, ARTICLE 11 NMSA 1978.

GENERAL NOTES

1. ONLY WATER SYSTEMS PERSONNEL ARE AUTHORIZED TO OPERATE VALVES.
2. NOTIFY CITY OF ALBUQUERQUE, WATER SYSTEMS DIVISION (PHONE 857-8200) SEVEN (7) WORKING DAYS IN ADVANCE OF EXECUTION OF THE WATER SHUT-OFF PLAN.
3. APPROXIMATE SHUT OFF TIME WILL BE 24 HOURS.
4. ALL WATERLINES TO BE PVC, UNLESS OTHERWISE NOTED.
5. SHUT-OFF VALVES INDICATED IN THE ABOVE PLAN TO BE DONE ONLY IN THE EVENT OF EMERGENCY CONNECTION TO EXISTING WATER LINE TO BE PRESSURIZED.

LEGEND

- EXISTING SAS MANHOLE
- - - EX 4" SAS - - - EXISTING SANITARY SEWER LINE
- PROPOSED SAS MANHOLE
- PROPOSED SAS CLEANOUT
- - - 4" SAS - - - PROPOSED SANITARY SEWER LINE
- - - SANITARY SEWER SERVICE LINE
- - - EX 12" WL - - - EXISTING WATER LINE
- - - 10" WL - - - PROPOSED WATER LINE
- - - PROPOSED CURB
- - - BOUNDARY LINE
- ⊙ PROPOSED STORM SEWER MH
- - - 24" RCP - - - PROPOSED STORM SEWER LINE
- - - PROPOSED DRY UTILITY TRENCH
- - - EXISTING DRY UTILITY TRENCH



CONSULTANTS

Architect Engineer

NOT FOR CONSTRUCTION

PASEO NUEVO
SAN PEDRO & HOLLY
ALBUQUERQUE, NM

MARK	DATE	DESCRIPTION
ISSUE:		DRB SUBMITTAL
PROJECT NO:		0424
CAD DWG FILE:		24100-MUE-lower
DRAWN BY:		DY
CHECKED BY:		
DATE:		6/13/06

ENGINEER'S SEAL

PASEO NUEVO

MASTER UTILITY PLAN

TIERRA WEST, LLC
8508 JEFFERSON NE
ALBUQUERQUE, NEW MEXICO 87113
(505)858-3100

SHEET TITLE

sheet C-104 of 1 sheets



CONSULTANTS

Architect Engineer

PASEO NUEVO
SAN PEDRO & HOLLY
ALBUQUERQUE, NM

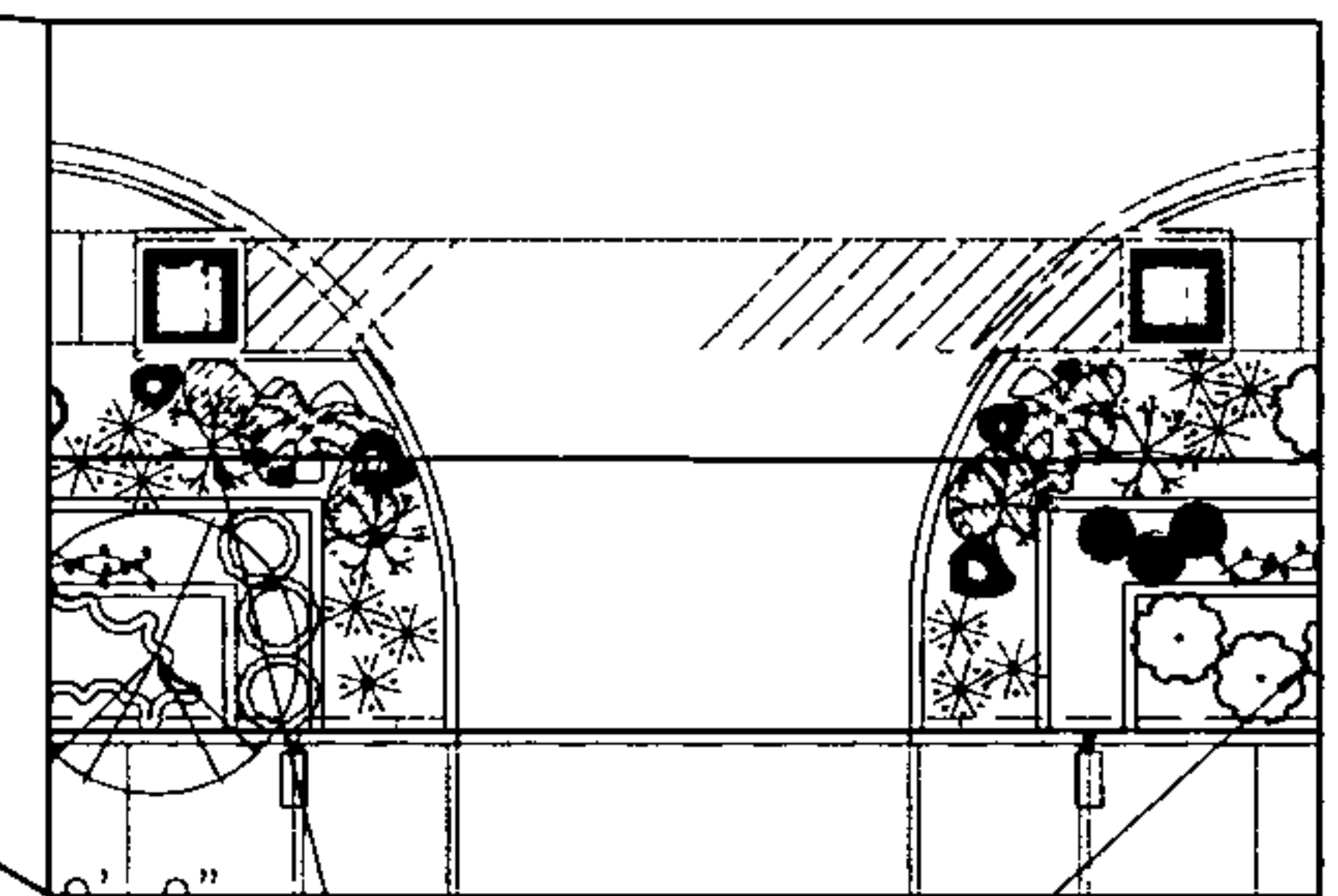
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ISSUE	DRG SUBMITTAL
PROJECT NO	0424
CAD FILE	
DRAWN BY	
CHECKED BY	
DATE	6/02/06

SHEET TITLE

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sheet of sheets

PLANT LEGEND

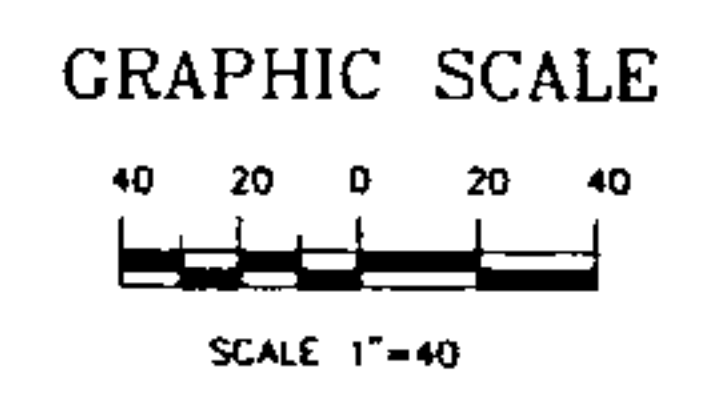
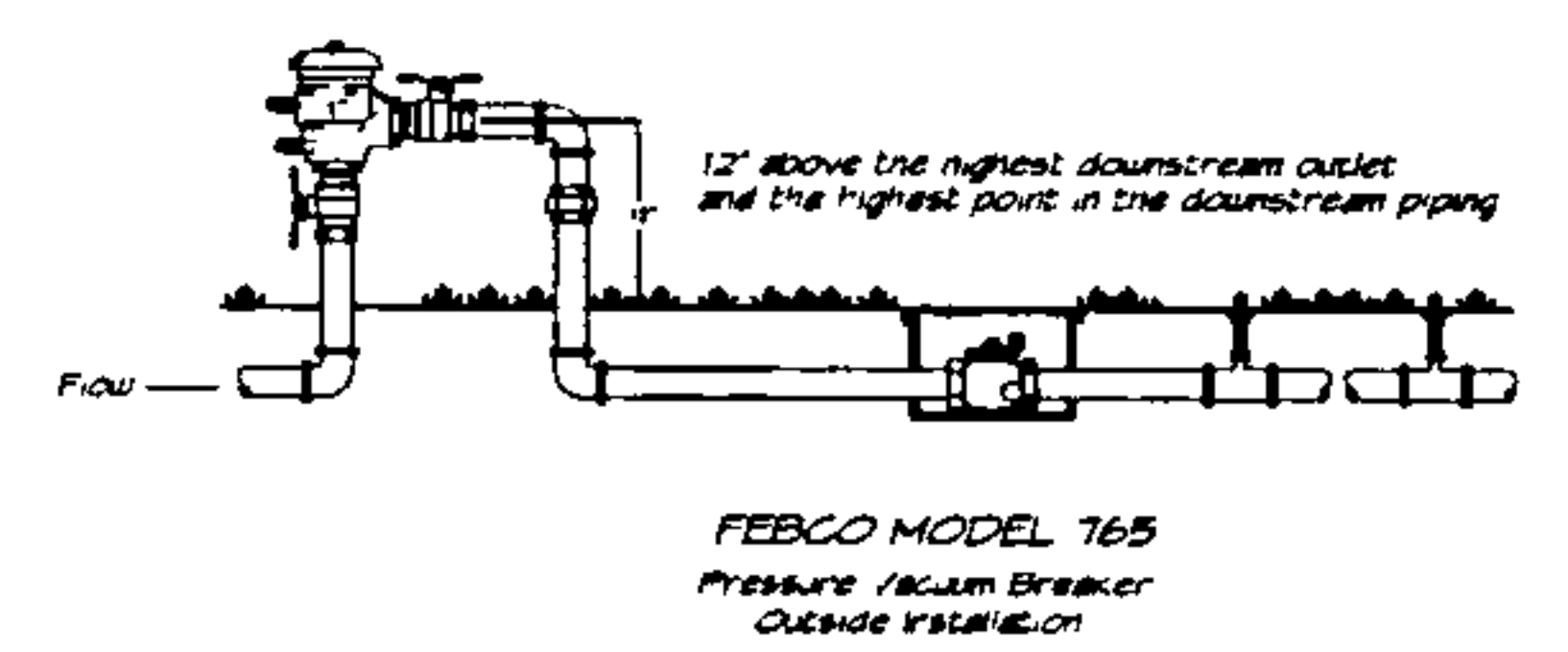
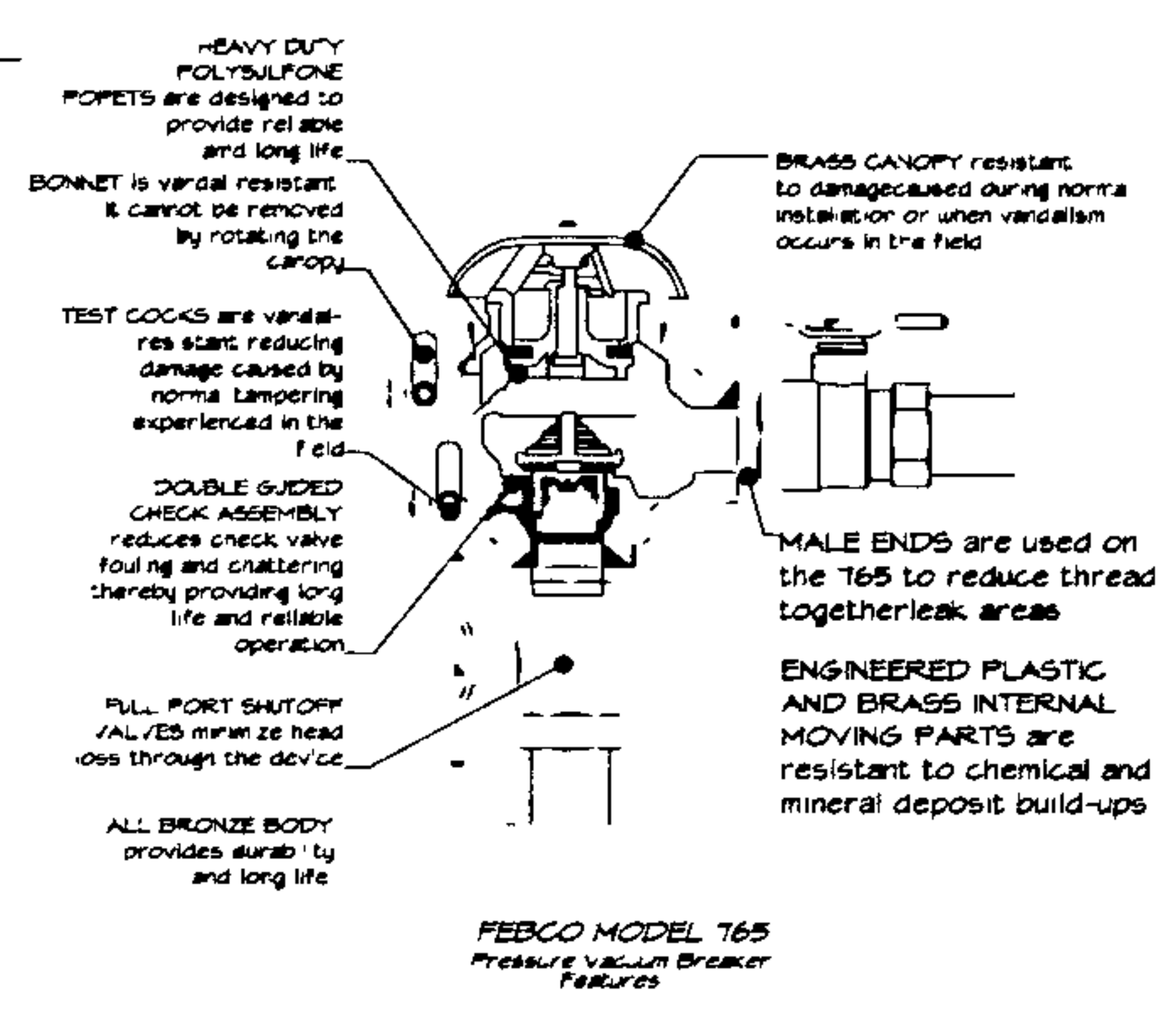
- ASH (H) 15
Fraxinus pennsylvanica
2" Gal
- FLOWERING PEAR (M) 4
Pyrus calleryana
2" Gal
- PURPLE-LEAF PLUM (M) 5
Prunus spp
2" Gal
- SPEARMINT JUNIPER (L) 25
Juniperus chinensis 'Socarrini'
15 Gal
- GREEN GIANT ARBOVITAE (M) 24
Thuja occidentalis 'Emerald'
15 Gal
- SPANISH BROOM (M) 26
Genista hispanica
5 Gal 100sf
- SILVERBERRY (M) 24
Elaeagnus argentea
5 Gal 100sf
- BIRD OF PARADISE (L) 15
Cassipouira gilliesii
5 Gal 100sf
- BUTTERFLY BUSH (M) 54
Buddleia davidii
5 Gal 100sf
- OCOTILLO (L) 4
Fouquieria splendens
- THREE-LEAF SUMAC (L) 20
Rhus trilobata
5 Gal 36sf
- TRUMPET VINE (M) 13
Campsis radicans
1 Gal
- GREY-LEAF COTONEASTER (M) 21
Cotoneaster buxifolius
5 Gal 51sf
Symbol indicates 3 plants
- OVERSIZED GRAVEL
#16 BOULDERS
- COMMERCIAL GRADE
STEEL EDGING
- SANTA FE BROWN GRAVEL
WITH FILTER FABRIC
- AUSTRIAN PINE (M) 2
Pinus nigra
6-8
- PALM YUCCA (L) 4
- AGAVE (L) 2
Agave spp
16 sf
- RED YUCCA (L) 45
Yucca parviflora
5 Gal 46sf
- NANDINA (M) 18
Nandina domestica
5 Gal 25sf
- RUSSIAN SAGE (M) 40
Perovskia atriplicifolia
5 Gal 36sf
- BLUEBERRY MUFFIN
INDIAN HANTHORN (M) 24
Raphiolepis indica
5 Gal 36sf
- LANAS/ SCOTCH BROOM (M) 95
Cytisus scoparius
Genista hispanica
5 Gal 166sf
- ARP ROSEMARY (M) 12
Rosmarinus officinalis
5 Gal 25sf
- BLUE FESCUE (M) 22
Festuca ovina glauca
1 Gal 4sf
- LAVENDER (M) 36
Lavandula angustifolia
1 Gal 4sf
- POTENTILLA (M) 40
Potentilla fruticosa
1 Gal 4sf
- THREADEGRASS (M) 50
Stipa tenuissima
1 Gal 4sf
- MILDFLOWER 55
1 Gal 4sf
- CREeping ROSEMARY (L) 57
Rosmarinus officinalis prostrata
1 Gal 36sf
Symbol indicates 3 plants
- CRIMP STRAW/NATIVE SEED
DISTRIBUED AREAS



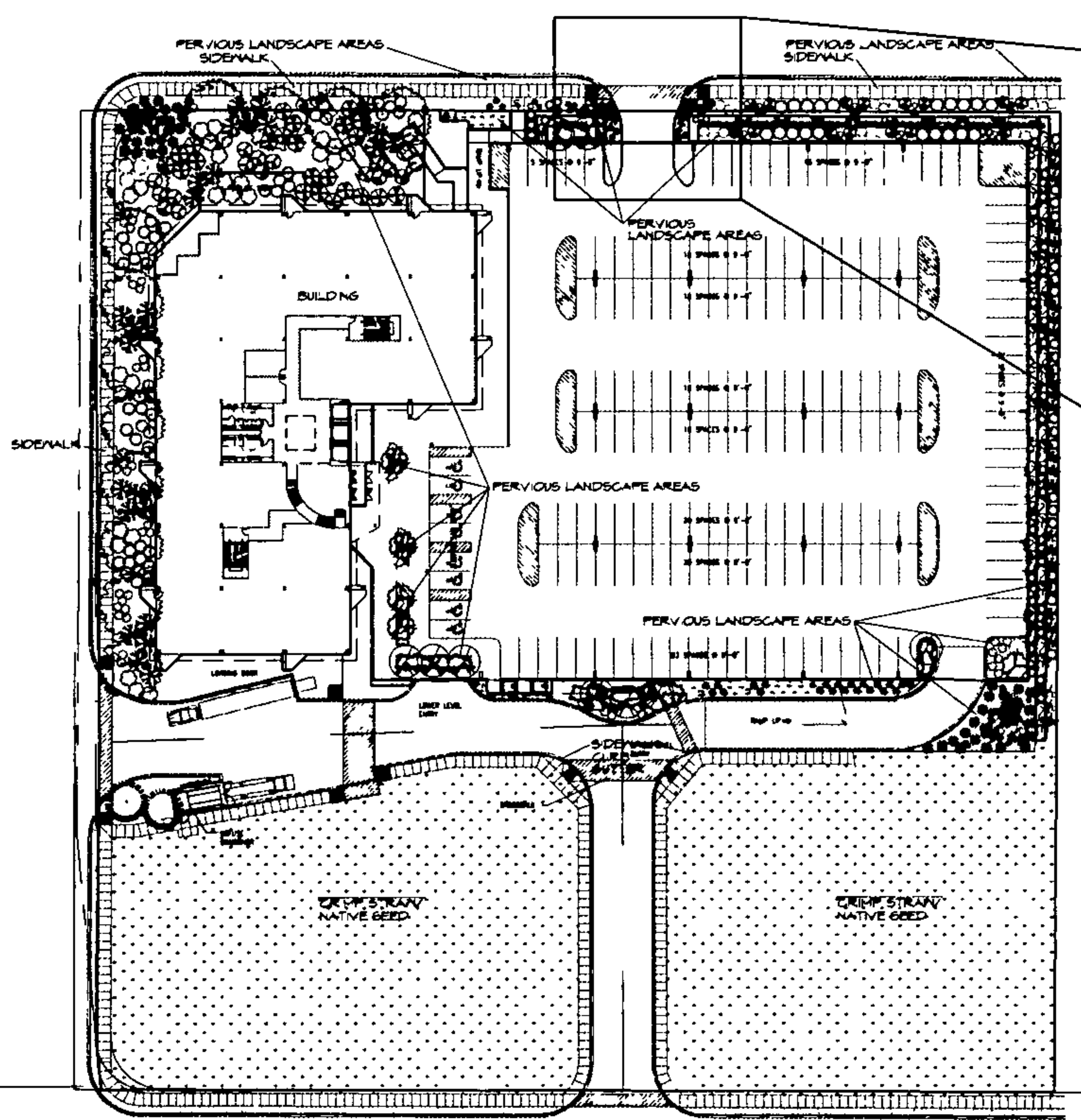
ENTRY DETAIL
scale 1"=10'

LANDSCAPE CALCULATIONS

TOTAL LOT AREA	213515	square feet
TOTAL BUILDINGS AREA	102200	square feet
OFFSITE AREA	4065	square feet
NET LOT AREA	111315	square feet
LANDSCAPE REQUIREMENT	15%	
TOTAL LANDSCAPE REQUIREMENT	16697	square feet
TOTAL BED PROVIDED	25621	square feet
GROUNDCOVER REQ	15%	square feet
TOTAL GROUNDCOVER REQUIREMENT	19466	square feet
TOTAL GROUNDCOVER PROVIDED	19466	square feet
TOTAL NATIVE SEED AREA	61024	square feet
TOTAL LANDSCAPE PROVIDED	81052	square feet



The Hilltop
LANDSCAPE ARCHITECTS & CONTRACTORS
Cont Lic #26458
7809 Edith NE
ALBUQUERQUE NM 87184
Ph (505) 898-9680
Fax (505) 898-7737
cm@thehilltoplandscaping.com



LANDSCAPE NOTES:
Landscape maintenance shall be the responsibility of the Property Owner.

It is the intent of this plan to comply with the City of Albuquerque Water Conservation Landscaping and Water Waste Ordinance planting restriction approach. Approval of this plan does not constitute or imply exemption from water waste provisions of the Water Conservation Landscaping and Water Waste Ordinance.

Water management is the sole responsibility of the Property Owner. All landscaping will be in conformance with the City of Albuquerque Zoning Code, Street Tree Ordinance, Pollen Ordinance and Water Conservation Landscaping and Water Waste Ordinance. In general, water conservative environmentally sound landscape principles will be followed in design and installation.

Plant beds shall achieve 75% live ground cover at maturity.

Santa Fe Brown Gravel over Filter Fabric shall be placed in all landscape areas which are not designated to receive native seed.

IRRIGATION NOTES:
Irrigation shall be a complete underground system with Trees to receive (5) 1.0 GPH Drip Emitters and Shrubs to receive (2) 1.0 GPH Drip Emitters. Drip and Bubble systems to be tied to 1/2" poly pipe with flush caps at each end.

Run time per each drip valve will be approximately 15 minutes per day to be adjusted according to the season.

Point of connection for irrigation system is unknown at current time and will be coordinated in the field. Irrigation will be operated by automatic controller.

Location of controller to be field determined and power source for controller to be provided by others.

Irrigation maintenance shall be the responsibility of the Property Owner.

Water and Power source shall be the responsibility of the Developer/Builder.

Should The Hilltop not receive a Grading and Drainage plan during the design process or the on site grades differ from the Grading and Drainage plan received, The Hilltop reserves the right to apply slope stabilization materials where the specified gravel will not be suitable. This will be addressed as an infield-change order.

CONSULTANTS

Architect Engineer

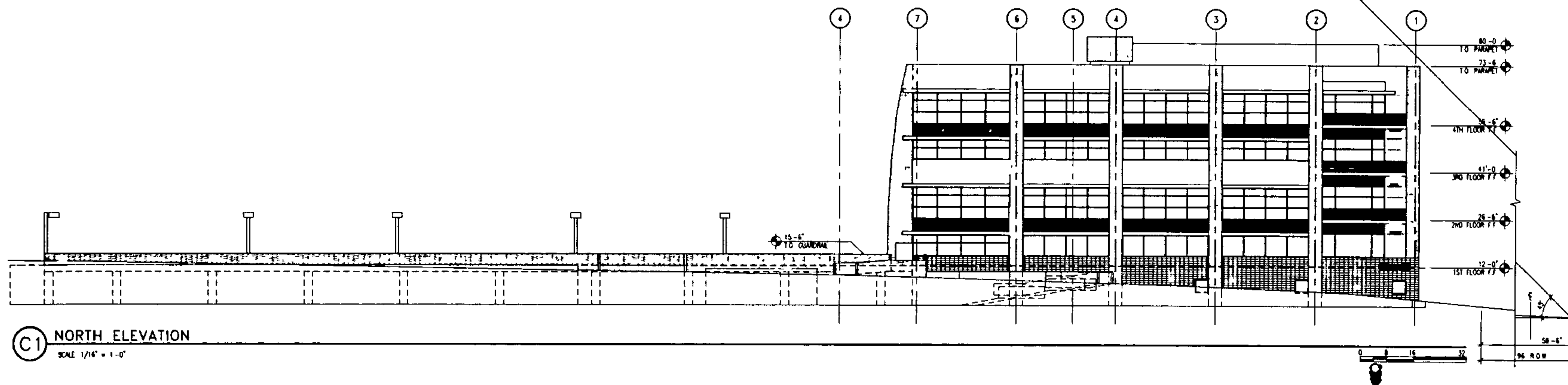
**NOT FOR
 CONSTRUCTION**

PASEO NUEVO
 SAN PEDRO & HOLLY
 ALBUQUERQUE, NM

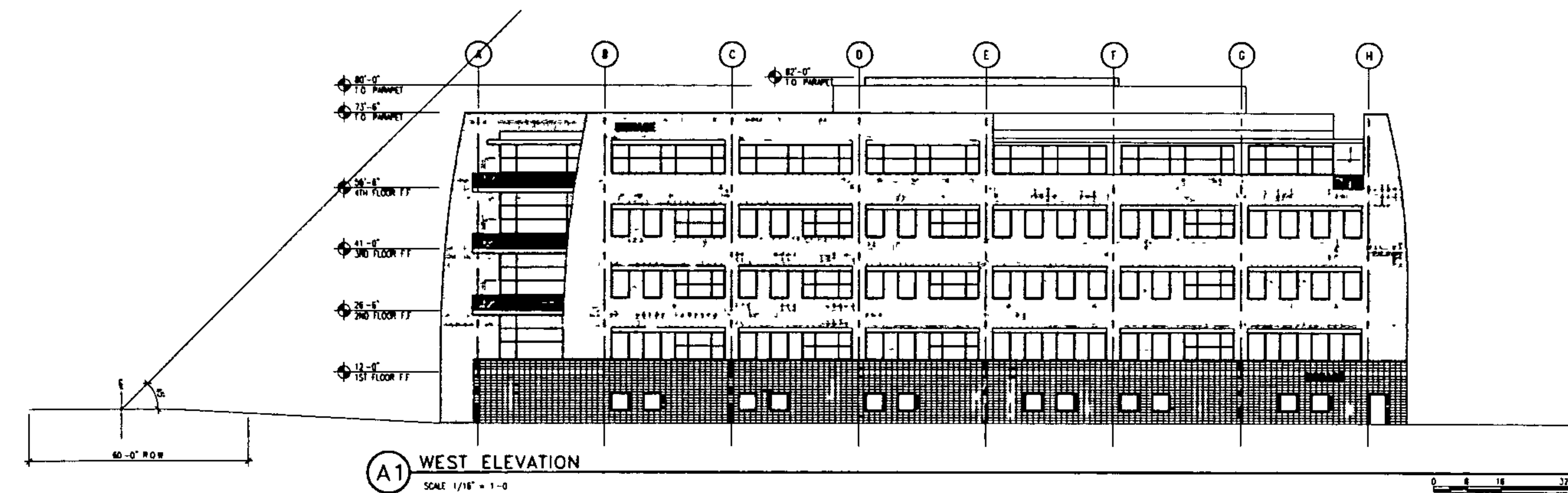
MARK	DATE	DESCRIPTION
ISSUE		DRB SUBMITTAL
PROJECT NO		0424
CAD DWG FILE		0424A-201 DWG
DRAWN BY		MO
CHECKED BY		DD
DATE		6/02/06

SHEET TITLE
 BUILDING ELEVATIONS

A-201
 sheet of sheets



C1 NORTH ELEVATION
 SCALE 1/16" = 1'-0"



A1 WEST ELEVATION
 SCALE 1/16" = 1'-0"

CONSULTANTS

Architect Engineer

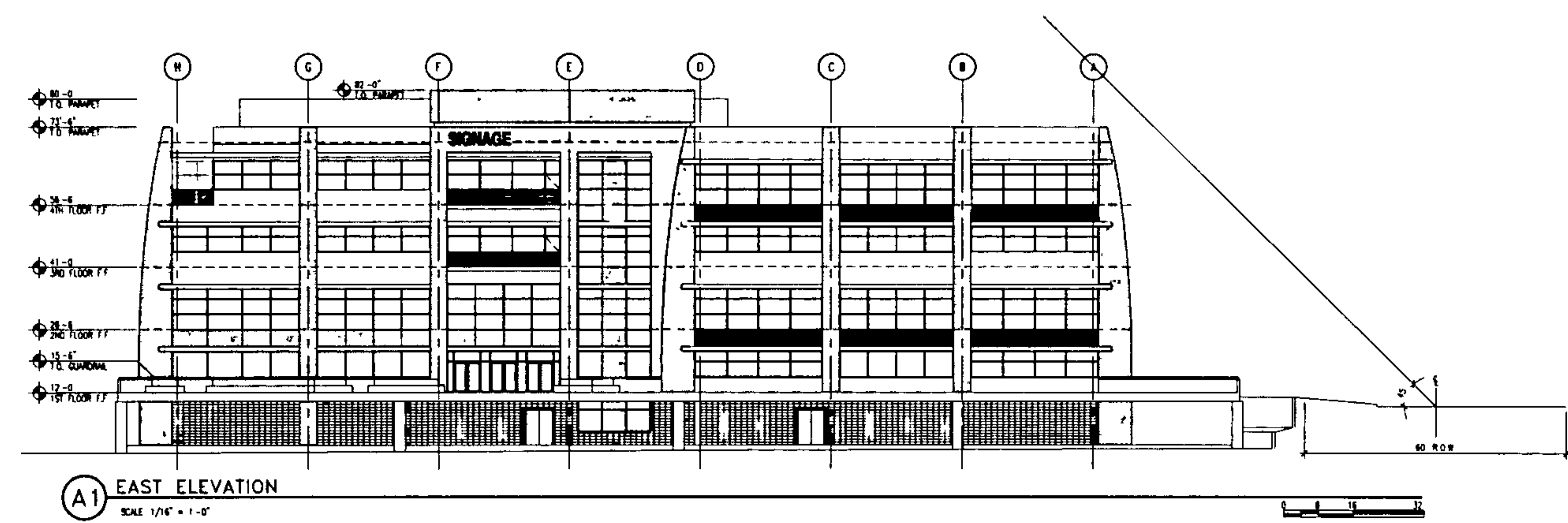
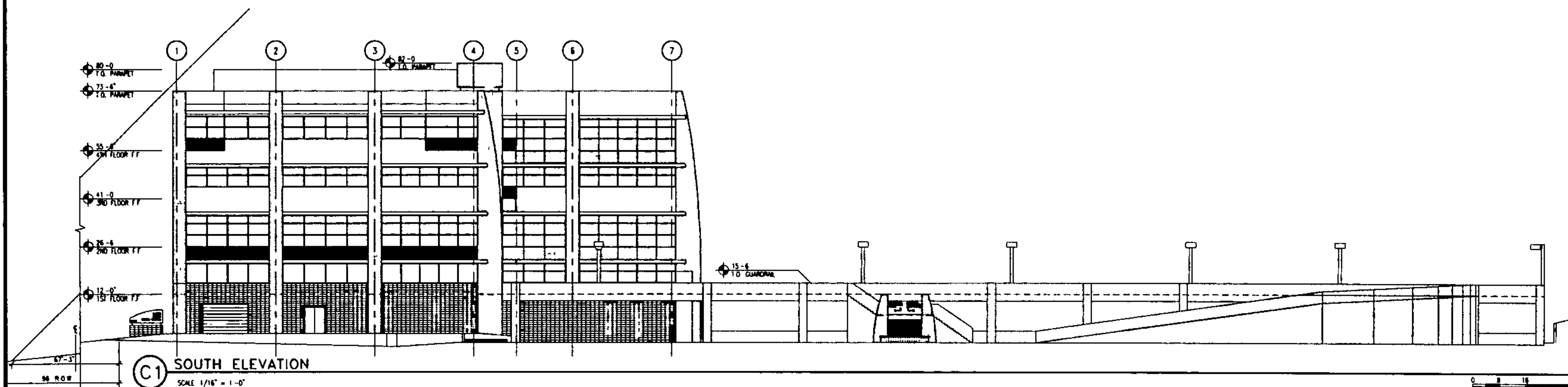
**NOT FOR
 CONSTRUCTION**

PASEO NUEVO
 SAN PEDRO & HOLLY
 ALBUQUERQUE, NM

MARK	DATE	DESCRIPTION
ISSUE		DRB SUBMITTAL
PROJECT NO		0424
CAD DWG FILE		0424A-201.DWG
DRAWN BY		MO
CHECKED BY		DD
DATE		6/02/06

SHEET TITLE
 BUILDING ELEVATIONS

A-202
 sheet of sheets



SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

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

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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

4. TIME

Signs must be posted from JUNE 27th 2006 To JULY 12th 2006

5. REMOVAL

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

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

Maria Chell
(Applicant or Agent)

06/16/06
(Date)

I issued 2 signs for this application, 06/16/06 Sandy Handberg
(Date) (Staff Member)

DRB PROJECT NUMBER: 1004974

\$480.00
00'00

\$75.00

CHANGE
CK

ONE STOP SHOP

CITY OF ALBUQUERQUE PLANNING DEPARTMENT

Development & Building Services

PAID RECEIPT

APPLICANT NAME SAN PEDRO EQUITES

AGENT STUDIO SWI ARCHITECTS

ADDRESS 2101 MOUNTAIN RD NW

PROJECT & APP # 1004974/06DRB 00884,00885

PROJECT NAME PASEO NUEVO

\$ 20.00 441032/3424000 Conflict Management Fee

\$ 385.00 441006/4983000 DRB Actions

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

\$ 75.00 441018/4971000 Public Notification

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

\$ 480.00 TOTAL AMOUNT DUE

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

000620

ENTRADA DEVELOPMENT LTD CO
4101 INDIAN SCHOOL RD. NE
SUITE 400
ALBUQUERQUE, NM 87110

CHARTER BANK
4400 OSUNA ROAD NE
ALBUQUERQUE, NM 87109
95-7242/3070

6/9/2006

PAY TO THE ORDER OF CITY OF ALBUQUERQUE***** \$ **480.00

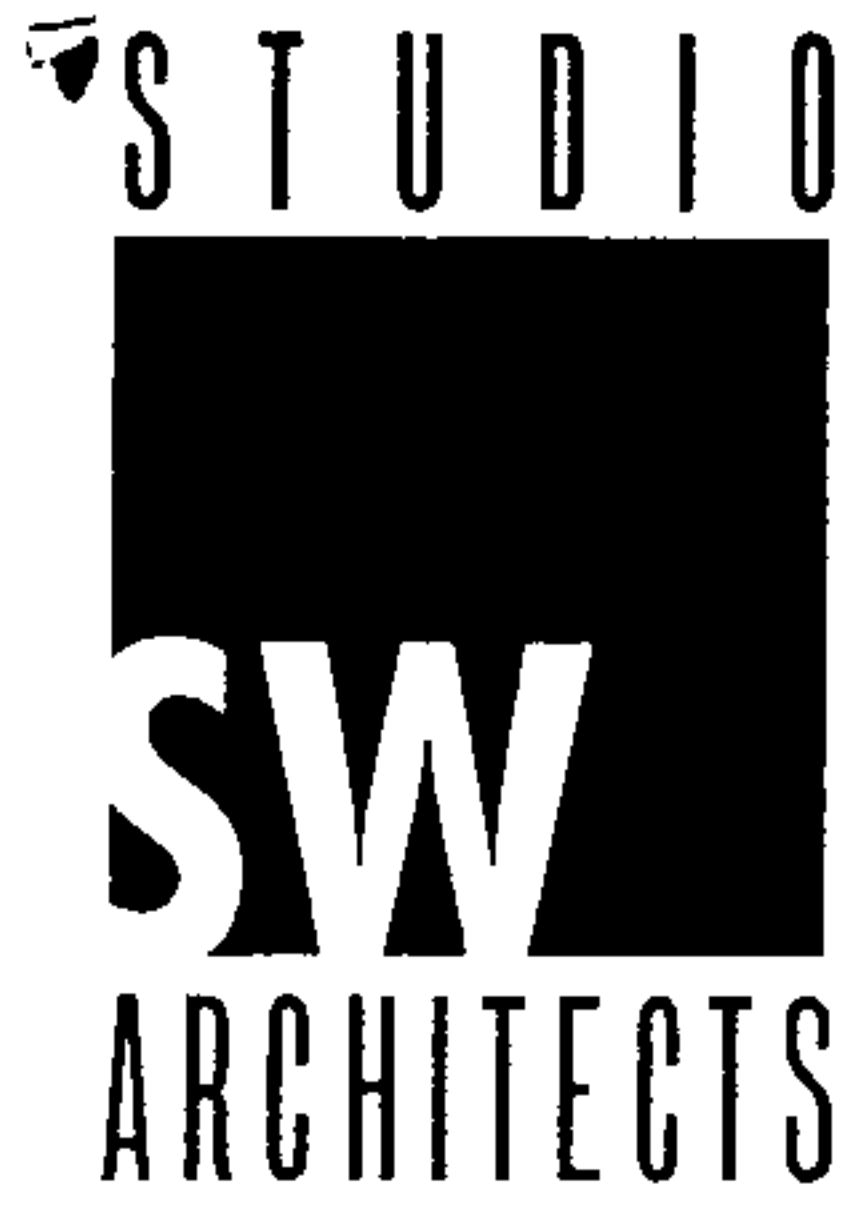
Four Hundred Eighty and 00/100*****
CITY OF ALBUQUERQUE***** DOLLARS

MEMO Dekker DRB Submittal Paseo Nuevo

6/9/2006 9:40AM LUCY ANNA
RECEIPT 00062205 USH 006 TRANSH 0007
ACCOUNT 441032 Fund 0110
Activity 3424000 TRSVRS
Trans 480.00
Lucy Anna
AUTHORIZED SIGNATURE

MP

000620 307072427 0070010747



Studio Southwest
Architects Inc.

August 8, 2006

To City Of Albuquerque Planning Department
Development Review Board

Project # 1004974
06DRB-00884 Major-SiteDev Plan Subd
06DRB-00885 Major-SiteDev Plan Bldg Permit

This letter will serve as a written response to the initial DRB comments dated July 12, 2006 for the above stated project. This letter and the attached revised drawings will provide clarifications to the comments.

AMAFCA- *No adverse comments.*

COG- *"Please ensure that bike-supporting elements are included in the development as appropriate." - Bike racks and supporting elements have been added to project, refer to AS-101.*

Transit- *"Suggests providing a building entrance from San Pedro." – The main entrance to the building is off of the second floor parking deck. The lower level is mainly storage and would not have been appropriate to access San Pedro at this location.*

Zoning Enforcement- *"Per section 14-16-2-19 (C)(1) the structure height and width shall fall within 45 degree angle plane drawn from horizontal at the meangrade along each boundary of the premises. It should have 6 motorcycle spaces. Trees are needed in parking areas and the islands at each end of the strips. Per North I-25 Sector Plan, no parking spaces should be more than 50-feet from trees."-The project is scheduled for a ZHE hearing on August 15, 2006 in reference to the building height issues. Motorcycle spaces have been added, refer to AS-100 and AS-101. Trees have been added to parking deck, refer to AS-100, AS-101 and L-1.*

Neighborhood Coordination- *Letter sent to West La Cueva NA (R).*

APS- *No adverse impacts to APS.*

Police Department- *"Indicates the following problems or crime may occur or that the following concerns may need to be evaluated" – A recommendation will be made to the owner and to lighting consultants on the job of the dangers of creating spots where crime may occur. The architect also recommends that the owner provides a security service during and after*

Albuquerque
2101 Mountain Road NW
Albuquerque, NM 87104
T 505.843.9639
F 505 843.9683
mail@studioswarch.com

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construction of the complex.

Fire Department- *“Specific requirements for this project will be addressed when plans are submitted for review.”- Some items have already been addressed on the revised drawings, including stand pipe locations being called out, refer to AS-101.*

PNM Electric & Gas- *approved.*

Comcast- *No comments received.*

QWEST- *No comments received.*

Environmental Health- *No comments received.*

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

Open Space Division- *No adverse comments.*

City Engineer- *“An approved DMP is on file for Site Plan approval. Holly improvements are missing from infrastructure List.” – The Holly improvements were added to the Infrastructure List, which was submitted with the Preliminary Plat to be heard at DRB on August 30, 2006.*

Transportation Development- *“Where is the Plat? Has the TIS been completed? Coordination with NMDOT? Carmel will require a 6’ sidewalk. Signing per DRC is required on the infrastructure list. Are the improvements on Carmel and Holly permanent? Cross sections of the adjoining streets will be needed. The loading docks will need to be relocated. Trucks cannot be using public streets to maneuver. Aisle widths need to meet DPM criteria. Why are parking stalls blocking the entrance?”- The plat was submitted and will be heard on August 30, 2006. A TIS is completed and a copy was sent to NMDOT as well as a coordination meeting with NMDOT. A 6’ sidewalk is shown on revised plans, refer to AS-100, AS-101. The signing was added to the Infrastructure List, which was submitted with the plat. All improvements to Carmel and Holly are permanent. Cross-sections for all the streets were added to the Civil Detail Sheet. The project no longer has loading docks, the delivery zone has been revised for delivery vans only, refer to AS-100. All aisle widths have been reviewed and meet DPM criteria. The parking stalls shown in front of the ramp entrance are on the first level. The ramp entrance enters on the second level.*

Parks & Recreation- *No objection to either request.*

Utilities Development- *“3” domestic water meter and vault must be included on infrastructure list and an on-site 35’x35’ easement must be*



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dedicated outside of the ROW for this meter vault.”- The 3” water meter was changed to a 2” domestic water meter and is reflected on the infrastructure list that was submitted with the plat to be heard at DRB August 30, 2006.

Planning Department- “1. Because part of the site is within 100 feet of a residential zone, the maximum height of a light pole measured from the finished grade to top of pole is 16 feet. The maximum light pole height for the remainder of the site is 20 feet for sites less the 5 acres. Section 14-16-3-9 of the Zone Code.” – The light poles on the project have been changed to 16 feet poles, refer to A4/AS-102.

“2. The proposed uses are not identified on the SPS or the SPBP as required by the Checklist. It appears that Tracts B & C are to be developed later. If this is the case, Tract A should be identified as Phase 1 and the other tracts as Phases 2 & 3. – This notation has been added to AS-100 and AS-101.

“3. A replat is required to divide the property as shown on the SPS. Planning will take delegation of both site plans until the plat is approved as needed.”

“4. This property lies within 1000 feet of a former landfill. Contact AEHD to determine what, if any action is necessary. If no action is required, an e-mail or letter from AEHD to the DRB Chair is required. Otherwise, Planning will not sign either plan until AEHD signs the plans.” – A copy of this letter has been sent to Sheran Matson, an additional copy is attached to this package.

“5. Safe and clearly marked pedestrian ingress and egress to and from the site connecting with Holly and Carmel must be indicated on both site plans.” – All pedestrian connections have been addressed and sidewalks are shown at these locations connecting to the building.

“6. Signature block should be added to Sheet AS-100 for DRB to approve the SPBP.”- The signature block has been added.

“7. There are now motorcycle parking space requirements to add to the SPBP per the Zone Code, Section 14-16-3-1 (C).”- These spaces have been added; refer to AS-100 and AS-101.

“8. Existing & proposed easements are required to be shown on the SPBP and the Landscape Plan.” – Existing and proposed easements have been shown, refer to AS-100.

“9. Are the CMU walls already existing? Are there any walls or fences planned that would be visible from Holly, Carmel or San Pedro? If all the walls indicated on the site plan are existing, the word “existing” should be added.” – Clarification of the walls has been indicated on the plans, refer to AS-100.

“10. “D1” elevations indicate there are 3 signs planned for this site. Where are the first and second signs located? Exact location should indicated. Also, the color is missing. “To match the building” means nothing, especially when the building has no colors, materials, etc, as required by the checklist.” – Site signs have been located on AS-100, and details for these signs are on AS-102. Building colors and materials are indicated on A-201 and A-202.



Studio Southwest
Architects Inc.

“11. Building elevations are missing the overall width dimension, the materials, & colors of all building elements and structures, windows, doors and framing. These are required on the SPBP checklist.” – These items have been revised in general notes and keynotes on A-201 and A-202.

“12. Signs. The site plan shows one sign along San Pedro and one internal to the site. The colors of the signs and lettering are required.”- As indicated in item #10, these signs have revised details shown on AS-102.

“13. The first page of the SPBP checklist lists the order of the site plan sheets. This order was not followed. That order is required to make it easier for the reviewers to find the pages they are required to review.”- The order has been revised.

“14. “All loading areas used for the loading and unloading of commercial vehicles shall be setback from the public right-of-way line and from all property lines to reduce the visual impact of large commercial vehicles and loading areas.” Page 53, North I-25 Sector Plan. The proposed loading area in this plan does not comply.” – The loading dock has been changed to a delivery zone for small vans; no large trucks will be allowed to access the building at this location. A screen wall has still been provided, refer to AS-100.

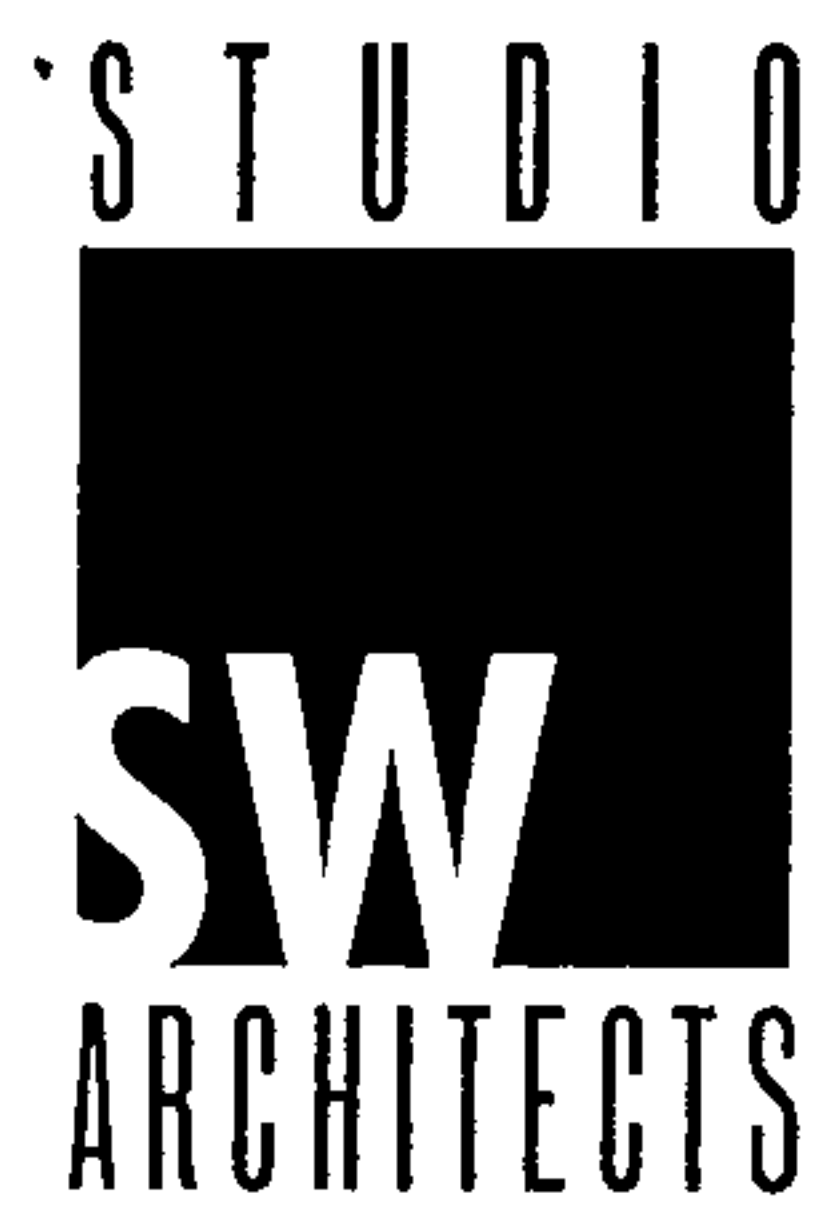
“15. Landscape Plan:

- **The square footages of each landscaped area should be identified on the plan itself. SPBP checklist. – This has been revised on the landscape plan.**
- **As stated above, the existing and proposed easements are not identified on this sheet.-This has been revised on the landscape plan.**
- **The two statements about Santa Fe Brown gravel should indicate a minimum of 3” will be laid. – This has been revised on the landscape plan.**
- **Remove the spearmint juniper from the plant list. – This has been revised on the landscape plan.**
- **Street trees are required along the entire frontage of Carmel, Holly and San Pedro.-This has been revised on the landscape plan.**
- **A 6’ minimum landscape buffer is required along the entire rear and side yards of the property unless the development is to be phased. This is not indicated on the site plans.- The phases of the project have been indicated on AS-100.**
- **A building this large should have at least one outside area for employee breaks and lunches. It should be in the shade under trees and include tables and benches. The northwest corner is a likely location. – This location has been revised on AS-100.**
- **According to the square footages listed on Page AS-101, the total square footage is 127,500 not 102,200 as shown on the landscape calculations. – This has been revised on the landscape plan.**
- **The native seed area is not counted as landscaping. –This has been revised on landscape plan.**
- **What is the percentage of landscape provided?-This has been indicated on landscape calculations.**
- **A lower water usage tree should be used. The ash is high water and**

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- allergen. Chinese Pistache or Japanese pagoda are better alternates.-An alternate selection has been made on the landscape plan.
- No parking space shall more than 50 feet from a tree. Page 55, North I-25 Sector Plan.- Landscape pots have been added to the upper deck parking, refer to the landscape plan and AS-101.
 - The islands at the ends of the parking areas should include landscaping, xeriscape shrubs or small trees. – This has been indicated on the landscape plan and AS-101.

If there are any additional clarifications needed please don't hesitate to contact us.

Sincerely,

A handwritten signature in black ink, appearing to read "D. Dekker". The signature is stylized and cursive.

Dave Dekker, AIA
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MEMORANDUM

DATE: June 30, 2006

TO: Sheran Matson, Planning Department – Design Review Board

COPY: Rhonda Methvin, Environmental Health Department
Kevin Curran, Legal Department
Malia Orell, Studio Southwest Architects, fka DCSW Architects, Inc.

FROM: Jim Joseph, P.E., INTERA Inc.

SUBJECT: CPN 1004974, 06DRB-00884 Major-Site Development Plan Dubd, and 06DRB-00885 Major-Site Development Plan Building Permit, Lots 1, 2, 3, 30, 31 and 32 of Tract A, Block 34 of North Albuquerque Acres, Unit B, Located on San Pedro Drive NE and Holly Ave NE between Holly Ave NE and Carmel Ave NE

The above-referenced project is within the former buffer zone of a former privately owned/operated landfill (Holly Avenue Landfill). The landfill was removed during March 2005 and no longer provides a source for potential landfill gas impacts. Therefore, the Albuquerque Environmental Health Department has exempted the project from following the most current version of the “City of Albuquerque Interim Guidelines for Development within City Designated Landfill Buffer Zones.” The project may proceed through the development process provided all other City requirements are met.





SHERAN