



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

October 13, 2010

Project# 1004994

10DRB-70279 EXT OF SIA FOR TEMP DEFR SDWK CONST

JD HOME BUILDER request(s) the above action(s) for all or a portion of Lot(s) , Block(s) , Tract(s) B-2 & B-1, **SEVILLE Unit(s)** , zoned R-LT, located on KAYENTA BLVD NW BETWEEN CALLE GRANDE NW AND NAVAJO NW containing approximately 2.1132 acre(s). [REF:] (A-10)

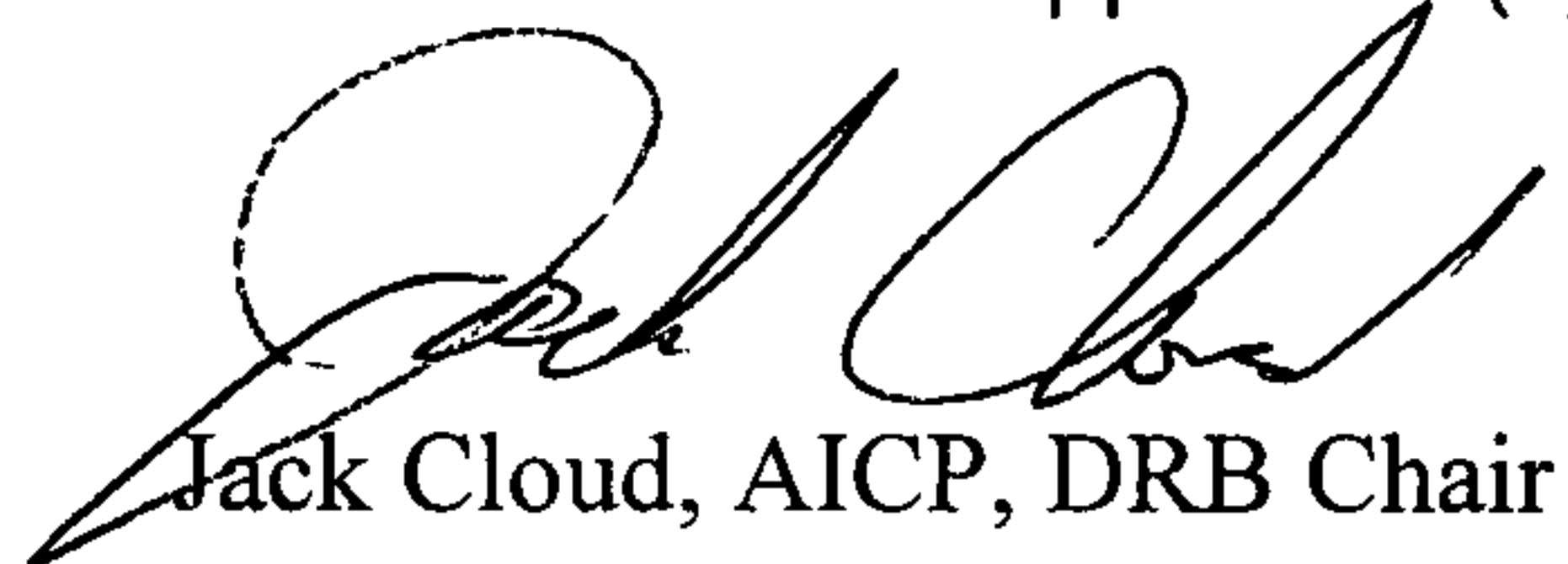
At the October 13, 2010 Development Review Board meeting, a two year extension to the agreement for the deferral of sidewalks was approved.

If you wish to appeal this decision, you must do so by October 28, 2010, 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: JD HomeBuilder – P.O. Box 90925 – Albuquerque, NM 87199
Marilyn Maldonado
file

HEARING DATE 10-13-10 (ES/A)

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

Meeting Date: September 3, 2008
Zone Atlas Page: A-10
Notification Radius: 100 Ft.

Project# 1004994
App#08DRB-70362

Cross Reference and Location: KAYENTA BLVD NW BETWEEN CALLE
GRANDE NW AND NAVAJO NW

Applicant: JD HOME BUILDER
PO BOX 90218
ALBUQUERQUE, NM 87199

Agent: MARK GOODWIN & ASSOCIATES
PO BOX 90606
ALUBQUERQUE, 87199

Special Instructions:

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

Date Mailed: AUGUST 22, 2008
Signature: ERIN TREMLIN

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 (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. _____
- 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
- List any original and/or related file numbers on the cover application
- Fee (see schedule)

DRB Public hearings are approximately 30 DAYS 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.

JOHN M. MACKENZIE, PE
 Applicant name (print)
 John Mackenzie 8-12-08
 Applicant signature / date



Form revised October 2007

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

Application case numbers
 08DRB- _____ - 70362
 _____ - _____
 _____ - _____

Sandy Hurdley 08/12/08
 Planner signature / date
 Project # 1004-994

R e c	UPC	OWNER	OWNADD	OWNC ITY	OWN STA TE	OWN ZIP CODE	PRO PCL ASS	TA XDI ST	LEGALDESC	OBJ ECT ID
1	1010066 2803131 0507	AMAFCA	2600 PROSPECT AVE NE	ALBU QUER QUE	NM	87107	V	A1 A	TR O PLAT FOR SALTILLO U NIT 1 CONT 6.7862 AC	796 35
2	1010066 1583182 0905	COLLATZ INC	PO BOX 2010	CORR ALES	NM	87048	V	A1 A	TR M PLAT FOR ANASAZI RI DGE UNIT 1 CONT .0682 AC	796 89
3	1010066 1763212 1135	COLLATZ INC	PO BOX 2010	CORR ALES	NM	87048	V	A1 A	TR N PLAT FOR ANASAZI RID GE UNIT 1 CONT .1515 AC	796 90
4	1010066 1653362 2616	COLLATZ INC	PO BOX 2010	CORR ALES	NM	87048	V	A1 A	LT 16- P1 BLK 6 PLAT FOR ANASAZI RIDGE UNIT 1 CONT .1319 A C	819 82
5	1010066 1703372 2615	TRES PATAS LLC	8813 2ND ST NW SUITE 3	ALBU QUER QUE	NM	87114	V	A1 A	LT 15- P1 BLK 6 PLAT FOR ANASAZI RIDGE UNIT 1 CONT .1319 A C	819 83
6	1010066 1753382 2614	TRES PATAS LLC	8813 2ND ST NW SUITE 3	ALBU QUER QUE	NM	87114	V	A1 A	LT 14- P1 BLK 6 PLAT FOR ANASAZI RIDGE UNIT 1 CONT .1319 A C	819 84
7	1010066 1803392 2613	TRES PATAS LLC	8813 2ND ST NW SUITE 3	ALBU QUER QUE	NM	87114	V	A1 A	LT 13- P1 BLK 6 PLAT FOR ANASAZI RIDGE UNIT 1 CONT .1319 A C	820 15
8	1010066 1642882 1140	COLLATZ- PICKARD LLC	6300 JEFFERSO N ST NE SUITE 1 02	ALBU QUER QUE	NM	87109	V	A1 A	LT 8 BLK 7 PARADISE HEIGH TS UNIT 5 CONT .2248 AC +/-	852 84
9	1010066 1742852 1146	WICKLIFFE DERIC K L	10601 CALLE GA NDIA NW	ALBU QUER QUE	NM	87114	R	A1 A	LT 23 SEVILLE SUBDIVISION UNIT 7 (BEING A REPLAT OF TRACTSB-2-B AND 1-B-1-F- 1 SEVILLE) CONT .1541 AC	888 49
10	1010066 1972892 1211	RENTERIA JOE	10605 CALLE ME RIDA NW	ALBU QUER QUE	NM	87114	R	A1 A	LT 74 SEVILLE SUBDIVISION UNIT 7 (BEING A REPLAT OF TRACTSB-2-B AND 1-B-1-F- 1 SEVILLE) CONT .1352 AC	888 50
11	1010066 1762892 1147	CLAUSEN ERIKA K	10605 CALLE GA NDIA NW	ALBU QUER QUE	NM	87114	R	A1 A	LT 22 SEVILLE SUBDIVISION UNIT 7 (BEING A REPLAT OF TRACTSB-2-B AND 1-B-1-F- 1 SEVILLE) CONT .1310 AC	888 51
12	1010066 2132892 1155	GARCIA DANILO D & MARILOU B	10600 CALLE ME RIDA NW	ALBU QUER QUE	NM	87114	R	A1 A	LT 15 SEVILLE SUBDIVISION UNIT 7 BEING (A REPLAT OF TRACTSB-2-B AND 1-B-1-F- 1 SEVILLE) CONT .1293 AC	888 52
13	1010066 1952932 1212	LAURENCE JEAN NE	10609 CALL MER IDA NW	ALBU QUER QUE	NM	87114	R	A1 A	LT 75 SEVILLE SUBDIVISION UNIT 7 (BEING A REPLAT OF TRACTSB-2-B AND 1-B-1-F- 1 SEVILLE) CONT .1542 AC	888 53
14	1010066 1782952 1148	BEDER JOEL D	10884 WALNUT ST	LOS A LAMIT OS	CA	90720	R	A1 A	LT 21 SEVILLE SUBDIVISION UNIT 7 (BEING A REPLAT OF TRACTSB-2-B AND 1-B-1-F- 1 SEVILLE) CONT .1667 AC	888 54
15	1010066 2122952 1154	BENTA JEANNE M	10604 CALLE ME RIDA NW	ALBU QUER QUE	NM	87114	R	A1 A	LT 16 SEVILLE SUBDIVISION UNIT 7 (BEING A REPLAT OF TRACTSB-2-B AND 1-B-1-F- 1 SEVILLE) CONT .1148 AC	888 55
16	1010066 1942982 1213	WALLACE SEAN & RACHEL GONZAL ES-WALLACE	10615 CALLE ME RIDA NW	ALBU QUER QUE	NM	87114	R	A1 A	LT 76 SEVILLE SUBDIVISION UNIT 7 (BEING A REPLAT OF TRACTSB-2-B AND 1-B-1-F- 1 SEVILLE) CONT .1844 AC	888 56
17	1010066 2103002	MRAK EDMUND J & LINDA S	10608 CALLE ME RIDA NW	ALBU QUER QUE	NM	87114	R	A1 A	LT 17 SEVILLE SUBDIVISION UNIT 7 (BEING A REPLAT OF	888 57

	1153			QUE						TRACTSB-2-B AND 1-B-1-F-1 SEVILLE) CONT .1377 AC	
1 8	1010066 1793002 1149	SOMMERS WILLIAM G & TRACEY S YOUNG	10611 CALLE GANDIA NW	ALBUQUERQUE	NM	87114	R	A1 A		LT 20 SEVILLE SUBDIVISION UNIT 7 (BEING A REPLAT OF TRACTSB-2-B AND 1-B-1-F-1 SEVILLE) CONT .1774 AC	888 58
1 9	1010066 2083052 1152	GARCIA DANTE & GINA	4349 SATINWOOD DR	CONCORD	CA	94521	R	A1 A		LT 18 SEVILLE SUBDIVISION UNIT 7 (BEING A REPLAT OF TRACTSB-2-B AND 1-B-1-F-1 SEVILLE) CONT .1148 AC	888 59
2 0	1010066 1823702 2601	COLLATZ-PICKARD LLC	6300 JEFFERSON ST NE SUITE 102	ALBUQUERQUE	NM	87109	V	A1 A		LT 1 BLK 6 PLAT FOR ANASAZI RIDGE UNIT 1 CONT .2248 AC	849 73
2 1	1010066 1773662 2602	COLLATZ-PICKARD LLC	6300 JEFFERSON ST NE SUITE 102	ALBUQUERQUE	NM	87109	V	A1 A		LT 2 BLK 6 PLAT FOR ANASAZI RIDGE UNIT 1 CONT .1454 AC	845 28
2 2	1010066 1723642 2603	COLLATZ INC	PO BOX 2010	CORRALES	NM	87048	V	A1 A		LT 3 BLK 6 PLAT FOR ANASAZI RIDGE UNIT 1 CONT .1280 AC	838 25
2 3	1010066 1853572 2608	TRES PATAS LLC	8813 2ND ST NW SUITE 3	ALBUQUERQUE	NM	87114	V	A1 A		LT 8-P1 BLK 6 PLAT FOR ANASAZI RIDGE UNIT 1 CONT .1385 AC	833 72
2 4	1010066 1803552 2607	CORINTHIAN CONSTRUCTION INC	8813 2ND ST NW SUITE E	ALBUQUERQUE	NM	87114	V	A1 A		LT 7-P1 BLK 6 PLAT FOR ANASAZI RIDGE UNIT 1 CONT .1253 AC	833 64
2 5	1010066 1912822 1214	MONKA JEFFREY	11935 E PRADEIRA RD	CAMARILLO	CA	93012	R	A1 A		LT 69 SEVILLE SUBDIVISION UNIT 7 (BEING A REPLAT OF TRACTSB-2-B AND 1-B-1-F-1 SEVILLE) CONT .1996 AC	893 00
2 6	1010066 2122952 1154	BENTA JEANNE M	10604 CALLE MERIDA NW	ALBUQUERQUE	NM	87114	R	A1 A		LT 16 SEVILLE SUBDIVISION UNIT 7 (BEING A REPLAT OF TRACTSB-2-B AND 1-B-1-F-1 SEVILLE) CONT .1148 AC	888 55
2 7	1010066 1942982 1213	WALLACE SEAN & RACHEL GONZALES-WALLACE	10615 CALLE MERIDA NW	ALBUQUERQUE	NM	87114	R	A1 A		LT 76 SEVILLE SUBDIVISION UNIT 7 (BEING A REPLAT OF TRACTSB-2-B AND 1-B-1-F-1 SEVILLE) CONT .1844 AC	888 56
2 8	1010066 2103002 1153	MRAK EDMUND J & LINDA S	10608 CALLE MERIDA NW	ALBUQUERQUE	NM	87114	R	A1 A		LT 17 SEVILLE SUBDIVISION UNIT 7 (BEING A REPLAT OF TRACTSB-2-B AND 1-B-1-F-1 SEVILLE) CONT .1377 AC	888 57
2 9	1010066 1793002 1149	SOMMERS WILLIAM G & TRACEY S YOUNG	10611 CALLE GANDIA NW	ALBUQUERQUE	NM	87114	R	A1 A		LT 20 SEVILLE SUBDIVISION UNIT 7 (BEING A REPLAT OF TRACTSB-2-B AND 1-B-1-F-1 SEVILLE) CONT .1774 AC	888 58
3 0	1010066 2083052 1152	GARCIA DANTE & GINA	4349 SATINWOOD DR	CONCORD	CA	94521	R	A1 A		LT 18 SEVILLE SUBDIVISION UNIT 7 (BEING A REPLAT OF TRACTSB-2-B AND 1-B-1-F-1 SEVILLE) CONT .1148 AC	888 59
3 1	1010066 2032752 1208	WALTERS CHARLES K	10543 CALLE MERIDA NW	ALBUQUERQUE	NM	87114	R	A1 A		LT 71 SEVILLE SUBDIVISION UNIT 7 (BEING A REPLAT OF TRACTSB-2-B AND 1-B-1-F-1 SEVILLE) CONT .1460 AC	892 95
3 2	1010066 1892752 1215	MOLANDER TERRILL & SUSAN M	10532 CALLE GANDIA NW	ALBUQUERQUE	NM	87114	R	A1 A		LT 68 SEVILLE SUBDIVISION UNIT 7 (BEING A REPLAT OF TRACTSB-2-B AND 1-B-1-F-1 SEVILLE) CONT .2045 AC	892 96
3 3	1010066 1712762 1144	VERNON GUY C & CHERYL	10527 CALLE GANDIA NW	ALBUQUERQUE	NM	87114	R	A1 A		LT 25 SEVILLE SUBDIVISION UNIT 7 (BEING A REPLAT OF TRACTSB-2-B AND 1-B-1-F-1 SEVILLE) CONT .1313 AC	892 97
3 4	1010066 2012802	RENTERIA JOSE	10547 CALLE MERIDA NW	ALBUQUERQUE	NM	87114	R	A1 A		LT 72 SEVILLE SUBDIVISION UNIT 7 (BEING A REPLAT OF	892 98

	1209			QUE						TRACTSB-2-B AND 1-B-1-F-1 SEVILLE) CONT .1148 AC	
3 5	1010066 1722802 1145	RUIZ ROY D JR & ANNETTE M	10531 CALLE GA NDIA NW	ALBU QUER QUE	NM	87114	R	A1 A		LT 24 SEVILLE SUBDIVISION UNIT 7 (BEING A REPLAT OF TRACTSB-2-B AND 1-B-1-F- 1 SEVILLE) CONT .1313 AC	892 99
3 6	1010066 1912822 1214	MONKA JEFFREY	11935 E PRADE RA RD	CAMA RILLO	CA	93012	R	A1 A		LT 69 SEVILLE SUBDIVISION UNIT 7 (BEING A REPLAT OF TRACTSB-2-B AND 1-B-1-F- 1 SEVILLE) CONT .1996 AC	893 00
3 7	1010066 2002852 1210	CLARK ESTHER A	10601 CALLE ME RIDA NW	ALBU QUER QUE	NM	87114	R	A1 A		LT 73 SEVILLE SUBDIVISION UNIT 7 (BEING A REPLAT OF TRACTSB-2-B AND 1-B-1-F- 1 SEVILLE) CONT .1148 AC	893 01
3 8	1010066 2063102 1151	DURAN MICHAEL R	10616 CALLE ME RIDA NW	ALBU QUER QUE	NM	87114	R	A1 A		LT 19 SEVILLE SUBDIVISION UNIT 7 (BEING A REPLAT OF TRACTSB-2-B AND 1-B-1-F- 1 SEVILLE) CONT .1377 AC	893 32
3 9	1010066 1923092 1133	JD HOME BUILDE R CORPORATION	PO BOX 90218	ALBU QUER QUE	NM	87199	V	A1 A		LT 2- P1 PLAT FOR SEVILLE UNIT 7A CONT .1262 AC	893 33
4 0	1010066 1813112 1134	JD HOME BUILDE R CORPORATION	PO BOX 90218	ALBU QUER QUE	NM	87199	V	A1 A		LT 1- P1 PLAT FOR SEVILLE UNIT 7A CONT .2523 AC	893 34
4 1	1010066 2043152 1150	JD HOME BUILDE R CORPORATION	PO BOX 90218	ALBU QUER QUE	NM	87199	V	A1 A		LT 5- P1 PLAT FOR SEVILLE UNIT 7A CONT .1010 AC	893 35
4 2	1010066 2182783 1314	MONKA JEFFREY S	11935 E PRADE RA RD	CAMA RILLO	CA	93012	R	A1 A		LT 14 SEVILLE SUBDIVISION UNIT 7 (BEING A REPLAT OF TRACTSB-2-B AND 1-B-1-F- 1 SEVILLE) CONT .1320 AC	894 23
4 3	1010066 1693022 1138	COLLATZ- PICKARD LLC	6300 JEFFERSO N ST NE SUITE 1 02	ALBU QUER QUE	NM	87109	V	A1 A		LT 6 BLK 7 PARADISE HEIGH TS UNIT 5 CONT .2304 AC +/-	917 96
4 4	1010066 1503002 0902	COLLATZ- PICKARD LLC	6300 JEFFERSO N ST NE SUITE 1 02	ALBU QUER QUE	NM	87109	V	A1 A		*11 8 PARADISE HEIGHTS U NIT 5	918 04
4 5	1010066 1723102 1137	COLLATZ- PICKARD LLC	6300 JEFFERSO N ST NE SUITE 1 02	ALBU QUER QUE	NM	87109	V	A1 A		LT 5 BLK 7 PARADISE HEIGH TS UNIT 5 CONT .2224 AC +/-	944 45
4 6	1010066 1523092 0903	CITY OF ALBUQU ERQUE	PO BOX 1293	ALBU QUER QUE	NM	87103	V	A1 A		*12 8 PARADISE HEIGHTS U NIT 5	944 51
4 7	1010066 1563162 0904	COLLATZ- PICKARD LLC	6300 JEFFERSO N ST NE SUITE 1 02	ALBU QUER QUE	NM	87109	V	A1 A		*13 8 PARADISE HEIGHTS U NIT 5	946 28
4 8	1010066 1753172 1136	COLLATZ- PICKARD LLC	6300 JEFFERSO N ST NE SUITE 1 02	ALBU QUER QUE	NM	87109	V	A1 A		LT 4 BLK 7 PARADISE HEIGH TS UNIT 5 CONT .2269 AC +/-	947 45
4 9	1010066 1662952 1139	COLLATZ- PICKARD LLC	6300 JEFFERSO N ST NE SUITE 1 02	ALBU QUER QUE	NM	87109	V	A1 A		LT 7 BLK 7 PARADISE HEIGH TS UNIT 5 CONT .2231 AC +/-	948 30
5 0	1010066 2312954 2750	CHAU NANCY	10605 PAVON PL NW	ALBU QUER QUE	NM	87114	R	A1 A		LT 9- P1 SEVILLE SUBDIVISION UN IT 3- A (BEING A REPLAT OFTRAC T B-2- A SEVILLE) CONT .3347 AC	141 256
5 1	1010066 2523014 2746	GOFF SCOTT & MI CHELE	10604 PAVON PL NW	ALBU QUER QUE	NM	87114	R	A1 A		LT 12- P1 SEVILLE SUBDIVISION UN IT 3- A (BEING A REPLAT OFTRAC T B-2- A SEVILLE) CONT .1994 AC	141 258
5	1010066	VERMETTE ALBE	10609 PAVON PL	ALBU	NM	87114	R	A1		LT 10-	141

2	2353044 2748	RT L III & DANA J	NW	QUER QUE				A	P1 SEVILLE SUBDIVISION UN IT 3- A (BEING A REPLAT OFTRAC T B-2- A SEVILLE) CONT .3947 AC	259
5 3	1010066 2453054 2747	NEZ JAMIE & CHRIS STOPHER M	10608 PAVON PL NW	ALBU QUER QUE	NM	87114	R	A1 A	LT 11- P1 SEVILLE SUBDIVISION UN IT 3- A (BEING A REPLAT OFTRAC T B-2- A SEVILLE) CONT .2429 AC	141 261
5 4	1010066 2243164 2749	CURB WEST	6301 INDIAN SC HOOL RD NE SU ITE 208	ALBU QUER QUE	NM	87110	V	A1 A	TR B-2-A- 1 SEVILLE SUBDIVISION UNI T 3- A (BEING A REPLAT OFTRAC T B-2- A SEVILLE) CONT .5692 AC	141 270
5 5	1010066 2362884 2751	LOPEZ DIANA M T RUSTEE LOPEZ T RUST	10601 PAVON PL NW	ALBU QUER QUE	NM	87114	R	A1 A	LT 8- P1 SEVILLE SUBDIVISION UN IT 3- A (BEING A REPLAT OFTRAC T B-2- A SEVILLE) CONT .1899 AC	142 571
5 6	1010066 1913172 1132	JD HOME BUILDE R CORPORATION	PO BOX 90218	ALBU QUER QUE	NM	87199	V	A1 A	LT 3- P1 PLAT FOR SEVILLE UNIT 7A CONT .1868 AC	145 432
5 7	1010066 2023192 1131	JD HOME BUILDE R CORPORATION	PO BOX 90218	ALBU QUER QUE	NM	87199	V	A1 A	LT 4- P1 PLAT FOR SEVILLE UNIT 7A CONT .1461 AC	145 433
5 8	1010066 1843402 2612	COLLATZ- PICKARD LLC	6300 JEFFERSO N ST NE SUITE 1 02	ALBU QUER QUE	NM	87109	V	A1 A	LT 12- P1 BLK 6 PLAT FOR LOTS 10- P1, 11-P1 & 12- P1 BLK 6ANASAZI RIDGE UNI T 1A CONT .1320 AC	146 639
5 9	1010066 1883412 2611	COLLATZ- PICKARD LLC	6300 JEFFERSO N ST NE SUITE 1 02	ALBU QUER QUE	NM	87109	V	A1 A	LT 11- P1 BLK 6 PLAT FOR LOTS 10- P1, 11-P1 & 12- P1 BLK 6ANASAZI RIDGE UNI T 1A CONT .1328 AC	146 640
6 0	1010066 2003422 2610	COLLATZ- PICKARD LLC	6300 JEFFERSO N ST NE SUITE 1 02	ALBU QUER QUE	NM	87109	V	A1 A	LT 10- P1 BLK 6 PLAT FOR LOTS 10- P1, 11-P1 & 12- P1 BLK 6ANASAZI RIDGE UNI T 1A CONT .2634 AC	146 641
6 1	1010066 1913622 2609	CORINTHIAN HOM ES INC	3408 VISTA ALA MEDA NE SUITE C	ALBU QUER QUE	NM	87113	V	A1 A	LT 9- P1 BLK 6 PLAT FOR ANASAZI RIDGE UNIT 1 CONT .2719 A C	146 658

OR CURRENT RESIDENT
101006628031310507
AMAFCA
2600 PROSPECT AVE NE
ALBUQUERQUE, NM 87107

OR CURRENT RESIDENT
101006623129542750
CHAU NANCY
10605 PAVON PL NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101006615831820905
COLLATZ INC
PO BOX 2010
CORRALES, NM 87048

OR CURRENT RESIDENT
101006619136222609
CORINTHIAN HOMES INC
3408 VISTA ALAMEDA NE SUITE C
ALBUQUERQUE, NM 87113

OR CURRENT RESIDENT
101006621328921155
GARCIA DANILO D & MARILOU B
10600 CALLE MERIDA NW
ALBUQUERQUE, NM 87114

Project#1004994
101006619230921133
JD HOME BUILDER CORPORATION
PO BOX 90218
ALBUQUERQUE, NM 87199

OR CURRENT RESIDENT
101006618927521215
MOLANDER TERRE L & SUSAN M
10532 CALLE GANDIA NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101006624530542747
NEZ JAMIE & CHRISTOPHER M
10608 PAVON PL NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101006617228021145
RUIZ ROY D JR & ANNETTE M
10531 CALLE GANDIA NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101006623530442748
VERMETTE ALBERT L III & DANA J
10609 PAVON PL NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101006617829521148
BEDER JOEL D
10884 WALNUT ST
LOS ALAMITOS, CA 90720

OR CURRENT RESIDENT
101006620028521210
CLARK ESTHER A
10601 CALLE MERIDA NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101006616428821140
COLLATZ-PICKARD LLC
6300 JEFFERSON ST NE SUITE 102
ALBUQUERQUE, NM 87109

OR CURRENT RESIDENT
101006622431642749
CURB WEST
6301 INDIAN SCHOOL RD NE SUITE
208
ALBUQUERQUE, NM 87110

OR CURRENT RESIDENT
101006620830521152
GARCIA DANTE & GINA
4349 SATINWOOD DR
CONCORD, CA 94521

OR CURRENT RESIDENT
101006619529321212
LAURENCE JEANNE
10609 CALL MERIDA NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101006619128221214
MONKA JEFFREY
11935 E PRADERA RD
CAMARILLO, CA 93012

OR CURRENT RESIDENT
101006619728921211
RENTERIA JOE
10605 CALLE MERIDA NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101006617930021149
SOMMERS WILLIAM G & TRACEY S
YOUNG
10611 CALLE GANDIA NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101006617127621144
VERNON GUY C & CHERYL
10527 CALLE GANDIA NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101006621229521154
BENTA JEANNE M
10604 CALLE MERIDA NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101006617628921147
CLAUSEN ERIKA K
10605 CALLE GANDIA NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101006618035522607
CORINTHIAN CONSTRUCTION INC
8813 2ND ST NW SUITE E
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101006620631021151
DURAN MICHAEL R
10616 CALLE MERIDA NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101006625230142746
GOFF SCOTT & MICHELE
10604 PAVON PL NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101006623628842751
LOPEZ DIANA M TRUSTEE LOPEZ
TRUST
10601 PAVON PL NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101006621030021153
MRAK EDMUND J & LINDA S
10608 CALLE MERIDA NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101006620128021209
RENTERIA JOSE
10547 CALLE MERIDA NW
ALBUQUERQUE, NM 87114

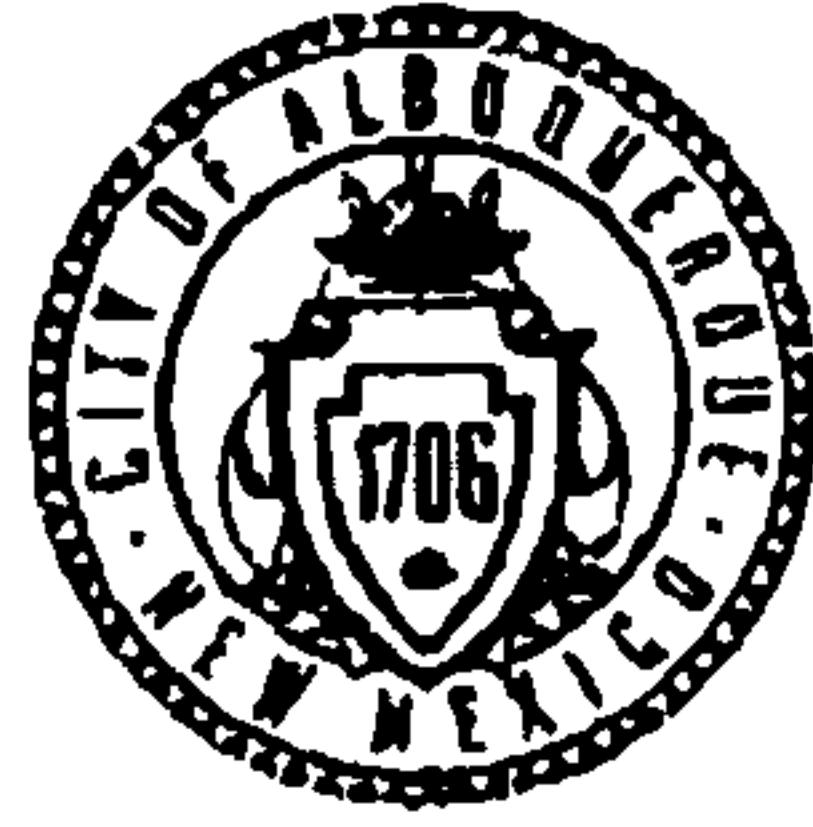
OR CURRENT RESIDENT
101006617033722615
TRES PATAS LLC
8813 2ND ST NW SUITE 3
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101006619429821213
WALLACE SEAN & RACHEL
GONZALES-WALLACE
10615 CALLE MERIDA NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101006620327521208
WALTERS CHARLES K
10543 CALLE MERIDA NW
ALBUQUERQUE, NM 87114

OR CURRENT RESIDENT
101006617428521146
WICKLIFFE DERICK L
10601 CALLE GANDIA NW
ALBUQUERQUE, NM 87114

Project#1004994
MARK GOODWIN & ASSOCIATES
PO BOX 90606
ALBUQUERQUE, NM 87199



City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

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.

August 8, 2008

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

This letter will serve to notify you that on August 8, 2008:

CONTACT NAME: LISA ANGLADA
COMPANY OR AGENCY: MARK GOODWIN AND ASSOCIATES, PA
P.O. BOX 90606/87199
PHONE: 828-2200/FAX: 797-9539

contacted the Office of Neighborhood Coordination 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 **TRACT B-2-B-1, SEVILLE, UNIT 7A** zone map **A-10**.

Our records indicate that as of August 8, 2008, there were no Neighborhood and/or Homeowner Associations in this area.

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

planningnrmaform(07/17/08)



D. Mark Goodwin & Associates, P.A.
Consulting Engineers

P.O. BOX 90606, ALBUQUERQUE, NM 87199
1505, 828-2200 FAX 797-9539

- 2008 ACEC/NM Award Winner for Engineering Excellence, Small Firm -

July 14, 2008

Ms. Jane Rael, Section Head
Construction Division
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

Re: Anasazi Ridge, Units 1 and 2 (CPN 759581 and 759582) and Seville, Unit 7A (CPN 722680)

Dear Ms. Rael:

On behalf of our client, Capital Alliance, Inc. (CAI), I am writing this letter to report the status of the close-out effort being undertaken on this project. My office performed the design work, Smith Engineering (Smith) performed the construction observation, and Hydro-Systems, Inc., was the contractor. The interested parties and I met in my office on June 26, 2008, to sort out the outstanding issues affecting the close out for this subdivision.

The Unit 1 work was completed and as-builts were completed by Smith and Aldrich Land Surveying (ALS). Unit 2 was executed as a change order to the Unit 1 work order. My office had possession of the mylars for the Unit 2 change order and on June 26th I gave those mylars to Smith since they were the construction observer. Smith was going to take those mylars directly over to ALS for the as-built information to be updated with the Unit 2 change order. Both Units 1 and 2 plan sets will have all of their sheets combined into one plan set due to the change order.

An adjoining subdivision south of and across McMahon Blvd. from Anasazi Ridge (Unit 7A, Seville; CPN 722680) was also designed by our office. It was also incorporated into Anasazi Ridge Unit 1 work order as change order (Number 2). That construction was observed by Smith, constructed by Hydro-Systems, and surveyed by ALS, as well. Smith also took possession of these mylars at the meeting to have ALS update them with the as-built information as well.

Ultimately, Smith will submit one close out package for Anasazi Ridge, Units 1 and 2, and Seville, Unit 7A, to the city for processing and final acceptance once they have prepared all of the necessary paperwork and as-built plans.

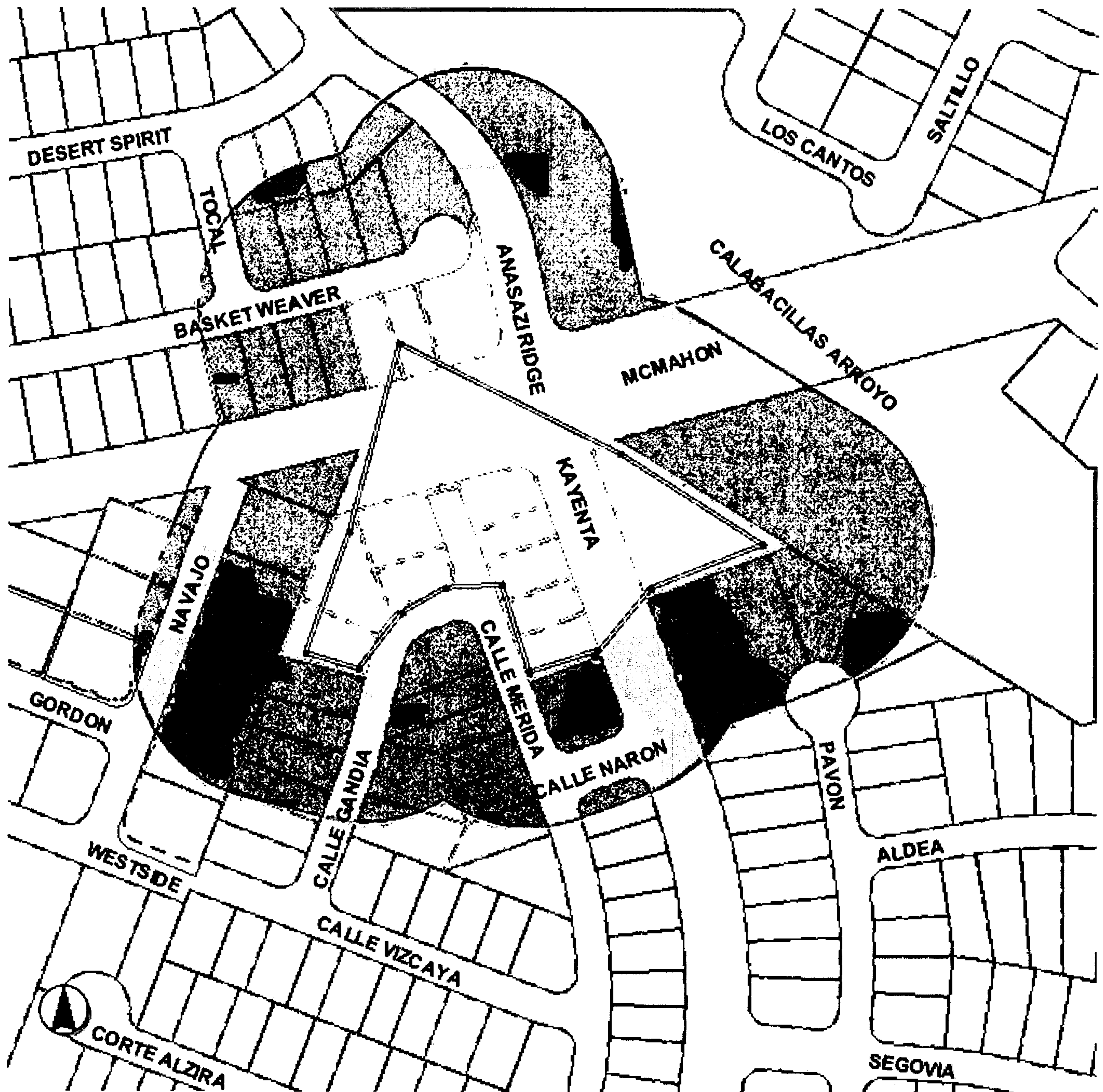
Please contact me if I can be of further assistance.

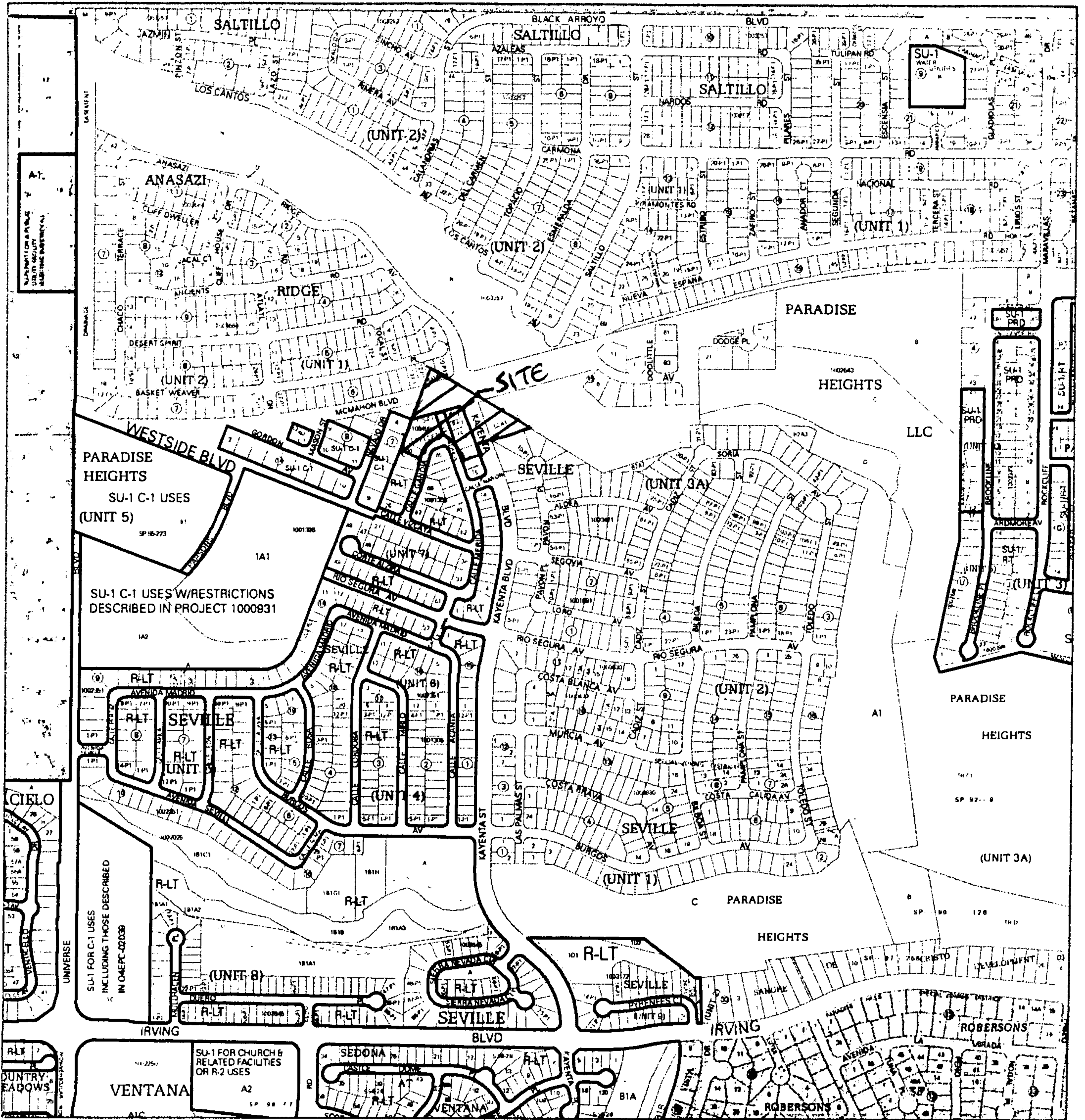
Sincerely,

MARK GOODWIN & ASSOCIATES, P.A.

John M. MacKenzie, PE
President
JMM/sr

xc: Mike Marra – Capital Alliance Investments, LLC
Steve Hernandez – Development Management Consultants
Arlan Collatz – Collatz, Inc.
Tim Yatsco – Smith Engineering
Jeff Dorwart – JD Home Builders





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:
A-10-Z

Selected Symbols

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

0 750 1,500 Feet



D. Mark Goodwin & Associates, P.A.
Consulting Engineers

P.O. BOX 90606, ALBUQUERQUE, NM 87199
(505) 828-2200 FAX 797-9539

August 11, 2008

Mr. Jack Cloud
DRB Chair
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

Re: Seville, Unit 7A; CPN 722680

Dear Mr. Cloud:

On behalf of our clients, JD Home Builders, and the requirements of the DPM we are submitting the following DRB application. We are requesting a 2-year extension of the SIA.

This project was Change Ordered into Anasazi Ridge, Unit 1 (CPN 759581) to be constructed at the same time. The improvements at Anasazi Ridge, Unit 1 have not been completed and therefore are holding up the release of the improvements at Seville, Unit 7A (see attached letter).

Please contact our office if you have any questions or comments.

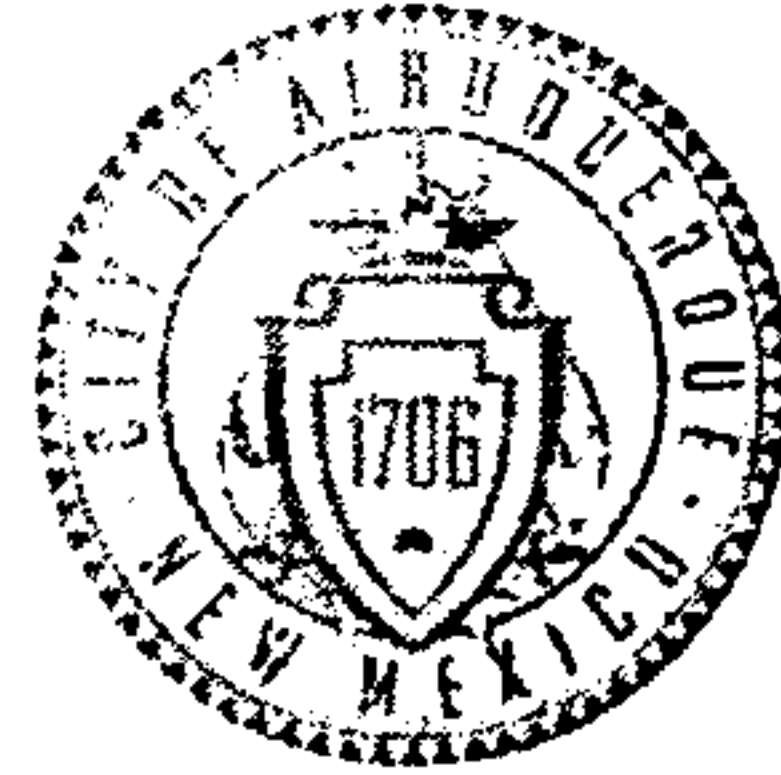
Sincerely,

MARK GOODWIN & ASSOCIATES, PA

Mark Goodwin, PE
Chief Executive Officer

DMG/sr

Attachments



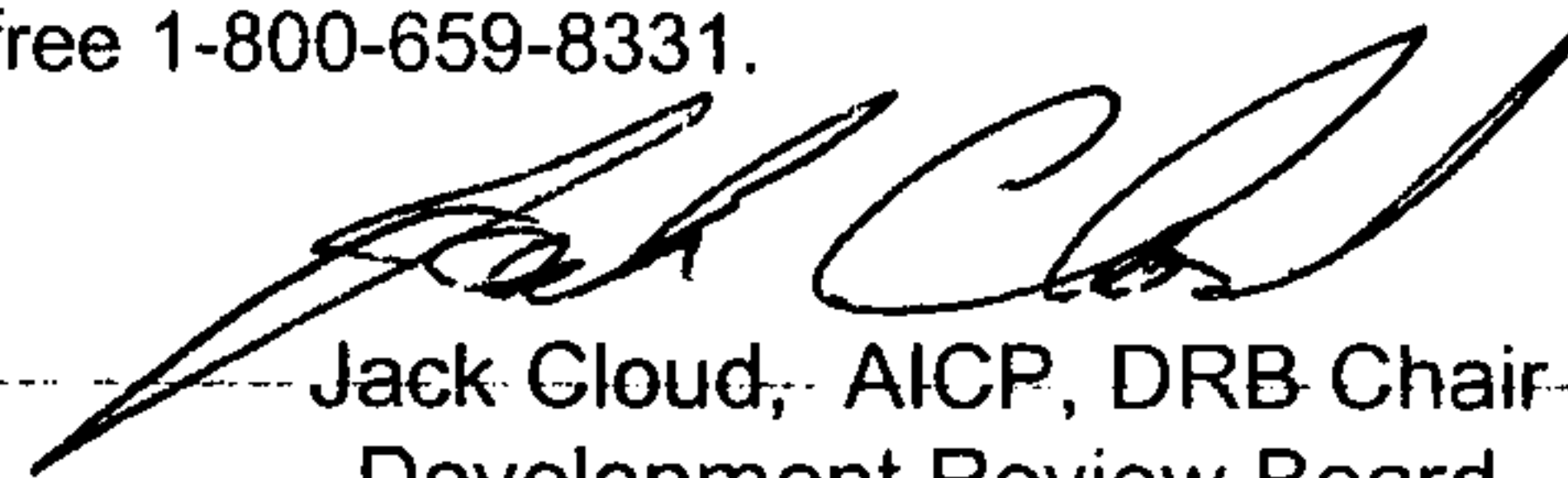
**PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE**

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW, on Wednesday, September 10, 2008, beginning at 9:00 a.m.** for the purpose of considering the following:

Project# 1004994
08DRB-70362 MAJOR --2YEAR
EXTENSION OF SUBDIVISION
IMPROVEMENTS (2YR SIA)

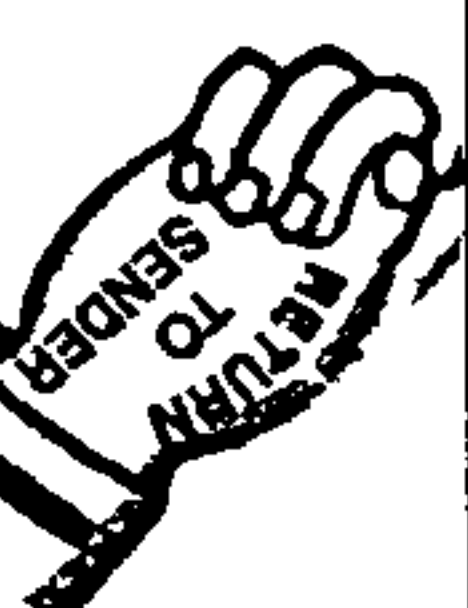
MARK GOODWIN AND ASSOCIATES PA agent(s) for JD HOME BUILDER request(s) the above action(s) for all or a portion **SEVILLE SUBDIVISION Unit 7A**, zoned R-1, and located east of KAYENTA BLVD NW and south of MCMAHON BLVD NW at the terminus of PAVON PL NW containing approximately 2.1132 acre(s). (A-10)

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

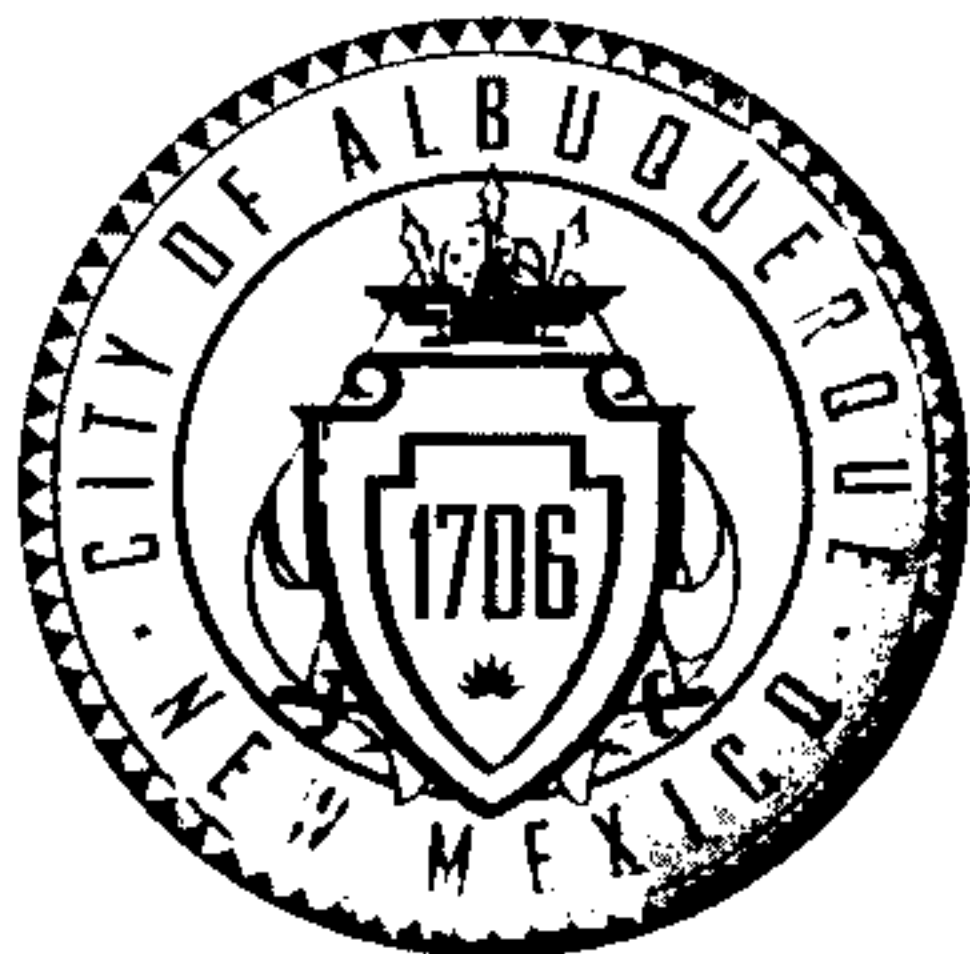
TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, AUGUST 25, 2008.

P O Box 1293 Albuquerque New Mexico 87103



TVACANT

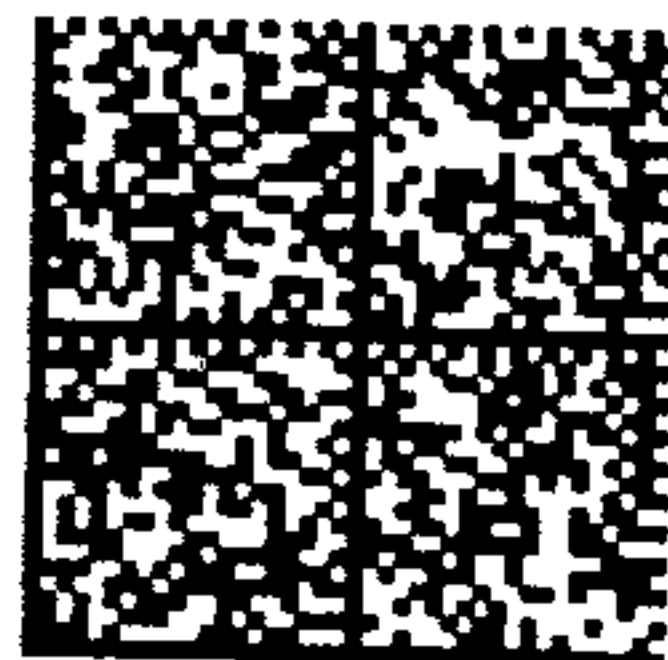
CITY OF ALBUQUERQUE



Planning Department

DRB

OR CURRENT RESIDENT
101006622431642749
CURB WEST
6301 INDIAN SCHOOL RD NE SUITE
208
ALBUQUERQUE, NM 87110



02 1M \$ 00.42⁰
0004261639 AUG 25 2008
MAILED FROM ZIP CODE 87102



- REASON CHECKED**
- Attempted, Not Known
 - Insufficient Address
 - Moved, Not Forwardable
 - Moved, Left No Address
 - Forwarding Order Expired
 - Refused
 - Vacant
 - No Such Street
 - No Such Number
 - Unclaimed

VAC

8711087178 0027





OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

September 10, 2008

1. **Project# 1004994**
08DRB-70362 MAJOR - - 2YEAR EXTENSION OF SUBDIVISION
IMPROVEMENTS (2YR SIA)

MARK GOODWIN AND ASSOCIATES PA agent(s) for JD HOME BUILDER request(s) the above action(s) for all or a portion **SEVILLE SUBDIVISION Unit 7A**, zoned R-1, and located east of KAYENTA BLVD NW and south of MCMAHON BLVD NW at the terminus of PAVON PL NW containing approximately 2.1132 acre(s). (A-10)

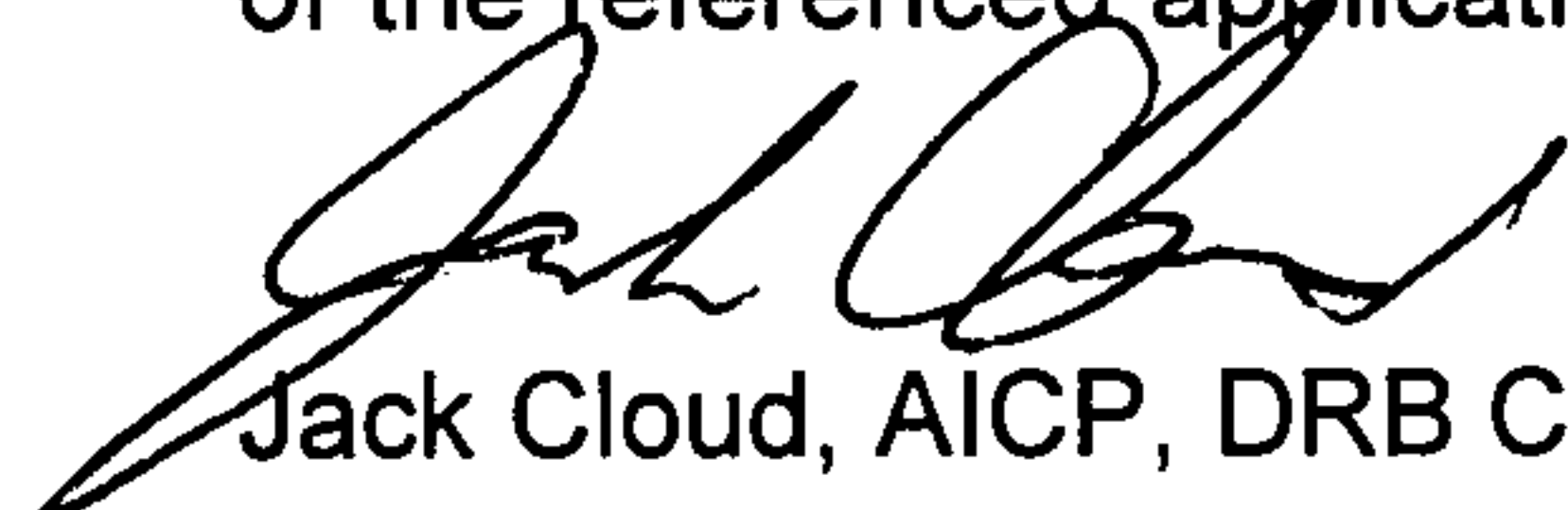
At the September 10, 2008, Development Review Board meeting, the 2 year extension of the Subdivision Improvements Agreement was approved.

If you wish to appeal this decision, you must do so by Septemeber 25, 2008 in the manner described below.

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

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

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


Jack Cloud, AICP, DRB Chair

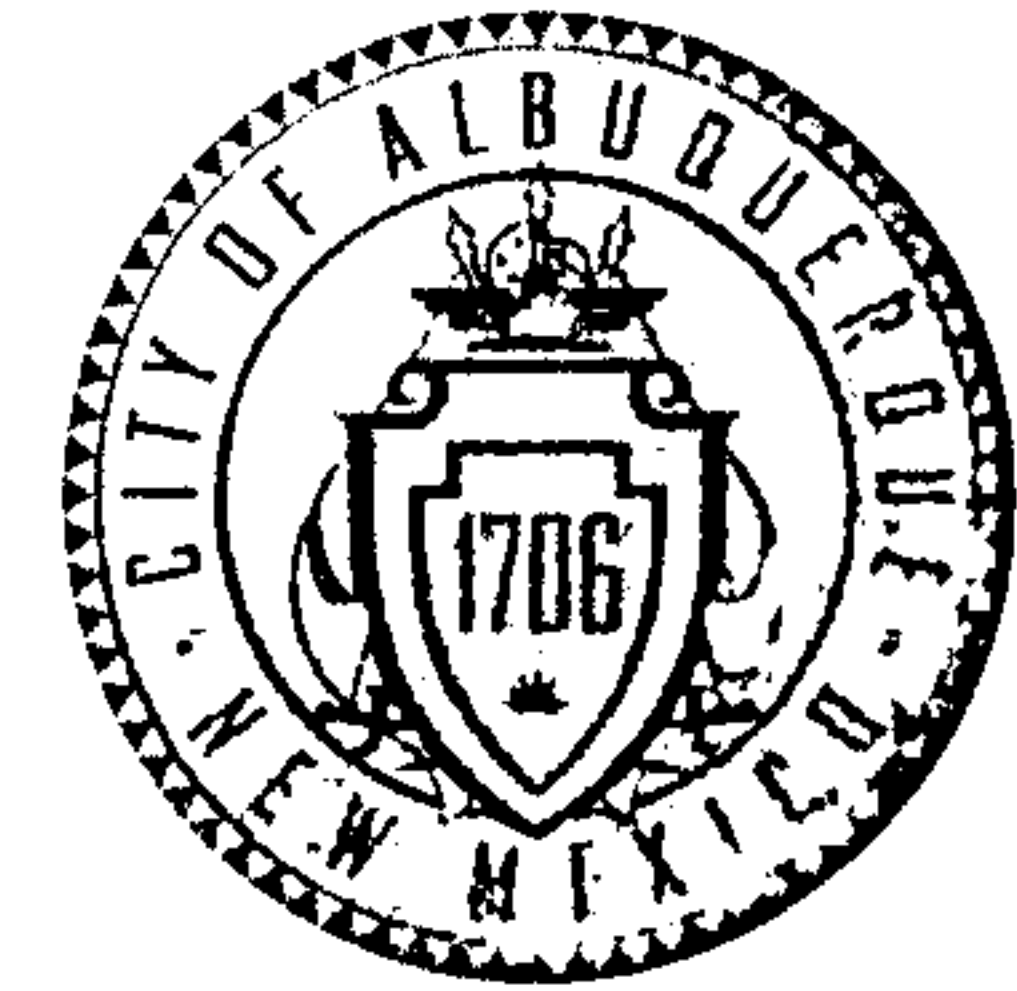
Cc: Mark Goodwin & Associates – P.O. Box 90606 – Albuquerque, NM 87199

Cc: JD Homes Builder – P.O. Box 90218 – Albuquerque, NM 87199

Marilyn Maldonado

File

CITY OF ALBUQUERQUE



CITY OF ALBUQUERQUE PLANNING DEPARTMENT HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1004994

AGENDA ITEM NO: 1

SUBJECT:

SIA Extension

ACTION REQUESTED:

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

PO Box 1293

ENGINEERING COMMENTS:

The Hydrology Section has no objection to the subject request.

Albuquerque

NM 87103

RESOLUTION:

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

www.cabq.gov

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

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

FOR:

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

DATE: September 10, 2008

DRB PUBLIC HEARING SIGN IN SHEETS

PROJECT #: 1004994 AGENDA# 1 DATE: 9/10/08

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



CITY OF ALBUQUERQUE
 PLANNING DEPARTMENT
 DEVELOPMENT REVIEW BOARD

September 10, 2008

Project# 1004994

08DRB-70362 MAJOR - - 2YEAR EXTENSION OF SUBDIVISION IMPROVEMENTS (2YR SIA)

MARK GOODWIN AND ASSOCIATES PA agent(s) for JD HOME BUILDER request(s) the above action(s) for all or a portion **SEVILLE SUBDIVISION Unit 7A**, zoned R-1, and located east of KAYENTA BLVD NW and south of MCMAHON BLVD NW at the terminus of PAVON PL NW containing approximately 2.1132 acre(s). (A-10)

<p>AMAFCA No comment.</p>
<p>COG McMahan Bd is designated on the ITS Implementation Map as having ITS deployments within the 2030 planning horizon of the MTP. Coordination with City representative on the ITS Committee is recommended.</p> <p>MPO Project ID # 368.0 is a City of Albuquerque project to construct a new 4-lane roadway, including bike lanes / trail. This project has funds programmed for FY 2009.</p> <p>McMahan Bd is a limited-access facility. "Access is provided at approximately 1000 ft intervals. Access is provided for T-intersections and right in / right out driveways, provided they are no closer than 400 ft to adjacent intersections."</p> <p>For information purposes, the functional classification of McMahan Bd is that of an urban local road. City may want to consider the functional classification of this facility as development in the area occurs.</p>
<p>TRANSIT No comments provided</p>
<p>ZONING ENFORCEMENT No comments provided</p>
<p>NEIGHBORHOOD COORDINATION No Neighborhood and/or Homeowner Association(s)</p>
<p>APS Seville Unit 7A, is located east of Kayenta Blvd NW and south of McMahan Blvd NW at the terminus of Pavon Pl NW. The owner of the above property request a 2YR Extension of Subdivision Improvement (2YR SIA) for a development that will consist of 5 single family units. This will impact Ventana Ranch Elementary School, James Monroe Middle School, and Cibola High School. All three schools are exceeding capacity.</p>

Loc No	School	2007-08 40th Day	2007-08 Capacity	Space Available
264	Ventana Ranch	1,523	750	-773
490	James Monroe	1,519	1,417	-102
580	Cibola	2,614	2,575	-39

Residential Units: 5

Est. Elementary School Students: 2

Est. Middle School Students: 1

Est. High School Students: 1

Est. Total # of Students from Project: 4

*The estimated number of students from the proposed project is based on an average student generation rate for the entire APS district.

Two new northwest elementary schools are planned to open in 2009. This will relieve overcrowding at Ventana Ranch Elementary School.

A new northwest middle school is planned to open in 2009. This will relieve overcrowding at James Monroe.

Volcano Vista High School has opened with a 9th grade academy in 2007. The remainder of the high school will open in 2008. Volcano Vista High School will relieve overcrowding at Cibola High School.

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

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

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

POLICE DEPARTMENT

No comments provided

FIRE DEPARTMENT

No comments provided

PNM ELECTRIC & GAS

No comments provided

COMCAST No comments provided
QWEST No comments provided
ENVIRONMENTAL HEALTH No comments provided
M.R.G.C.D No adverse comments.
OPEN SPACE DIVISION Open Space has no adverse comments
CITY ENGINEER
TRANSPORTATION DEVELOPMENT Additional information must be provided regarding the project scope and timeline.
PARKS AND RECREATION No objection.
ABCWUA No objection to Extension request.
PLANNING DEPARTMENT Refer to comments from affected agencies (e.g. Transportation Development, ABCWUA, Hydrology/ City Engineer) regarding proposed extension.

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

Cc: Mark Goodwin & Associates – P.O. Box 90606 – Albuquerque, NM 87199
Cc: JD Home Builder – P.O. Box 90218 – Albuquerque, NM 87199

~~10/10~~
#10



Completed
5-2-07
J

DRB CASE ACTION LOG (PREL & FINAL)

REVISED 9/28/05

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

DRB Application No.: 07DRB-00382 (P&F)
Project Name: ANASAZI RIDGE UNIT 1A
Agent: MARK GOODWIN & ASSOCIATES

Project # 1004994
Phone No.: 828-2200

Project Number

1004994

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 4/18/07 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
- AGIS .dxf
- _____
- _____

X

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

~~X~~ *[Handwritten signature]*



DRB CASE ACTION LOG (PREL & FINAL)

REVISED 9/28/05

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

DRB Application No.: 07DRB-00382 (P&F)

Project # 1004994

Project Name: ANASAZI RIDGE UNIT 1A

Agent: MARK GOODWIN & ASSOCIATES

Phone No.: 828-2200

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OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- TRANSPORTATION: _____
- _____
- _____
- _____
- _____
- UTILITIES: _____
- _____
- _____
- _____
- CITY ENGINEER / AMAFCA: _____
- _____
- _____
- _____
- PARKS / CIP: _____
- _____
- _____
- _____
- PLANNING (Last to sign): record
- AGIS dxp
- _____
- _____

Project Number

1004994

X

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- 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.

X

#10

4994

DXF Electronic Approval Form

DRB Project Case #: 1004994

Subdivision Name: ANASAZI RIDGE UNIT 1A BLOCK 6 LOTS 10P1, 11P1 & 12P1

Surveyor: WILL PLOTNER JR

Contact Person: STEPHEN STASIEWICZ

Contact Information: 828-2200

DXF Received: 3/14/2007

Hard Copy Received: 3/14/2007

Coordinate System: NMSP Grid (NAD 27)


Approved

4.11.2007
Date

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

AGIS Use Only

Copied fc 4994 to agiscov on 4/18/2007 Contact person notified on 4/18/2007



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

April 18, 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.
- B. Changes and/or Additions to the Agenda
- C. New or Old Business

Adjourned: 10:35 A.M.

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project # 1003973**
07DRB-00365 Major-Preliminary Plat Approval
07DRB-00366 Minor-Sidewalk Waiver
07DRB-00367 Minor-Temp Defer SDWK

SURV-TEK INC agent(s) for THE TRAILS LLC request(s) the above action(s) for all or any portion of Tract(s) 5 & 7, THE TRAILS UNIT 2 (to be known as **TAOS AT THE TRAILS, UNIT 2**) zoned SU2-SRSL and SU2-UR, located on OAKRIDGE ST NW between WOODMONT AVE NW and UNIVERSE BLVD NW containing approximately 34 acre(s). [Deferred from 4/18/07] (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 4/25/07.**

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

SURV-TEK agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 9-A, THE TRAILS, UNIT 2 (to be known as **SANTA FE 3 @ THE TRAILS, UNIT 2**) zoned SU-2-SRSL, located on WOODMONT AVE NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 20 acre(s). [REF: 06DRB-01017, 06DRB-01018] [Deferred from 8/23/06, 9/13/06, 9/27/06, 10/4/06, 10/25/06, 11/29/06, 12/20/06, 1/24/07 & 4/18/07] (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 6/20/07.**

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

SURV TEK & WILSON & COMPANY agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 9-A, THE TRAILS UNIT 2 (to be known as **SANTA FE 3 @ THE TRAILS, UNIT 2**) zoned SU-2-SRSL, located on WOODMONT AVE NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 20 acre(s). (Listed as Project 1004644 in error) [Deferred from 8/9/06, 8/23/06, 9/13/06, 9/27/06, 10/4/06, 10/25/06, 11/29/06, 12/20/06, 1/24/07 & 4/18/07] (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 6/20/07.**

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

WILSON AND COMPANY agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 9A, THE TRAILS UNIT 2 (to be known as **SANTA FE 3 @ THE TRAILS, UNIT 2**) zoned SU-2-SRSL, located on WOODMONT AVE NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 20 acre(s). [REF: 06DRB-01017, 06DRB-01018, DRB-01077] [Deferred from 9/13/06, 9/27/06, 10/4/06, 10/25/06, 11/29/06, 12/20/06, 1/24/07 & 4/18/07] (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 6/20/07.**

3. **Project # 1005133**
07DRB-00260 Major-Vacation of Public Easements

BOHANNAN HUSTON INC agent(s) for VT INC., A MISSOURI CORPORATION request(s) the above action(s) for all or any portion of Tract(s) N-1-B-2, **SEVEN BAR RANCH**, zoned SU-1 FOR AP located on COORS BLVD BYPASS NW between EAGLE RANCH RD NW and COORS BLVD NW containing approximately 18 acre(s). [Deferred from 3/28/07, 04/11/07 & 4/18/07] (B-13) **DEFERRED AT THE AGENT'S REQUEST TO 4/25/07.**

07DRB-00352 Minor-Prelim&Final Plat
Approval

BOHANNAN HUSTON INC agent(s) for COORS EAGLE RANCH LLC request(s) the above action(s) for all or any portion of Tract(s) N-1-B-2-A, N-1-B-2-B & N-1-B-2-C, **SEVEN BAR RANCH**, zoned SU-1 FOR AP, located on COORS BYPASS NW between EAGLE RANCH RD NW and COORS BLVD NW containing approximately 17 acre(s). *[Deferred from 3/28/07, 04/11/07 & 4/18/07]* (B-13) **DEFERRED AT THE AGENT'S REQUEST TO 4/25/07.**

07DRB-00486 Minor-SiteDev Plan
Subd/EPC
07DRB-00487 Minor-SiteDev Plan
BldPermit/EPC

GEORGE RAINHART ARCHITECTS & ASSOCIATES agent(s) for AEM & ASSOCIATES request(s) the above action(s) for all or any portion of Tract(s) N1 & B2, **SEVEN BAR RANCH**, zoned SU-1 for C-2 permissive uses, located on COORS BYPASS NW between EAGLE RANCH RD NW and SEVEN BAR LOOP RD NW containing approximately 17 acre(s). **[Carmen Marrone for Makita Hill, EPC Case Planner]** *[Deferred from 4/18/07]* (B-13) **DEFERRED AT THE AGENT'S REQUEST TO 4/25/07.**

4. **Project # 1005070**

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

SURV-TEK INC & WILSON & COMPANY agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 8, THE TRAILS, UNIT 2 (to be known as **TAOS @ THE TRAILS, UNIT 2**) zoned SU-2-SRLL, located on WOODMONT AVE NW, between UNIVERSE BLVD NW and RAINBOW BLVD NW containing approximately 9 acre(s). *[Deferred from 9/6/06, 9/13/06, 9/27/06, 10/11/06, 10/25/06, 11/29/06, 12/20/06, 1/24/07 & 4/18/07]* (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 6/20/07.**

5. **Project # 1004387**

07DRB-00334 Major-Vacation of Pub
Right-of-Way
07DRB-00335 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST LTD agent(s) for JUDITH C SCHAAB request(s) the above action(s) for all or any portion of Lot(s) 31-35, Block(s) 12, **COUNTRY CLUB ADDITION**, together with a portion of LAS LOMAS RD NE, zoned O-1 located on LAS LOMAS RD NE between ENCINO PL NE and CEDAR CT NE containing approximately 1 acre(s). [REF: 06DRB00644, 05DRB01332] *[Deferred from 04/11/07, Indef defer*

4/18/07] (J-15) THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 4/18/07 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 10/13/06 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR SIA.

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 # 1000892**
07DRB-00468 Minor-SiteDev Plan
BldPermit/EPC

LEE GAMELSKY ARCHITECTS PC agent(s) for CHARLES BENZAQUEN request(s) the above action(s) for the portion of the south 100-feet of Lot(s) 47 & 48, Block(s) 10, **PEREA ADDITION**, zoned SU-2/TH located on TIJERAS NW between 12th ST NW and 13th ST NW containing approximately 1 acre(s). [Carol Toffaleti, EPC Case Planner] (J-13) THE SITE PLAN FOR FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR STANDARD DRAWINGS FOR SIDEWALKS IN PUBLIC RIGHT-OF-WAY AND LANDSCAPE MAINTENANCE AGREEMENT AND PLANNING FOR CAROL TOFFALETI'S INITIALS AND 3 COPIES OF THE SITE PLAN.

7. **Project # 1005049**
07DRB-00488 Minor-SiteDev Plan
BldPermit/EPC

BRISCOE ARCHITECTS PC agent(s) for VINTAGE CAPITAL GROUP request(s) the above action(s) for all or any portion of Tract(s) M, R, S-1 and S-2, **FAR NORTH SHOPPING CENTER**, zoned C-2 and C-3 (SC), located on SAN MATEO BLVD NE between ACADEMY NE and HARPER NE containing approximately 18 acre(s). [Maggie Gould, EPC Case Planner] [Deferred from 4/18/07] (E-18) DEFERRED AT THE AGENT'S REQUEST TO 5/02/07.

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

8. **Project # 1001409**
07DRB-00432 Minor-Extension of
Preliminary Plat.

ADVANCED ENGINEERING & CONSULTING, LLC agent(s) for SAIFI TALEBREZA request(s) the above action(s) for all or any portion of Lot(s) 20-A, Block(s) 1, **CANDELIGHT FOOTHILLS UNIT 1**, zoned R-1 located on LOMAS BLVD NE between MONTE LARGO DR NE and SUMMIT HILLS DR NE containing approximately 1 acre(s). [REF: 01DRB01160, 01DRB01819, 02DRB01863, 03DRB02033, 04DRB01425, 05DRB00531, 06DRB00446] (J-23) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED. THIS WILL BE THE LAST EXTENSION.**

9. **Project # 1002478**
07DRB-00485 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST LTD agent(s) for MIKE JACOBS request(s) the above action(s) for all or any portion of Lot(s) 6 & 7, **BLUE SKY BUSINESS PARK**, zoned M-2, located on JACS LANE NE between the AMAFCA NORTH DIVERSION CHANNEL NE and NORTH I-25 NE containing approximately 5 acre(s). (D-16) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AMAFCA'S SIGNATURE AND TO RECORD THE PLAT.**

10. Project # 1004994
07DRB-00382 Minor-Prelim&Final Plat
Approval

MARK GOODWIN & ASSOCIATES PA agent(s) for COLLATZ-PICKARD LLC request(s) the above action(s) for all or any portion of Anasazi Ridge, Unit 1, Tract E and Tract A, Seville Subdivision, Unit 7A (to be known as **ANASAZI RIDGE, UNIT 1A**) zoned R-1 located on MCMAHON BLVD NW between ANASAZI RIDGE AVE NW and BASKET WEAVER PL NW containing approximately 1 acre(s). [Indef deferred from 4-4-07] (A-10) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE AND TO RECORD.**

11. **Project # 1005255**
07DRB-00420 Minor-Prelim&Final Plat
Approval

WAYJOHN SURVEYING INC agent(s) for JAMES A & JAMES C PETERSON request(s) the above action(s) for all or any portion of Lot(s) A-1, Block(s) 15 and Lot(s) B-1 & C-1, Block(s) 10, **VISTA LARGA**, zoned R-1 located on HANNETT AVE NE between STANFORD DR NE and HARVARD DR NE containing approximately 1 acre(s). [Deferred from 4/11/07 & 4/18/07] (J-16) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

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

12. **Project # 1005498**
07DRB-00462 Minor-Sketch Plat or Plan

CLAUDIO VIGIL ARCHITECTS agent(s) for L & M ASSET MANAGEMENT request(s) the above action(s) for all or any portion of Lot(s) 10-13, Block(s) 3, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned IP located on PASADENA NE between 1-25 NE and SAN MATEO NE containing approximately 3 acre(s). (B-18) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

13. **Project # 1005513**
07DRB-00490 Minor-Sketch Plat or Plan

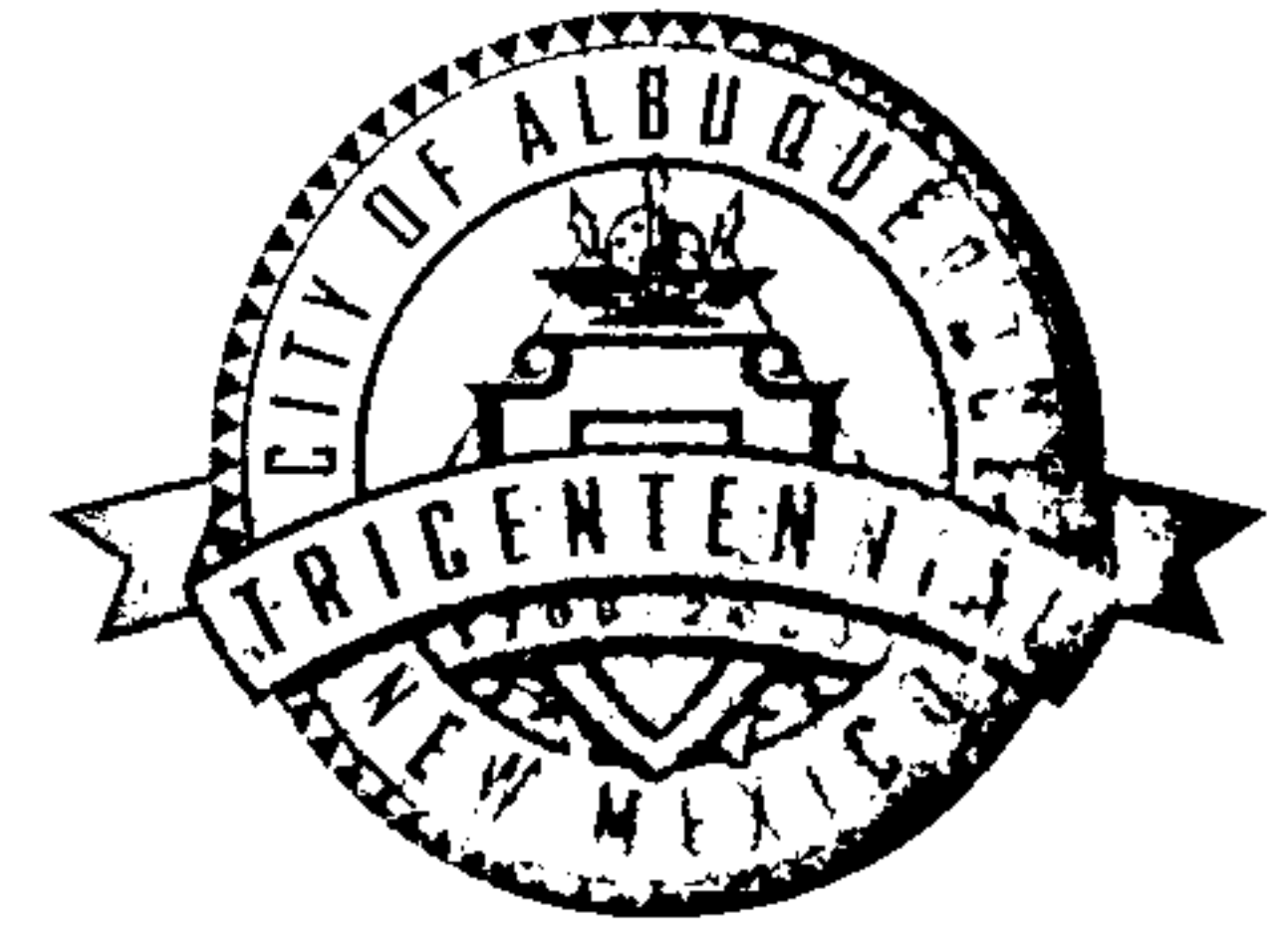
JACK'S HIGH COUNTRY INC. agent(s) for FRANK L. & EVELYN S. BARELA request(s) the above action(s) for all or any portion of Lot(s) 2, **LAND OF ALBERT L MATTHEW**, zoned R-1, located on 12th ST NW between DON FRANCISCO NW and DON FRANCISCO PL NW containing approximately 1 acre(s). (G-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

14. **Project # 1005514**
07DRB-00489 Minor-Sketch Plat or Plan

JACK'S HIGH COUNTRY INC agent(s) for ARELLANO CORDERO request(s) the above action(s) for all or any portion of Lot(s) 11 & 12, Block(s) 7, **HUNING CASTLE ADDITION**, zoned R-1, located on LOS ALAMOS AVE SW between LAGUNA BLVD SW and 16th ST SW containing approximately 1 acre(s). (J-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

15. Approval of the Development Review Board Minutes for April 11, 2007. **THE DEVELOPMENT REVIEW BOARD MINUTES FOR APRIL 11, 2007 WERE APPROVED BY THE BOARD.**

ADJOURNED: 10:35 A.M.



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

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1004994

AGENDA ITEM NO: 10

SUBJECT:

Final Plat
Preliminary Plat

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

P.O. Box 1293

No adverse comments.

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: APRIL 18, 2007

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**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

April 4, 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.
- B. Changes and/or Additions to the Agenda
- C. New or Old Business

Adjourned: 12:00 P.M.

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project # 1002371**
07DRB-00286 Major-One Year SIA

TIERRA WEST LLC agent(s) for HOFFMANTOWN WEST CHURCH request(s) the above action(s) for all or any portion of Tract(s) 1-A-1, Block(s) 15, **ALBAN HILLS**, zoned SU-1 FOR R-2 W/CHURCH RELATED USES located on LA ORILLA RD NW between COORS BLVD NW and the CORRALES DRAIN containing approximately 17 acre(s). [REF: 02DRB-00286, 03DRB-02150, 05DRB-00560, 03DRB-02085, 03DRB-02086] (D-12) **ONE-YEAR SIA WAS APPROVED.**

2. **Project # 1000985**
07DRB-00292 Major-Two Year SIA

BOHANNAN HUSTON INC agent(s) for PALOMAS INVESTMENTS LLC request(s) the above action(s) for all or any portion of Lot(s) 1-A, Block(s) 12, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT A**, zoned SU-2 C-1 located on SAN PEDRO NE between PASEO DEL NORTE NE and PALOMAS NE. (D-18) **TWO-YEAR SIA WAS APPROVED.**

3. **Project # 1003790**
07DRB-00297 Major-SiteDev Plan Subd
07DRB-00298 Minor-Vacation of Private Easements
07DRB-00299 Minor-Prelim&Final Plat Approval

MARK GOODWIN & ASSOCIATES PA agent(s) for MCT INDUSTRIES INC request(s) the above action(s) for all or any portion of Tract(s) B, C-1 & C-2, **NORTH GATEWAY**, zoned IP located on BALLOON FIESTA PARKWAY NE between SAN MATEO BLVD NE and I-25 NE containing approximately 23 acre(s). (B-18) **THE SITE DEVELOPMENT PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING FOR 15-DAY APPEAL PERIOD AND FOUR COPIES OF THE PLAN. THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT "B" IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 04/04/07 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 3/1/07 THE PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITION OF FINAL PLAT: 61-FEET OF RIGHT-OF-WAY ON BALLOON FIESTA COURT IS REQUIRED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

4. **Project # 1004623**
07DRB-00294 Major-SiteDev Plan
BldPermit

BERENT GROTH ARCHITECT agent(s) for RAUL LOPEZ request(s) the above action(s) for all or any portion of Lot(s) 13-16, Block(s) 3, **ROMERO ADDITION**, zoned SU-1 for legal office and/or residence, located on 5TH ST NW between SUMMER NW and MCKINLEY NW containing approximately 1 acre(s). [Deferred from 4/4/07] (J-14) **DEFERRED AT THE AGENT'S REQUEST TO 4/25/07.**

5. **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 1/3/07,1/10/07,1/17/07,1/24/07, 1/31/07, 2/7/07, 2/21/07, 3/07/07 & 03/21/07 & 4/4/07] (P-8) **DEFERRED AT THE BOARD'S REQUEST TO 4/11/07.**

6. **Project # 1002984**
07DRB-00238 Major-Vacation of Pub Right-of-Way

SANDRA LEVINSON & HAROLD GILL request(s) the above action(s) for all or any portion of Lot(s) 6, Block(s) 7, **VOLCANO CLIFFS, UNIT 2**, zoned R-1 located on KIBO DR NW between RIMROCK DR NW and SHIPROCK CT NW containing approximately 1 acre(s). [Deferred from 3/28/07] (E-10) **WITHDRAWN AT THE AGENT'S REQUEST.**

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

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

7. **Project # 1002962**
07DRB-00358 Minor-SiteDev Plan
BldPermit/EPC

J. S. ROGERS ARCHITECTS PC agent(s) for THE CHURCH OF JESUS CHRIST OF LATTER DAY SAINTS request(s) the above action(s) for all or any portion of Tract(s) 10, **TRAILS, UNIT 2**, zoned SU-1 FOR CHURCH located on WOODMONT AVE NW between RAINBOW BLVD NW and UNIVERSE NW containing approximately 5 acre(s). [Carmen Marrone for David Stallworth, EPC Case Planner] (C-9) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 4/4/07 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO CITY ENGINEER FOR SIA AND 3 COPIES AND TRANSPORTATION DEVELOPMENT FOR MINOR CORRECTIONS ON THE 15-FOOT END CAP RADII.**

8. **Project # 1005360**
07DRB-00372 Minor-SiteDev Plan
BldPermit

KENT TRAUERNICHT agent(s) for STEVE SCHAUK request(s) the above action(s) for all or any portion of Lot(s) 45, **ALAMEDA BUSINESS PARK**, zoned SU-2 FOR IP-EP located on CALLE ALAMEDA NE , between PASEO ALAMEDA NE and ALAMEDA PARK DR NE containing approximately 1 acre(s). [REF: 07ZHE-00120] *[Deferred from 4/4/07]* (C-16) **DEFERRED AT THE AGENT'S REQUEST TO 4/11/07.**

9. **Project # 1000504**
07DRB-00378 Minor-SiteDev Plan
BldPermit

NCA ARCHITECTS agent(s) for JEFFERSON PLAZA LLC request(s) the above action(s) for all or any portion of Tract(s) B-1-A-1-B, **GROUP NINE INDUSTRIAL PARK**, zoned IP, located on JEFFERSON PLAZA NE between OSUNA RD NE and SINGER BLVD NE containing approximately 6 acre(s). [REF: 07DRB-00364] *[Indef deferred from 4/4/07]* (E-17) **INDEFINITELY DEFFERRED AT THE AGENT'S REQUEST.**

07DRB-00364 Minor-Prelim&Final Plat
Approval

SURV-TEK INC agent(s) for CINCO BISCO LIMITED request(s) the above action(s) for all or any portion of Tract(s) B-1-A-1-B, **GROUP NINE INDUSTRIAL PARK**, zoned IP located on JEFFERSON PLAZA NE between OSUNA RD NE and SINGER BLVD NE containing approximately 9 acre(s). [REF: 00DRB-00608] *[Indef deferred from 4/4/07]* (E-17) **INDEFINITELY DEFFERRED AT THE AGENT'S REQUEST.**

10. **Project # 1001523**
07DRB-00341 Minor-SiteDev Plan
BldPermit

MARK GOODWIN & ASSOCIATES PA agent(s) for ROBBY L ROBERSON request(s) the above action(s) for all or any portion of Tract(s) 20-23, **LADERA BUSINESS PARK, UNIT 2**, zoned SU-1-IP FOR LIGHT INDUSTRIAL USES located on UNSER BLVD NW between VISTA ORIENTE ST NW and LA MORADA PL NW containing approximately 5 acre(s). [REF: 02DRB00518] *[Deferred from 3/28/07 & 4/4/07]* (H-9) **DEFERRED AT THE AGENT'S REQUEST TO 4/11/07.**

07DRB-00207 Minor-Prelim&Final Plat
Approval

MARK GOODWIN & ASSOCIATES PA agent(s) for ROBBY L ROBERSON request(s) the above action(s) for all or a portion of Tract(s) 20-23, **LADERA BUSINESS PARK, UNIT 2**, zoned SU-1 FOR LIGHT INDUSTRIAL USES, located on UNSER BLVD NW, between VISTA ORIENTE ST NW and LA MORADA PL NW containing approximately 5 acre(s). [REF: 02DRB00518] *[Deferred from 2/28/07] [Indef deferred from 3/14/07] [Deferred from 3/28/07 & 4/4/07]* (H-9) **DEFERRED AT THE AGENT'S REQUEST TO 4/11/07.**

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

11. **Project # 1004178**
07DRB-00374 Minor-Ext of SIA for Temp
Defer SDWK

GARCIA KRAEMER & ASSOCIATES agent(s) for NM ONE CALL request(s) the above action(s) for all or any portion of Tract(s) G-1 & G-2, Block(s) 27, **MESA VILLAGE**, zoned O-1 located on EUBANK BLVD NE between LOMAS BLVD NE and WALKER NE containing approximately 2 acre(s). [REF: 05DRB01013, 07DRB00018] (J-20) **A TWO-YEAR EXTENSION TO THE FOUR YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**

12. **Project # 1000572**
07DRB-00383 Major-Final Plat Approval

ISAACSON & ARFMAN PA agent(s) for CENTEX HOMES request(s) the above action(s) for all or any portion of Tract(s) A, THE PRESIDIO (to be known as **THE PRESIDIO, UNIT 1**) zoned SU-1 PRD located on CHICO RD NE between EUBANK BLVD NE and MORRIS ST NE containing approximately 24 acre(s). [REF: 06DRB01714, 06DRB01715, 06DRB01783, 06DRB01778, 06DRB01779, 06DRB01781] (K-21) **FINAL PLAT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING FOR THE HOMEOWNERS ASSOC.SIGNATURE, CORRECTED ZONING, MASTER COVENANTS RECORDING DATE ON THE PLAT AND TO RECORD.**

13. **Project # 1003928**
07DRB-00394 Minor-Subd Design (DPM) Variance
07DRB-00395 Minor-Sidewalk Variance

SURVEYS SOUTHWEST agent(s) for JIM MOCHO request(s) the above action(s) for LOT 16D **TOHATCHI ADDITION & LOT 12, BLOCK C, J. M. MOORE REALTY COMPANY'S 3RD 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: 06DRB01203] (J-13) **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.**

07DRB-00068 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for JIM MOCHO request(s) the above action(s) for LOT 16D, **TOHATCHI ADDITION & LOT 12, BLOCK C, J M MOORE REALTY COMPANY'S 3RD 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: 06DRB01203] [*Deferred from 1/31/07 & Indef deferred on 2/14/07*] (J-13) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 4/4/07 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 3/8/07 THE PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITIONS: A 30-FOOT PUBLIC WATER AND SEWER EASEMENT IS REQUIRED. A 6-FOOT DEDICATION ALONG MOUNTAIN ROAD IS REQUIRED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

14. **Project # 1005458**
07DRB-00379 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST LTD agent(s) for DAN MUNIZA request(s) the above action(s) for all or any portion of Tract(s) Q, **TOWN OF ATRISCO GRANT**, NORTHERN UNIT, zoned C-1/P located on COORS RD NW between REDLANDS RD NW and ATRISCO DR NW containing approximately 4 acre(s). [*Indef deferred from 4/4/07*] (G-11) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

15. **Project # 1002176**
07DRB-00393 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST LTD agent(s) for CASH FLOW PROPERTIES LLC request(s) the above action(s) for all or any portion of Lot(s) 51-P1 & 52-P, **COVERED WAGON SUBDIVISION**, zoned SU-1 FOR SINGLE FAMILY RES located on COVERED WAGON AVE SE between LANIER DR SE and WATERFALL DR SE containing approximately 1 acre(s). [*Shown under Project 1005466 in error.*] (L-23) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

16. **Project # 1004355**
07DRB-00351 Minor-Prelim&Final Plat
Approval

WILSON & COMPANY INC agent(s) for KB HOME NEW MEXICO request(s) the above action(s) for all or any portion of Lot(s) 16-21, Block(s) 6, **VISTA VIEJA SUBDIVISION, UNIT 2**, zoned R-D located on TIERRA VIEJA ST NW between HAWK EYE RD NW and GO WEST RD NW containing approximately 1 acre(s). [REF: 06DRB01340] (D-9) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO UTILITIES DEVELOPMENT FOR LOCATION OF METER BOXES AND PLANNING TO RECORD THE PLAT.**

17. ~~Project # 1004994~~
07DRB-00382 Minor-Prelim&Final Plat
Approval

MARK GOODWIN & ASSOCIATES PA agent(s) for COLLATZ-PICKARD LLC request(s) the above action(s) for all or any portion of Anasazi Ridge, Unit 1, Tract E and Tract A, Seville Subdivision, Unit 7A (to be known as **ANASAZI RIDGE, UNIT 1A**) zoned R-1 located on MCMAHON BLVD NW between ANASAZI RIDGE AVE NW and BASKET WEAVER PL NW containing approximately 1 acre(s). (A-10) **INDEFINITELY DEFERRED ON A NO SHOW.**

18. **Project # 1005132**
07DRB-00386 Minor-Prelim&Final Plat
Approval
07DRB-00385 Minor-Vacation of Private
Easements

PRECISION SURVEYS INC agent(s) for SAN PEDRO EQUITIES LLC request(s) the above action(s) for all or any portion of Tract(s) B & C, (to be known as **PASEO NUEVO 2, TRACTS B-1 & C-1**) zoned SU-2, 0-1 located on HOLLY AVE NE, between SAN PEDRO DR NE and VILLE CT NE containing approximately 2 acre(s). [REF: 07DRB00137] (C-18) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO THE TRANSPORTATION DEVELOPMENT TO CORRECT CROSS-ACCESS EASEMENT. THE VACATION OF THE PRIVATE EASEMENT(S) WAS APPROVED AS SHOWN ON EXHIBIT "B" IN THE PLANNING FILE.**

19. **Project # 1005363**
07DRB-00346 Minor-Prelim&Final Plat
Approval

TERRAMETRICS OF NEW MEXICO agent(s) for GIL CORDOVA request(s) the above action(s) for all or any portion of the north half of Lot(s) 33, **ALVARADO GARDENS, UNIT 3**, zoned RA-2 located on RIO GRANDE BLVD NW between CANDELARIA RD NW and GRIEGOS RD NW containing approximately 2 acre(s). [Deferred from 3/28/07] (G-12 & G-13) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 4/4/07 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

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

20. **Project # 1004071**
07DRB-00376 Minor-Sketch Plat or Plan
- JEFF MORTENSEN & ASSOCIATES INC agent(s) for ALBUQUERQUE PUBLIC SCHOOLS & NEW MEXICO STATE LAND OFFICE request(s) the above action(s) for all or any portion of Tract(s) C, **ANCIENT MESA**, zoned RO-20 located on RAINBOW BLVD NW between COMPASS DR NW and PETROGYLPH NATIONAL MONUMENT containing approximately 144 acre(s). [REF: 05DRB00511, 05DRB00512, 05DRB00513] (C-9) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
21. **Project # 1005456**
07DRB-00373 Minor-Sketch Plat or Plan
- FAITH HOME BUILDERS INC request(s) the above action(s) for all or any portion of t(s) 1-8, Block(s) 4, **ESPERAZA ADDITION**, zoned C-1 located on SAN MATEO BLVD SE between SOUTHERN AVE SE and KATHRYN SE containing approximately 1 acre(s). (L-17) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
22. **Project # 1005459**
07DRB-00380 Minor-Sketch Plat or Plan
- RAIMUND MCCLAIN agent(s) for KRISTINA YU request(s) the above action(s) for all or any portion of Lot(s) 12 & 13, **RIDGECREST ADDITION**, zoned R-2 located on ROSS PLACE SE, between JACKSON SE and CREST SE containing approximately 1 acre(s). (L-17) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

23. **Project # 1005460**
07DRB-00384 Minor-Sketch Plat or Plan

PLAZA SURVEYS agent(s) for NICOLAS PACHECO request(s) the above action(s) for all or any portion of Tract(s) 36B1, **M.R.G.C.D. MAP #35**, zoned RA-2 located on MOYA NW between GABALDON NW and LOS LUCEROS NW containing approximately 1 acre(s). (H-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

24. **Project # 1005461**
07DRB-00387 Minor-Sketch Plat or Plan

EDWARD GABALDON agent(s) for BERLINDA GABALDON request(s) the above action(s) for all or any portion of Lot(s) 15, Block(s) 4, **MELENDRES SUBDIVISION**, zoned R-3 located on PALOMAS SE between ANDERSON SE and KATHRYN SE containing approximately 1 acre(s). (L-18) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

25. **Project # 1005467**
07DRB-00392 Minor-Sketch Plat or Plan

MATTHEW COHEN request(s) the above action(s) for all or any portion of Tract(s) 283A, **M.R.G.C.D. MAP #38**, zoned R-1 located on MOUNTAIN RD NW, between CONSUELO PL NW and RIO GRANDE BLVD NW containing approximately 1 acre(s). (J-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

26. **Project # 1005462**
07DRB-00388 Minor-Sketch Plat or Plan

THOMPSON ENGINEERING CONSULTANTS agent(s) for DRAGONFLY DEVELOPMENT INC request(s) the above action(s) for all or any portion of Tract(s) 2A, **INDIAN RIDGE SUBDIVISION**, zoned O-1 located on MENAUL BLVD NE between JUAN TABO BLVD NE and CHELWOOD PARK BLVD NE containing approximately 2 acre(s). (H-22) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

27. **Project # 1005463**
07DRB-00389 Minor-Sketch Plat or Plan

THOMPSON ENGINEERING CONSULTANTS agent(s) for YUNG T HSIEH request(s) the above action(s) for all or any portion of Lot(s) 4, **LANDS OF LW BARRETT**, zoned RD (9 DU ACRE) located on SAGE RD SW , between 86TH ST SW and SAN IGNACIO RD SW containing approximately 2 acre(s). (L-9) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

28. **Project # 1005464**
07DRB-00390 Minor-Sketch Plat or Plan

THOMPSON ENGINEERING CONSULTANTS agent(s) for ESMAIL HAIDARI request(s) the above action(s) for all or any portion of Lot(s) 32, Tract(s) A, **NORTH ALBUQUERQUE ACRES**, zoned R-LT residential zone located on PALOMAS AVE NE, between BARSTOW ST NE and VENTURA ST NE containing approximately 1 acre(s). (D-19) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

29. **Project # 1005465**
07DRB-00391 Minor-Sketch Plat or Plan

THOMPSON ENGINEERING CONSULTANTS agent(s) for DUKE CITY DISTRIBUTING request(s) the above action(s) for all or any portion of Tract(s) C, SOUTH BROADWAY INDUSTRIAL ACRES (to be known as **DUKE CITY SUBDIVISION**) zoned SU-2 HM located on WOODWARD RD SE, between BROADWAY BLVD SE and 2ND ST SE containing approximately 4 acre(s). (M-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

30. Approval of the Development Review Board Minutes for March 28, 2007. **THE DEVELOPMENT REVIEW BOARD MINUTES FOR MARCH 28, 2007 WERE APPROVED BY THE BOARD.**

ADJOURNED: 12:00 P.M.

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
April 4, 2007
DRB Comments**

ITEM # 17

PROJECT # 1004994 APPLICATION # 07-00382

RE: Anasazi Ridge, Unit 1A/minor plat

The format for this plat could lead to confusion because it is not clear that the "Current Platting" is actually the proposed plat.

In the future, don't include existing conditions as part of the proposed plat.

The APS note on the front should have the APS recording information completed on the mylar.

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



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

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT**

**April 4, 2007
DRB Comments**

ITEM # 17

PROJECT # 1004994

APPLICATION # 07-00382

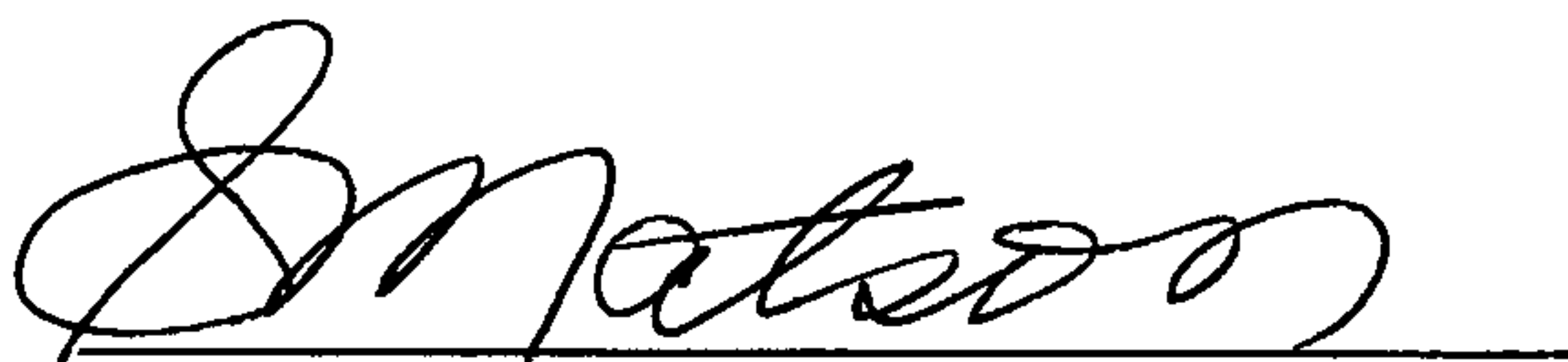
RE: Anasazi Ridge, Unit 1A/minor plat

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



Sheran Matson, AICP

DRB Chair

924-3880 smatson@cabq.gov

CITY OF ALBUQUERQUE



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

**INDEFINITELY
DEFERRED FOR
NO SHOW**

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1004994

AGENDA ITEM NO: 17

SUBJECT:

Final Plat
Preliminary 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: APRIL 4, 2007

0

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1004994

AGENDA ITEM NO: 17

SUBJECT:

Final Plat
Preliminary Plat

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

P.O. Box 1293

No adverse comments.

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION:

No Show
- Indef

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: APRIL 4, 2007

0

#15



COMPLETED 10/20/06 *Stt*
DRB CASE ACTION LOG (FINAL PLAT)
REVISED 9/28/05

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

DRB Application No.: 06DRB-01410 (FP)
Project Name: SEVILLE UNIT 7A
Agent: Mark Goodwin & Assoc.

Project # 1004994
Phone No.: 828-2200

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 10/11/06 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: _____

UTILITIES: _____

CITY ENGINEER / AMAFCA: _____

PARKS / CIP: _____

PLANNING (Last to sign): record plat

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

OK

Project Number 1004994

#15



DRB CASE ACTION LOG (FINAL PLAT)

REVISED 9/28/05

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Project # 1004994

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- 3 copies of the approved site plan. Include all pages.**
- County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.**
- Property Management's signature must be obtained prior to Planning Department's signature.**
- AGIS DXF File approval required.**
- Copy of recorded plat for Planning.**

OK

Project Number

1004994



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

October 11, 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: 11:15 A.M.

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project # 1000418**
06DRB-01355 Major-Two Year SIA

JOHN SWAIN agent(s) for LEGACY CHURCH request(s) the above action(s) for all or a portion of Tract(s) A-1, **LANDS OF VICTORY LOVE FELLOWSHIP**, zoned SU-1/CHURCH AND RELATED FACILITIES, located on CENTRAL AVE NW, between COORS BLVD NW and UNSER NW containing approximately 15 acre(s). [REF: 00DRB-01145, 04DRB-00824, 03EPC-01471] (K-10) **A ONE-YEAR EXTENSION OF THE SIA WAS APPROVED.**

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

SURV-TEK INC & WILSON & COMPANY agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 8, THE TRAILS, UNIT 2 (to be known as **TAOS @ THE TRAILS, UNIT 2**) zoned R-D, located on WOODMONT AVE NW, between UNIVERSE BLVD NW and RAINBOW BLVD NW containing approximately 9 acre(s). [*Deferred from 9/6/06 & 9/13/06 & 9/27/06 & 10/11/06*] (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 10/25/06.**

3. **Project # 1000922**
06DRB-01356 Major-Vacation of Public
Easements

WILSON & COMPANY agent(s) for LA CUENTISTA 1, LLC request(s) the above action(s) for all or a portion of Tract(s) 2, **LA CUENTISTA SUBDIVISION, UNIT 1**, zoned R-1, located on ROSA PARKS RD NW and ALOE RD NW and containing approximately 2 acre(s). [REF: 06DRB-01180] (C-10) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

06DRB-01224 Minor-Prelim&Final Plat
Approval

WILSON & CO agent(s) for LA CUENTISTA I LLC, MICHAEL KNIGHT request(s) the above action(s) for all or a portion of Tract(s) A, **LA CUENTISTA SUBDIVISION, UNIT 1A**, zoned R-1, located on ROSA PARKS RD NW and ALOE RD NW containing approximately 2 acre(s). [REF: 05DRB-01829, 06DRB-00555] [*Deferred from 9/6/06*] [*Indef deferred on 9/13/06*] (C-10) **WITH THE APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 8/22/06 THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 15-DAY APPEAL PERIOD, AGIS DXF FILE AND TO RECORD THE PLAT.**

4. **Project # 1005029**
06DRB-01234 Major-Preliminary Plat
Approval
06DRB-01235 Major-Vacation of Public
Easements
06DRB-01236 Minor-Temp Defer SDWK

ADVANCED ENGINEERING agent(s) for WESTLAND DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) B & J, THE CROSSING and Tract(s) R, STORMCLOUD SUBDIVISION, UNITS 3 & 4 (to be known as **STORMCLOUD SUBDIVISION UNITS 4 & 5**) zoned SU-2 for R-LT, located on TIERRA PINTADA BLVD NW west of UNSER BLVD NW and LADERA NW containing approximately 55 acre(s). [REF: 06DRB-01045] *[Deferred from 9/20/06 & 10/4/06]* (H-9) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 10/11/06 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 10/2/06 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITION FO FINAL PLAT: HOME OWNER'S ASSOCIATION PRESIDENT SHALL SIGN THE FINAL PLAT. 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.**

- 06DRB-01398 Minor-Subd Design (DPM)
Variance

ADVANCED ENGINEERING agent(s) for WESTLAND DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) B & J, THE CROSSING and Tract(s) R, STORMCLOUD SUBDIVISION, UNITS 3 & 4 (to be known as **STORMCLOUD SUBDIVISION UNITS 4 & 5**) zoned SU-2 for R-LT, located on TIERRA PINTADA BLVD NW west of UNSER BLVD NW and LADERA NW containing approximately 55 acre(s). [REF: 06DRB-01045] *[Deferred from 10/4/06]* (H-9) **A SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM DESIGN STANDARDS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

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

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

5. **Project # 1005000**
06DRB-01350 Minor-SiteDev Plan
BldPermit/EPC

DEKKER PERICH SABATINI agent(s) for YMCA OF CENTRAL NEW MEXICO request(s) the above action(s) for all or a portion of Tract(s) G-A, G-B, LANDS OF PEACE FOUNDATION & Tract(s) C, NETHERWOOD

PARK ADDITON (to be known as **H B HORN YMCA, TRACT A**) zoned SU-1 for recreational uses & 0-1 uses, located on INDIAN SCHOOL RD NE, between WASHINGTON NE and SAN MATEO NE containing approximately 5 acre(s). [REF: 06EPC-00967] [**Catalina Lehner, EPC Case Planner**] [*Deferred from 9/27/06*] (H-17) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES OF THE SITE PLAN.**

06-01429 Minor-Prelim&Final Plat
Approval

TIERRA WEST LLC agent(s) for YMCA OF CENTRAL NEW MEXICO request(s) the above action(s) for all or a portion of Tract(s) G-A, G-B, LANDS OF PEACE FOUNDATION & Tract(s) C, NETHERWOOD PARK ADDITON (to be known as **H B HORN YMCA, TRACT A**) zoned SU-1 for recreational uses & 0-1 uses, located on INDIAN SCHOOL RD NE, between WASHINGTON NE and SAN MATEO NE containing approximately 5 acre(s). [REF: 06EPC-00967, 06DRB-01350] (H-17) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD THE PLAT.**

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

DAVID GREEN agent(s) for DUSTYN LADEWIG request(s) the above action(s) for all or a portion of Lot(s) 29 & 30, Block(s) 5 (to be known as **TRACT A, NORTH ALBUQUERQUE ACRES**) zoned IP, located on SAN DIEGO ST NE NE, between SAN MATEO ST NE and PAN AMERICAN FRWY NE containing approximately 2 acre(s). [REF: 03DRB-00566] [*Deferred from 9/27/06 & 10/4/06*] (B-18) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 10/11/06 THE AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR THE SIA, A 4-FOOT PUBLIC ROADWAY EASEMENT ALONG SAN DIEGO, THE RECORDING OF THE CROSS-ACCESS EASEMENT AND TO PLANNING FOR 3 COPIES OF THE SITE PLAN.**

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

7. **Project # 1001028**
06DRB-01430 Minor-Amnd Prelim Plat
Approval
- PRECISION SURVEYS INC. agent(s) for RON CERROS request(s) the above action(s) for all or a portion of Lot(s) 1, **LANDS OF ALEJANDRO GARCIA**, zoned R-1, located on 49TH ST NW, between BLUEWATER NW and ALEJANDRO ST NW containing approximately 1 acre(s). [REF: 05DRB-01886 (W/D)] (J-11) **THE AMENDED PRELIMINARY PLAT WAS APPROVED. THE AMENDED INFRASTRUCTURE LIST DATED 10/11/06 WAS APPROVED. THIS AMENDMENT DOES NOT EXTEND THE EXPIRATION DATE OF THE ALREADY APPROVED PRELIMINARY PLAT.**
8. **Project # 1000469**
06DRB-01416 Minor-Extension of
Preliminary Plat
- ABQ ENGINEERING INC agent(s) for UNSER WEST TENANCY - JACK CLIFFORD request(s) the above action(s) for all or a portion of **Tract(s) L-1-C, ATRISCO BUSINESS PARK**, zoned IP, located on UNSER NW, between BLUEWATER NW and LOS VOLCANES NW containing approximately 2 acre(s). [REF: 05DRB-01556] (K-10) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**
- 06DRB-01422 Minor-Prelim&Final Plat
Approval
- ABQ ENGINEERING agent(s) for UNSER WEST TENANCY - JACK CLIFFORD request(s) the above action(s) for all or a portion of Tract(s) L1A1 & L1B1, **ATRISCO BUSINESS PARK & Lot(s) 21, MERIDIAN BUSINESS PARK**, zoned IP, located on LOS VOLCANES RD NW, between UNSER BLVD NW and SILVER CREEK RD NW containing approximately 7 acre(s). (K-10) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR THE AGIS DXF FILE AND TO RECORD THE PLAT.**

9. **Project # 1002176**
06DRB-01420 Major-Final Plat Approval
06DRB-01421 Minor-Subd Design (DPM)
Variance

SURVEYS SOUTHWEST LTD agent(s) for MOUNTAIN WEST DEVELOPMENT C/O BILL WADE request(s) the above action(s) for all or a portion of Tract(s) A, **COVERED WAGON SUBDIVISION**, zoned SU-1, located on INTERSTATE 40 SE, between FOUR HILLS RD SE and WATERFALL DR SE containing approximately 2 acre(s). [REF: 06DRB-01079, 06DRB-01080, 06DRB-01081] (L-23) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR FINAL ACCEPTANCE OF RELOCATED WATER LINE, APPLICATION NUMBER OF VACATION ON THE PLAT AND PLANNING FOR AGIS DXF FILE AND TO RECORD.**

10. **Project # 1003747**
06DRB-01425 Minor-Extension of
Preliminary Plat

TIERRA WEST LLC agent(s) for WAL MART STORES EAST LP / WEINGARTEN REALTY INVESTORS request(s) the above action(s) for all or a portion of Parcels 1, 4 & 5, **WYOMING MALL**, zoned C-2, located on WYOMING BLVD NE, between MENAUL BLVD NE and NORTHEASTERN ST NE containing approximately 23 acre(s). [REF: 05EPC-00024, 05EPC-00025, 05DRB-01550, 05DRB-01551] (H-20) **A ONE YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**

11. **Project # 1002632**
06DRB-01409 Major-Final Plat Approval

TIERRA WEST LLC agent(s) for CAPITAL ALLIANCE INVESTMENTS request(s) the above action(s) for all or a portion of Lot(s) 3-9, 12, 23 & 24, Block(s) 5, Tract(s) A & 5, **SUNDANCE ESTATES, UNIT 1** (to be known as **SUNDANCE ESTATES, UNIT 1-B**) zoned R-LT, located on LYON BLVD NW, between PARADISDE BLVD NW and UNSER NW containing approximately 11 acre(s). [REF: 03EPC-00690, 03DRB-01306, 04DRB-00760, 04DRB-00761, 04DRB-01761] [*Deferred from 10/11/06*] (B-11) **DEFERRED AT THE AGENT'S REQUEST TO 10/18/06.**

12. **Project # 1004354**
06DRB-01426 Minor-Prelim&Final Plat
Approval

TIERRA WEST LLC agent(s) for MONAHITI LLC request(s) the above action(s) for all or a portion of Lot(s) 22-26, Block(s) 9, **ORIGINAL TOWNSITE OF WESTLAND**, zoned SU-2 for C-2, IP uses, located on 98TH ST NW, between CENTRAL AVE NW and VOLCANO RD NW containing approximately 2 acre(s). [REF: 05DRB-01229, 05EPC-01234] (K-9) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 10/11/06 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITION OF FINAL PLAT: A SIGNED LETTER OF AGREEMENT WITH PROPERTY OWNERS TO THE EAST ON STREET PAVING IS REQUIRED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

13. **Project # 1005106**
06DRB-01423 Minor-Prelim&Final Plat
Approval

LORETTA NARANJO LOPEZ agent(s) for MARY LOU NARANJO request(s) the above action(s) for all or a portion of Lot(s) B, SORIDA ADDITION, **LANDS OF ARTHUR NARANJO**, zoned RA-2 residential and agricultural zone, located on DURANES RD NW, between LOS LUCERO RD NW and GUADALUPE TR NW containing approximately 2 acre(s). [REF: 06DRB-01251, 06DRB-01392] (H-12) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR WATER AND SEWER TAPPING PERMITS, WORK COMPLETE AND ACCEPTED AND PLANNING FOR AGIS DXF FILE AND TO RECORD.**

06DRB-01392 Minor-Sidewalk Waiver

LORETTA NARANJO LOPEZ agent(s) for MARY LOU NARANJO request(s) the above action(s) for all or a portion of Lot(s) B, SORIDA ADDITION, **LANDS OF ARTHUR NARANJO**, zoned RA-2 residential and agricultural zone, located on DURANES RD NW, between LOS LUCERO RD NW and GUADALUPE TR NW containing approximately 2 acre(s). [REF: 06DRB-01251] [*Deferred from 10/4/06*] (H-12) **A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED WITH CONDITION: THE WAIVER WILL NOT APPLY TO FUTURE PUBLIC OR S.A.D./P.I.D. PROJECTS.**

14. **Project # 1004607**
06DRB-01427 Major-Final Plat Approval

WILSON & CO agent(s) for KB HOME NEW MEXICO INC request(s) the above action(s) for all or a portion of Parcels 1, 2 & 3, Tract(s) 3 & 4, **VISTA VIEJA SUBDIVISION, UNIT 3 & 4**, zoned RD, located on SCENIC RD NW, between 81ST ST NW and ALBERICOQUE PL NW containing approximately 78 acre(s). [REF: 05DRB-01904, 05DRB-01905] (D-9) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR PARK DEDICATION AGREEMENT AND PLANNING FOR WALL DESIGN APPROVAL, AGIS DXF FILE AND TO RECORD.**

15. ~~Project # 1004994~~
06DRB-01410 Major-Final Plat Approval

MARK GOODWIN & ASSOCIATES agent(s) for JD HOME BUILDER CORPORATION request(s) the above action(s) for all or a portion of Tract(s) B-2-B-1, **PARADISE HEIGHTS, SEVILLE UNIT 7A**, zoned R-LT, located on Calle Meridan, NW between KAYENTA PL NW and NAVAJO DR NW containing approximately 2 acre(s). (A-10) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

16. **Project # 1002739**
06DRB-01431 Minor-Prelim&Final Plat Approval

MARK GOODWIN & ASSOCIATES agent(s) for KB HOME NEW MEXICO INC request(s) the above action(s) for all or a portion of Lot(s) 17-32, **ANDERSON HEIGHTS, UNIT 5**, zoned RD/R-LT, located on 118TH ST SW, between DENNIS CHAVEZ SW and GIBSON BLVD SW containing approximately 2 acre(s). [REF: 05DRB-00681, 05DRB-00683, 05DRB-00684, 05DRB-00685, 05DRB-00686, 05DRB-00639] (N-8/P-8) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE AND TO RECORD.**

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

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

17. Project # 1005176
06DRB-01403 Minor-Sketch Plat or Plan

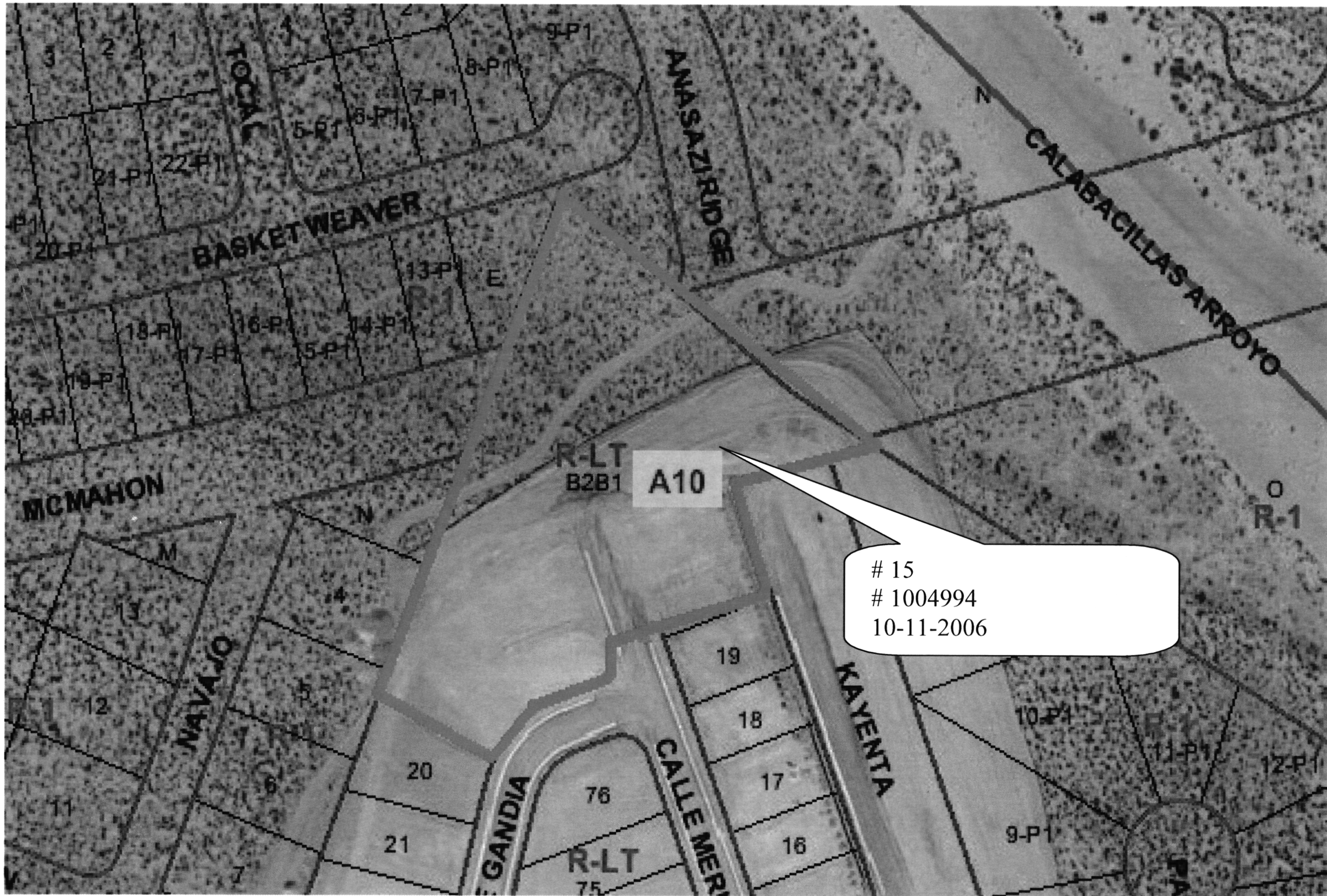
ALBUQUERQUE SURVEYING CO INC agent(s) for JOHN D HERRERA request(s) the above action(s) for all or a portion of Lot(s) 2-A (to be known as **HERRERA REDIVISION**) zoned R-D residential and related uses zone, developing area, located on 90TH ST NW, between SAN YGNACIO NW and SAGE NW containing approximately 2 acre(s). (L-9) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

18. Project # 1005182
06DRB-01428 Minor-Sketch Plat or Plan

WILSON & COMPANY agent(s) for LA CUENTISTA II LLC, MICHAEL KNIGHT request(s) the above action(s) for all or a portion of Tract(s) C, **LA CUENTISTA SUBDIVISION, UNIT 2**, zoned R-1, located on ROSA PARKS RD NW and ALOE RD NW and containing approximately 35 acre(s). (C-10, C-11, D-10, D-11) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

19. Approval of the Development Review Board Minutes for October 4, 2006. DRB MINUTES WERE APPROVED BY THE BOARD.

ADJOURNED: 11: 15 A.M.



A10

R-LT
B2B1

15
1004994
10-11-2006

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
October 11, 2006
DRB Comments**

ITEM # 15

PROJECT #1004994

APPLICATION # 06-01410

RE: Tract B-2-B-1 Paradise Heights/fp

Has anything changed from the preliminary plat?

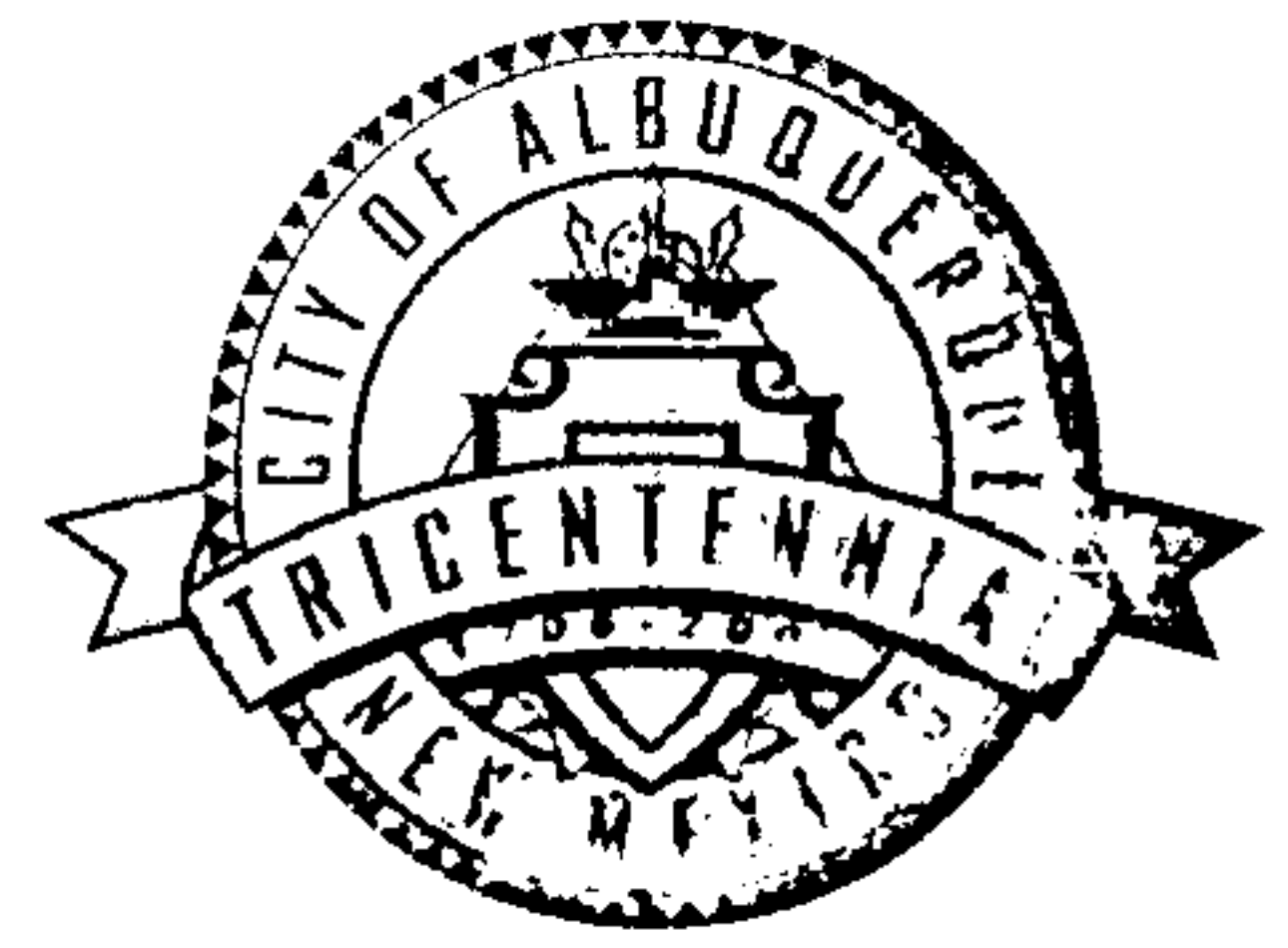
Condition of final plat: vacated property shown on re-plat

Wall design is approved.

Planning will record the plat.



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



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

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1004994

AGENDA ITEM NO: 15

SUBJECT:

Final Plat

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

P.O. Box 1293

No adverse comments.

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: OCTOBER 11, 2006

4994

DXF Electronic Approval Form

DRB Project Case #: 1004994

Subdivision Name: SEVILLE UNIT 7A

Surveyor: WILL PLOTNER JR

Contact Person: RICHARD QUINTANA

Contact Information: 828-2200

DXF Received: 9/25/2006

Hard Copy Received: 9/25/2006

Coordinate System: NMSP Grid (NAD 83)


Approved

09.27.2006
Date

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

AGIS Use Only

Copied fc **4994** to agiscov on **9/27/2006** Contact person notified on **9/27/2006**

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

09/29/2010 Issued By: PLNSDH'89013

Permit Number: 2010 070 279 **Category Code 910**

Application Number: 10DRB-70279, Ext Of Sia For Temp Defr Sdwk Const

Address:

Location Description: KAYENTA BLVD NW BETWEEN CALLE GRANDE NW AND NAVAJO NW

Project Number: 1004984

Applicant
JD HOME BUILDER

Agent / Contact
Jd Home Builder

PO BOX 90925
ALBUQUERQUE NM 87199
782-5439

Po Box 90925
Albuquerque NM 87199
782-5439

Application Fees

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

City Of Albuquerque
Treasury Division

9/29/2010 1:34PM LOC: ANNX
WS# 006 TRANS# 0009
RECEIPT# 00125261-00125261
PERMIT# 2010070279 TRSCCS
Trans Amt \$70.00
Conflict Manag. Fee \$20.00
DRB Actions \$50.00
VI \$70.00
CHANGE \$0.00

Thank You

6. **Project# 1002068**
10DRB-70286 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
CARTESIAN SURVEYS INC agent(s) for YES HOUSING request(s) the above action(s) for all or a portion of Lot(s) 150 & 151, Block(s) , Tract(s) , **TOWN OF ATRISCO GRANT UNIT 6 Unit(s) 6**, zoned R-T, located on GONZALES RD SW BETWEEN COORS BLVD SW AND BATAAN ST SW containing approximately 5.6498 acre(s). [REF:] (K-10) **DEFERRED TO 10/20/10 AT THE AGENT'S REQUEST.**
7. **Project# 1004994**
10DRB-70279 EXT OF SIA FOR TEMP
DEFR SDWK CONST
JD HOME BUILDER request(s) the above action(s) for all or a portion of Lot(s) , Block(s) , Tract(s) B-2 & B-1, **SEVILLE Unit(s)** , zoned R-LT, located on KAYENTA BLVD NW BETWEEN CALLE GRANDE NW AND NAVAJO NW containing approximately 2.1132 acre(s). [REF:] (A-10) **A TWO YEAR EXTENSION TO THE AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**
8. **Project# 1002739**
10DRB-70276 MINOR - TEMP DEFR
SWDK CONST
10DRB-70277 EXT OF SIA FOR TEMP
DEFR SDWK CONST
MARK GOODWIN AND ASSOCIATES PA agent(s) for KB HOME NEW MEXICO, INC request(s) the above action(s) for all or a portion of Lot(s) , Block(s) , Tract(s) , **ANDERSON HEIGHTS Unit(s) 3**, zoned R-LT, located on RIO CLARA BETWEEN RIO SAN DIEGO AND RIO MARIA containing approximately acre(s). [REF:] (P-8) **THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT 'C' IN THE PLANNING FILE. A TWO YEAR EXTENSION TO THE DEFERRAL OF SIDEWALKS WAS APPROVED.**
9. **Project# 1005357**
10DRB-70280 EXT OF MAJOR
PRELIMINARY PLAT
SURV-TEK INC agent(s) for OXBOW TOWN CENTER LLC request(s) the above action(s) for all or a portion of Lot(s) , Block(s) , Tract(s) X-1-A2 & X-2-A, **UNIVERSITY OF ALBUQUERQUE URBAN CENTER Unit(s)** , zoned SU-3, located on ST JOSEPH'S DRIVE NW BETWEEN COORS BLVD NW AND ATRISCO DR NW containing approximately 47.72 acre(s). [REF:] (G-11) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**
10. **Project# 1007812**
10DRB-70288 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
SAHADI HAYATI agent(s) for AMAFCA request(s) the above action(s) for all or a portion of Lot(s) , Block(s) , Tract(s) , **NORTH OF I-40 FROM 98TH ST NW TO COORS BLVD NW Unit(s)** , zoned SU-1, SU-2 & RD, located on NORTH I-40 BETWEEN 98TH ST NW AND COORS BLVD NW containing approximately 56.371 acre(s). [REF:] (J-9/10 & H-10/11) **DEFERRED TO 10/20/10 AT THE AGENT'S REQUEST.**



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

October 13, 2010

Project# 1004994

10DRB-70279 EXT OF SIA FOR TEMP DEFR SDWK CONST

JD HOME BUILDER request(s) the above action(s) for all or a portion of Lot(s) , Block(s) , Tract(s) B-2 & B-1, **SEVILLE Unit(s)** , zoned R-LT, located on KAYENTA BLVD NW BETWEEN CALLE GRANDE NW AND NAVAJO NW containing approximately 2.1132 acre(s). [REF:] (A-10)

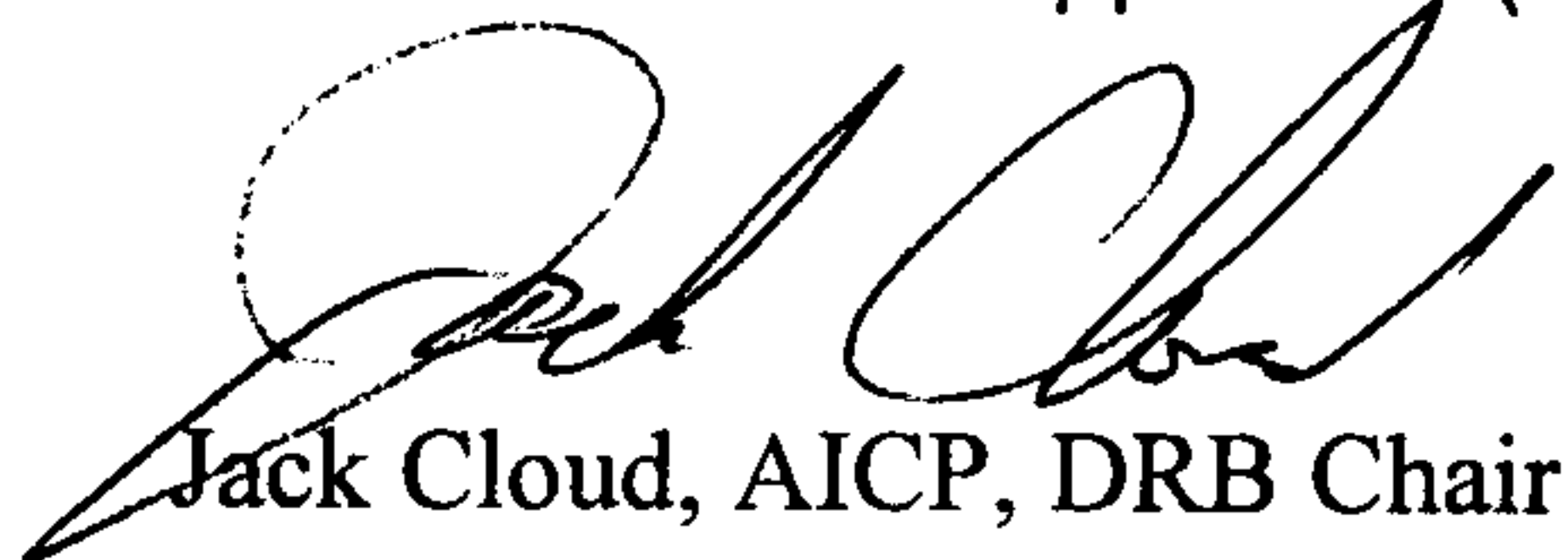
At the October 13, 2010 Development Review Board meeting, a two year extension to the agreement for the deferral of sidewalks was approved.

If you wish to appeal this decision, you must do so by October 28, 2010, 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: JD HomeBuilder – P.O. Box 90925 – Albuquerque, NM 87199
Marilyn Maldonado
file

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 (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)
- APEAL / 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): _____ PHONE: _____
 ADDRESS: _____ FAX: _____
 CITY: _____ STATE _____ ZIP _____ E-MAIL: _____

APPLICANT: JD HOME BUILDER PHONE: 792-5439
 ADDRESS: P.O. Box 90925 FAX: 897-3796
 CITY: Albuquerque STATE NM ZIP 87199 E-MAIL: _____
 Proprietary interest in site: OWNER List all owners: _____

DESCRIPTION OF REQUEST: 2 yr. extension of SIA - sidewalk, SEVILLE, UNIT 3A

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 B-2 - B-2, SEVILLE Block: _____ Unit: 3A
 Subdiv/Addn/TBKA: PARADISE HEIGHTS
 Existing Zoning: R-LT Proposed zoning: R-LT MRGCD Map No _____
 Zone Atlas page(s): A-10 UPC Code: 10100661953222/150

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 1001306

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): 2.1132
 LOCATION OF PROPERTY BY STREETS: On or Near: KAYENTA BLVD
 Between: CALLE GRANDE NW and NAVATO NW

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

SIGNATURE Roberta Campbell DATE 9/28/10
 (Print) ROBERTA CAMPBELL 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>10 DRB 70279</u>	<u>ESIA</u>	<u>✓</u>	<u>\$ 50.00</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	<u>CMF</u>	_____	<u>\$ 20.00</u>
<input checked="" type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
	Hearing date <u>10/13/10</u>			Total <u>\$ 70.00</u>

Sander Handley 09/29/10 Project # 1004994
 Planner signature / date

FORM V: SUBDIVISION VARIANCES & VACATIONS

- BULK LAND VARIANCE (DRB04)** **(PUBLIC HEARING CASE)**
 ___ Application for Minor Plat on FORM S-3, including those submittal requirements. **24 copies**
 ___ Letter briefly describing and explaining: the request, compliance with the Development Process Manual, and all improvements to be waived.
 ___ Notice on the proposed Plat that there are conditions to subsequent subdivision (refer to DPM)
 ___ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 ___ Sign Posting Agreement
 ___ Fee (see schedule)
 ___ List any original and/or related file numbers on the cover application
DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

- VACATION OF PUBLIC EASEMENT (DRB27)**
 VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)
 ___ The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24 copies.**
 (Not required for City owned public right-of-way.)
 ___ Drawing showing the easement or right-of-way to be vacated, etc. (not to exceed 8.5" by 11") **24 copies**
 ___ Zone Atlas map with the entire property(ies) clearly outlined
 ___ Letter briefly describing, explaining, and justifying the request
 ___ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 ___ Sign Posting Agreement
 ___ Fee (see schedule)
 ___ List any original and/or related file numbers on the cover application
 Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

- SIDEWALK VARIANCE (DRB20)**
 SIDEWALK WAIVER (DRB21)
 ___ Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") **6 copies**
 ___ Zone Atlas map with the entire property(ies) clearly outlined
 ___ Letter briefly describing, explaining, and justifying the variance or waiver
 ___ List any original and/or related file numbers on the cover application
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

- SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS (DRB25)**
 ___ Scale drawing showing the location of the proposed variance or waiver (not to exceed 8.5" by 14") **24 copies**
 ___ Zone Atlas map with the entire property(ies) clearly outlined
 ___ Letter briefly describing, explaining, and justifying the variance
 ___ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 ___ Sign Posting Agreement
 ___ Fee (see schedule)
 ___ List any original and/or related file numbers on the cover application
DRB meetings are approximately 30 DAYS after the filing deadline. Your attendance is required.

- TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB19)**
 EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB07)
 ___ Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") **6 copies**
 ___ Zone Atlas map with the entire property(ies) clearly outlined
 ___ Letter briefly describing, explaining, and justifying the deferral or extension
 ___ List any original and/or related file numbers on the cover application
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

- VACATION OF PRIVATE EASEMENT (DRB26)**
 VACATION OF RECORDED PLAT (DRB29)
 ___ The complete document which created the private easement/recorded plat (not to exceed 8.5" by 14") **6 copies**
 ___ Scale drawing showing the easement to be vacated (8.5" by 11") **6 copies**
 ___ Zone Atlas map with the entire property(ies) clearly outlined
 ___ Letter/documents briefly describing, explaining, and justifying the vacation **6 copies**
 ___ Letter of authorization from the grantors and the beneficiaries (private easement only)
 ___ Fee (see schedule)
 ___ List any original and/or related file numbers on the cover application
 Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

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

Kim Brooks
 Applicant name (print)
Roberta Campbell for Kim Brooks
 Applicant signature / date

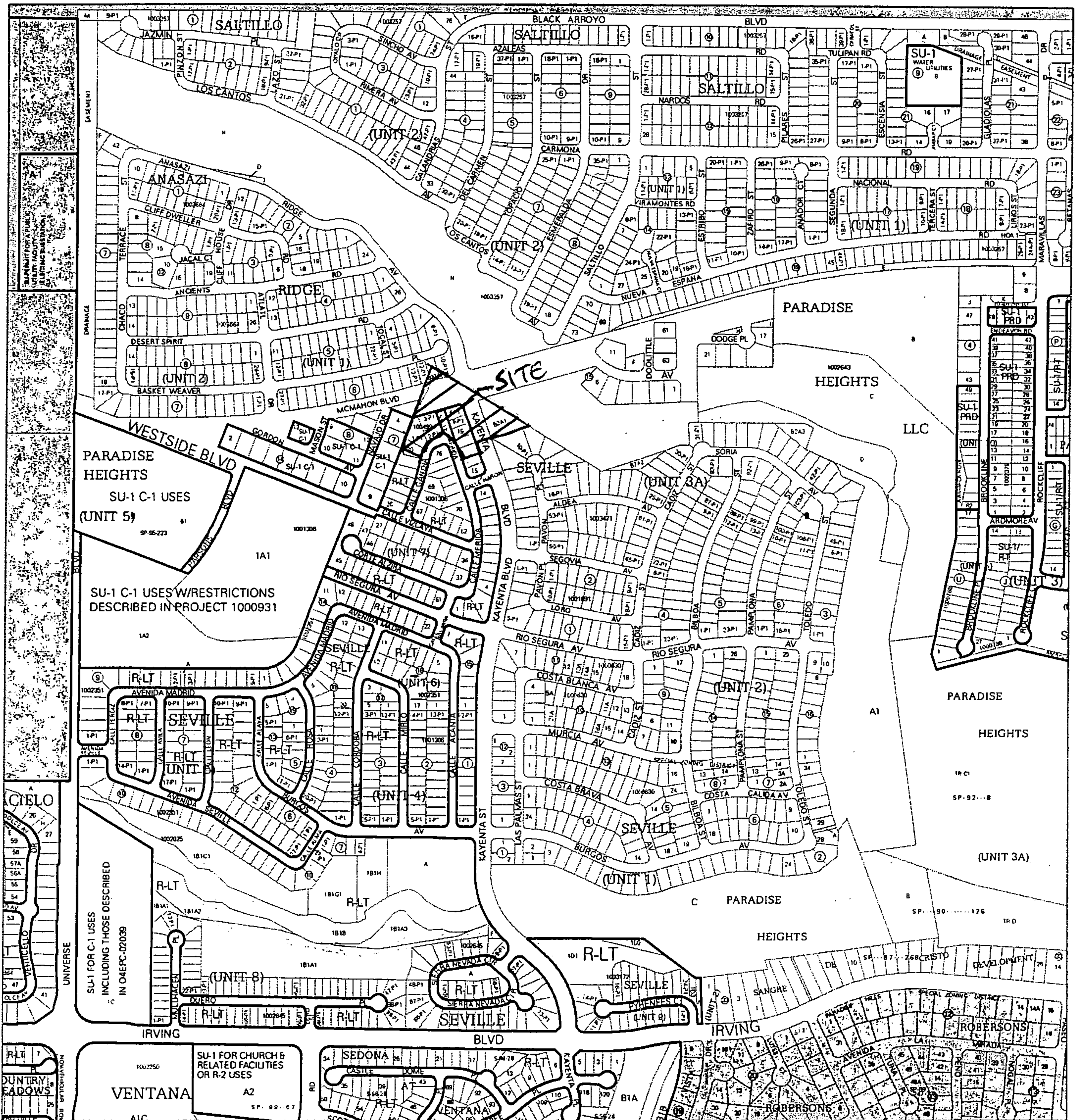


Form revised 4/07

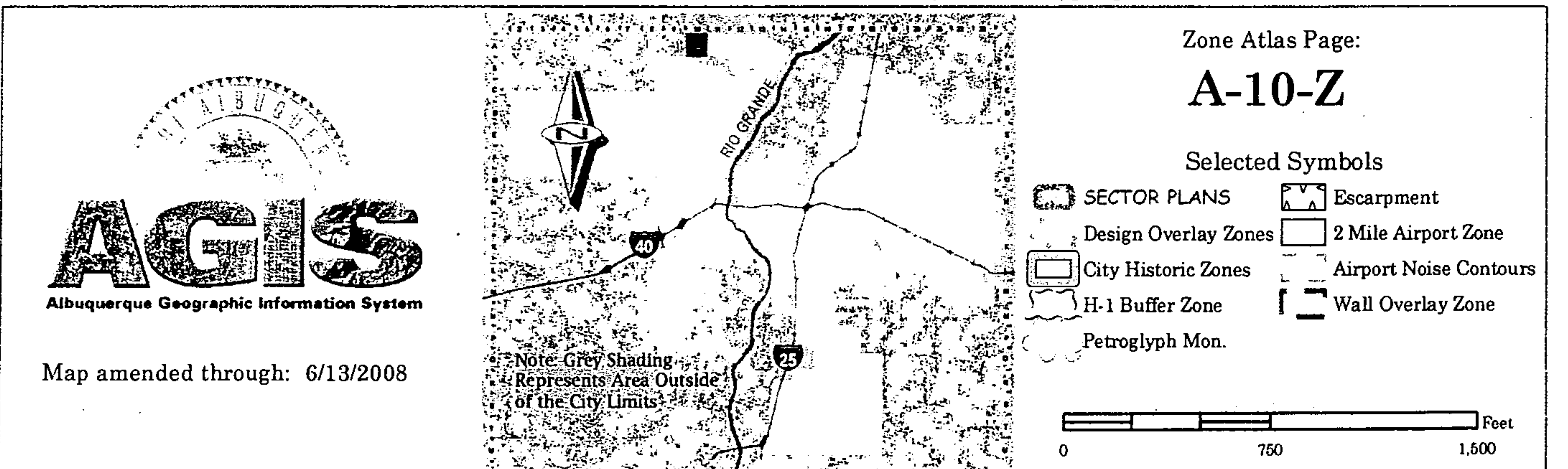
- Checklists complete
 Fees collected
 Case #s assigned
 Related #s listed

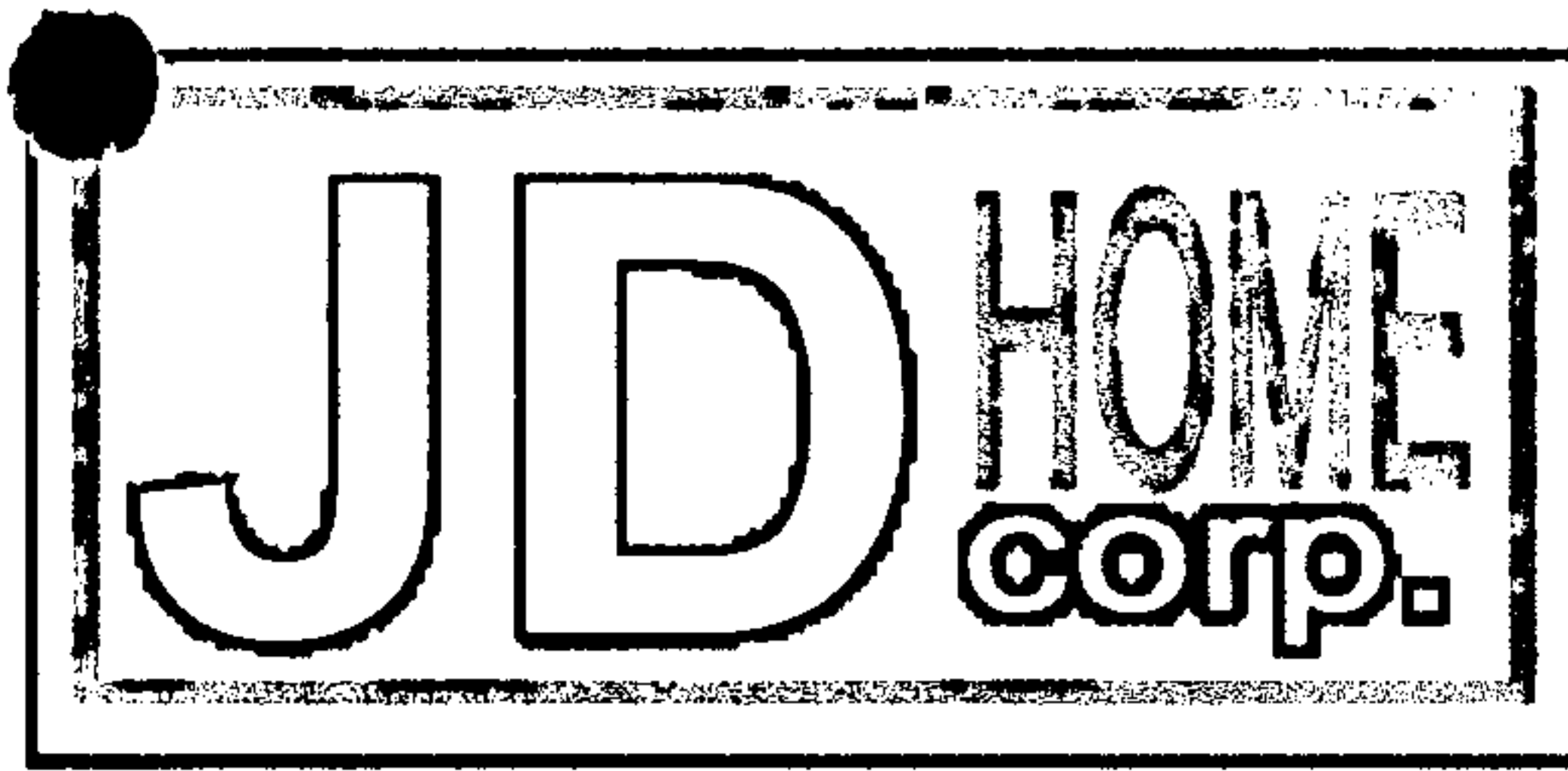
Application case numbers
 10DRB _____ - 70279
 _____ - _____
 _____ - _____

Sandy Handley 09/29/10
 Planner signature / date
 Project # 1004994



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





September 28, 2010

To: City of Albuquerque

From: JD Home Builder, Corp.

Re: Sidewalk Deferral Agreement
Project: Seville Subdivision, Unit 7A
Project #: 722680

JD Home Builder requests a two year extension to the Sidewalk Deferral Agreement for the above mentioned subdivision. Due to the slow economy, JD Home Builder, Corp has not been able to sell houses on all of these properties.

Thank you for your consideration.

Sincerely,

A handwritten signature in cursive script that reads 'Roberta Campbell'. The signature is written in black ink and is positioned above the printed name.

Roberta Campbell
JD Home Builder, Corp.

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

08/12/2008 Issued By: PLNSDH

Permit Number: 2008 070 362 **Category Code 910**

Application Number: 08DRB-70362, Major - 2yr Subd Imp Agmt Ext (2yr Sia)

Address:

Location Description: KAYENTA BLVD NW BETWEEN CALLE GRANDE NE AND NAVAJO NW

Project Number: 1004994

Applicant

Id Home Builder

Po Box 90218
 Albuquerque NM 87199
 35-8298

Agent / Contact

Mark Goodwin And Associates Pa

Mark Goodwin

P.O. Box 90606
 Albuquerque NM 87199

mark@goodwinengineers.com

Application Fees

441018/4971000	Public Notification	\$75.00
441032/3424000	Conflict Mgmt Fee	\$20.00
441008/4993000	DRB Actions	\$50.00
TOTAL:		\$145.00

City Of Albuquerque
 Treasury Division

8/12/2008 11:22AM LOC: ANNX
 WCH 005 TRANS# 0023
 RECEIPT# 00096329-00096329
 PERMIT# 2008070362 TRS# 46
 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): MARK GOODWIN & ASSOCIATES PHONE: 828-2200
 ADDRESS: P.O. Box 90606 FAX: _____
 CITY: ALBUQUERQUE STATE NM ZIP 87199 E-MAIL: JOHN@GOODWINENGINEERS.COM

APPLICANT: JD HOME BUILDER PHONE: 235-8298
 ADDRESS: P.O. Box 90218 FAX: _____
 CITY: ALBUQUERQUE STATE NM ZIP 87199 E-MAIL: _____
 Proprietary interest in site: OWNER List all owners: _____

DESCRIPTION OF REQUEST: 2 YEAR EXTENSION OF SIA
SEVILLE, UNIT 7A

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 B-2-B-1, Seville Unit 7A Block: _____ Unit: _____
 Subdiv/Addn/TBKA: PARADISE HEIGHTS
 Existing Zoning: R-LT Proposed zoning: R-LT MRGCD Map No _____
 Zone Atlas page(s): A-10 UPC Code: 101006619532221150

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 1001306

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): 2.1132
 LOCATION OF PROPERTY BY STREETS: On or Near: KAYENTA BLVD NW
 Between: CALLE GRANDE NW and NAVAJO NW

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

SIGNATURE John Mackzie DATE 8/12/08
 (Print) JOHN M. MACKZIE, PE Applicant: Agent:

FOR OFFICIAL USE ONLY

Form revised 4/07

INTERNAL ROUTING

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

Application case numbers	Action	S.F.	Fees
<u>08 DRB - 70362</u>	<u>SIA</u>	<u>5(2)</u>	<u>\$ 50.00</u>
_____	<u>ADV</u>	_____	<u>\$ 75.00</u>
_____	<u>CME</u>	_____	<u>\$ 50.00</u>
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____

Hearing date 09/10/08

Total \$ 145.00

Sandy Handley 08/12/08
 Planner signature / date

Project # 1004994

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 (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. _____
- 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
- List any original and/or related file numbers on the cover application
- Fee (see schedule)

DRB Public hearings are approximately 30 DAYS 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.

JOHN M. MACKENZIE, PE
 Applicant name (print)
John Mackenzie 8.12.08
 Applicant signature / date

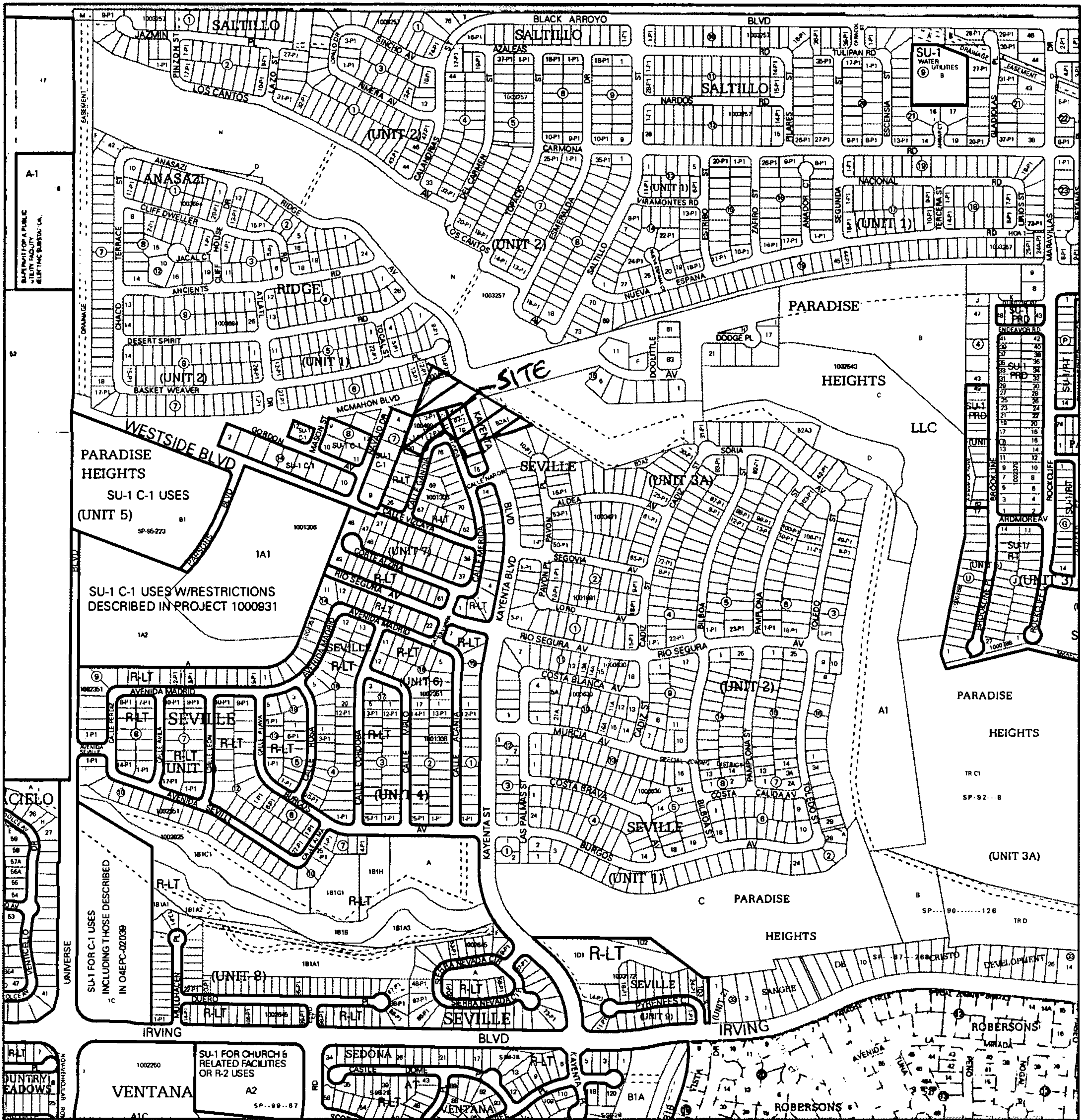


Form revised **October 2007**

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

Application case numbers
 08DRB- _____ -70362
 _____ - _____
 _____ - _____

Sandy Handley 08/12/08
 Planner signature / date
 Project # 1009-994



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:
A-10-Z

Selected Symbols

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

0 750 1,500 Feet



D. Mark Goodwin & Associates, P.A.
Consulting Engineers

P.O. BOX 90606, ALBUQUERQUE, NM 87199
(505) 828-2200 FAX 797-9539

August 11, 2008

*Mr. Jack Cloud
DRB Chair
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103*

Re: Seville, Unit 7A; CPN 722680

Dear Mr. Cloud:

On behalf of our clients, JD Home Builders, and the requirements of the DPM we are submitting the following DRB application. We are requesting a 2-year extension of the SIA.

This project was Change Ordered into Anasazi Ridge, Unit 1 (CPN 759581) to be constructed at the same time. The improvements at Anasazi Ridge, Unit 1 have not been completed and therefore are holding up the release of the improvements at Seville, Unit 7A (see attached letter).

Please contact our office if you have any questions or comments.

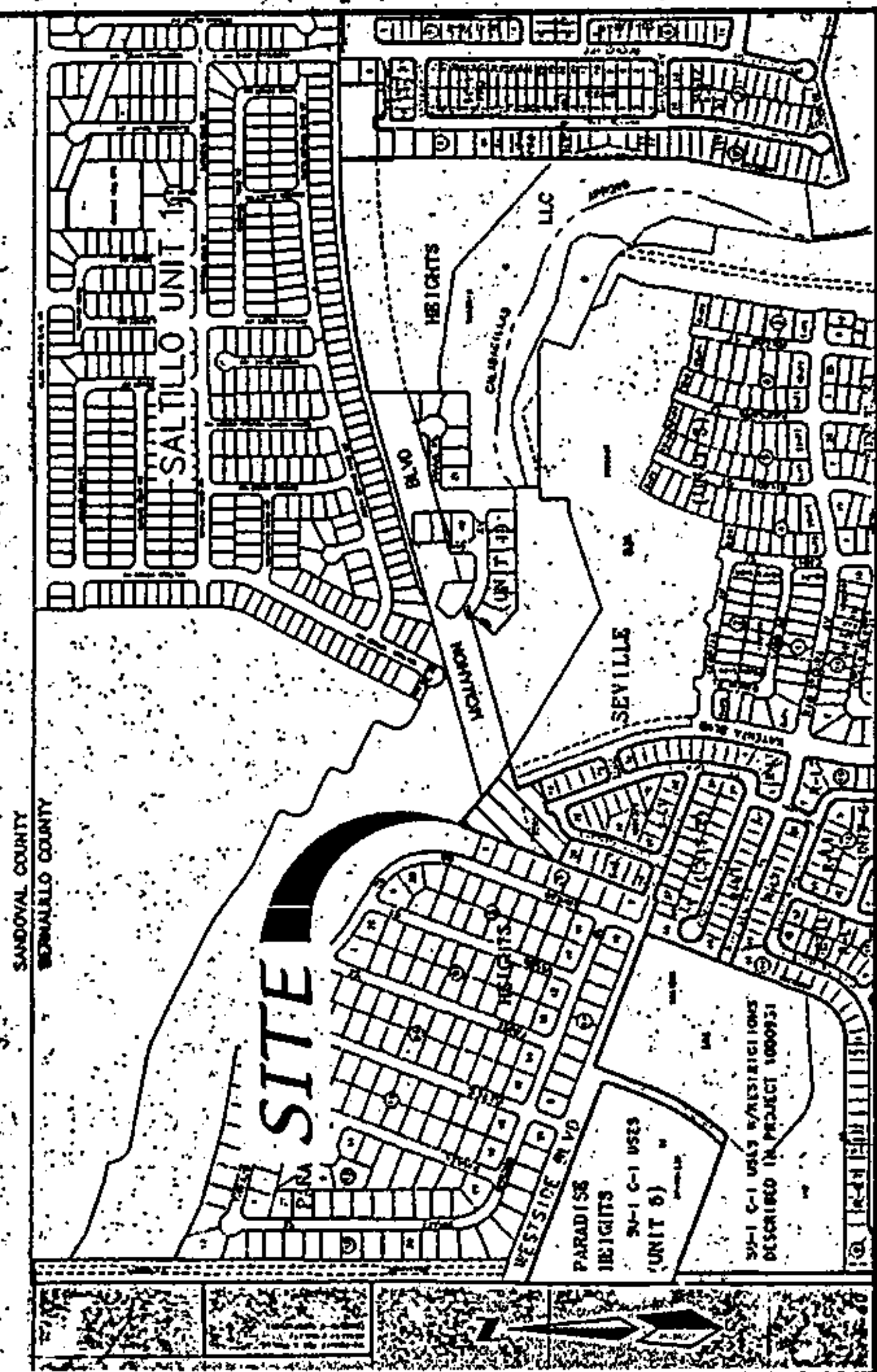
Sincerely,

MARK GOODWIN & ASSOCIATES, PA


Mark Goodwin, PE
Chief Executive Officer

DMG/sr

Attachments



LOCATION MAP
SCALE: NONE

SUBDIVISION DATA

Gross Acreage..... 2.1132 Ac.
 Zone Atlas No. A-10-Z
 No. of Existing Tracts/Lots..... 1 Tract
 No. of Tracts/Lots/Parcels created..... 1 Tract/5 Lots
 No. of Lots/Tracts eliminated..... 1 Tract
 Miles of full width streets created..... 0.07
 Miles of half width streets created..... 0.00
 Public Right-of-Way easement area vacated..... 1.2490 Ac.
 Street Area dedicated to the City of Albuquerque..... 1.1034 Ac.
 Date of Survey..... May, 2006
 Utility Control Location System Log Number..... 2006200608
 Zoning..... R-LT

FREE CONSENT AND DEDICATION:

The subdivision hereon described is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof and said owner(s) and/or proprietor(s) do hereby dedicate all streets, public right-of-ways shown hereon to the City of Albuquerque in fee simple with warranty covenants and do hereby grant: all access, utility and drainage easements shown hereon including the right to construct, operate, inspect, and maintain facilities therein; and all public utility easements shown hereon for the common and joint use of gas, electrical power and communication services for buried 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(s) and/or proprietor(s) do hereby consent to all of the foregoing and do hereby certify that this subdivision is their free act and deed. Said owner(s) warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided.

OWNER: JD Home Builder, Corp.
 A New Mexico Corporation.

By: Jeff Dorwart, President
 DATE: 6-23-06

OWNER'S ACKNOWLEDGMENT

STATE OF NEW MEXICO SS
 COUNTY OF BERNALILLO

This instrument was acknowledged before me on 6-23-06
 By Jeff Dorwart, President, JD Home Builder Corp., A New Mexico Corporation, on behalf of said Corporation.

NOTARY PUBLIC
Shawn Ramirez
 MY COMMISSION EXPIRES 9-10-2008

OFFICIAL SEAL
 SHAWN RAMIREZ
 NOTARY PUBLIC - STATE OF NEW MEXICO
 My commission expires: 9-10-08

LEGAL DESCRIPTION

A tract of land situate within the Town of Alameda Grant, projected Section 3, Township 11 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of TRACT B-2-B-1, SEVILLE SUBDIVISION UNIT 7 as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on February 26, 2004 in Book 2004C, Page 63 and containing 2.1132 acres more or less.

NOTES (SEE SHEET 2)

PURPOSE OF PLAT

1. Subdivide Tract B-2-B-1, SEVILLE UNIT 7 into 5 Residential Lots and 1 Tract.
2. Grant Easements as shown hereon.
3. Dedicate Right-of-Way as shown hereon.
4. Vacate Public Roadway easement as shown hereon.

PUBLIC UTILITY EASEMENT

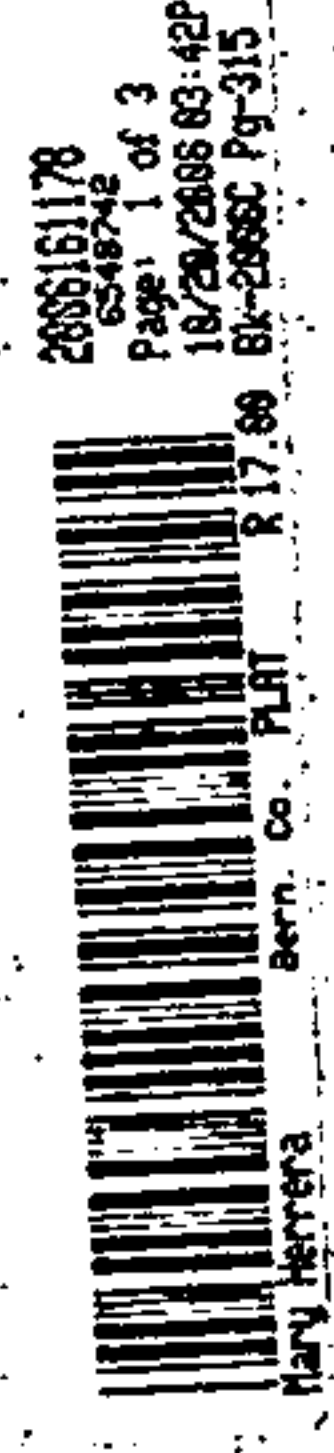
PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

1. The PNM Electric Services Division for the installation, maintenance and service of overhead and underground electrical lines, transformers, poles and any other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical service.
2. The PNM Gas Services Division for installation, maintenance, and service of natural gas lines, valves and any other equipment and facilities reasonably necessary to provide natural gas.
3. Quest for installation, maintenance and service of such lines, cable and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and closures.
4. Comcast cable for installation, maintenance and service of such lines, cable and other related facilities reasonably necessary to provide Cable TV service.
5. New Mexico Utilities Inc. for installation, maintenance and service of water and sanitary sewer lines and any other equipment, fixtures, structures and other related facilities reasonably necessary to provide water and sewer services.

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 the free access to, from and over said easement, 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 (above ground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code caused by construction of pools, decking or any structures adjacent to, within or near easements shown on this plat.

In approving this plat, the utility companies did not conduct a Title Search of the properties shown hereon. Consequently, the utility companies do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

Easements for electric transformers/switchgears, as installed, shall extend ten feet (10') in front of transformer/switchgear doors and five feet (5') on each side.



THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPD # 100001958001150 PROPERTY OWNER OF RECORD: CLYDE ROBERT INC. BERNALILLO COUNTY TREASURER'S OFFICE. 10-00-010

PLAT FOR SEVILLE UNIT 7A
 WITHIN THE TOWN OF ALAMEDA GRANT
 PROJECTED SECTION 3
 TOWNSHIP 11 NORTH, RANGE 2 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JUNE, 2006

APPROVED AND ACCEPTED BY:

APPROVAL AND CONDITIONAL ACCEPTANCE as specified by the Albuquerque subdivision Ordinance, Chapter 14 Article 14 of the Revised Ordinances of Albuquerque, New Mexico, 1994.

Project Number: 1004-994
 Application Number: 06DR0-21410

PLAT APPROVAL

Utility Approvals:

PNM Electric Services 9-21-06
 PNM Gas Services 9-21-06
 Comcast 9-22-06
 Quest 9-21-06
 New Mexico Utilities, Inc. 9-22-06

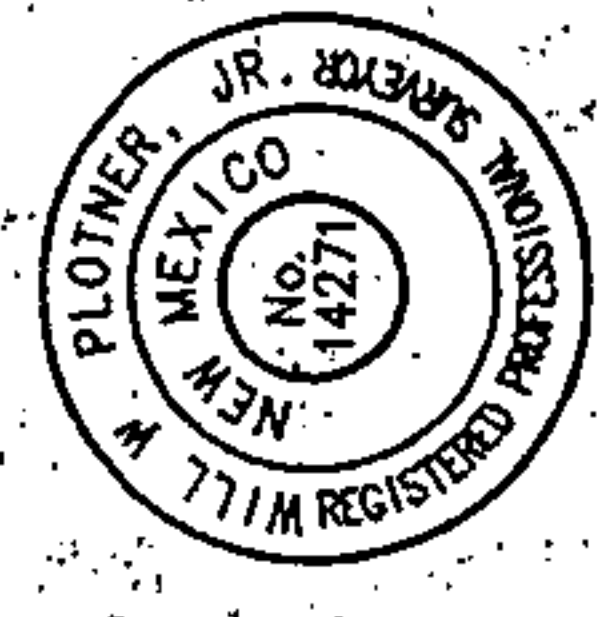
City Approvals:

City Surveyor 6/30/06
 Real Property Division 10-11-06
 Traffic Engineering, Transportation Division 10-11-06
 Water Utility Department 10-11-06
 Parks and Recreation Department 10-11-06
 AMAFCA 10-11-06
 City Engineer 10-17-06
 DRB Chairperson, Planning Department

SURVEYOR'S CERTIFICATION

"I, Will Plotner, Jr., a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat and description were prepared by me or under my supervision, shows all easements as shown on the plat of record or made known to me by the owners and/or proprietors of the subdivision shown hereon, utility companies and other parties expressing an interest and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and further meets the Minimum Standards for Land Surveying in the State of New Mexico, and is true and correct to the best of my knowledge and belief."

Will Plotner, Jr.
 Will Plotner, Jr., P.S. No. 14271
6/29/06
 Date



CARTESIAN SURVEYS INC.
 P.O. BOX 44414 RIO RANCHO, N.M. 87174
 Phone (505) 896-3050 Fax (505) 891-0244

Dwg: A6029FPS1.dwg Scale: N/A Drawn: RICHIARD Date: 06/22/06 Checked: WWP Job: A06029 Sheet 1 of 3

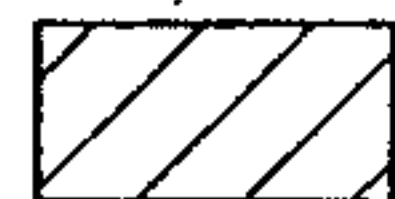
**PLAT FOR
SEVILLE UNIT 7A**
WITHIN THE
TOWN OF ALAMEDA GRANT
PROJECTED SECTION 3
TOWNSHIP 11 NORTH, RANGE 2 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JUNE, 2006

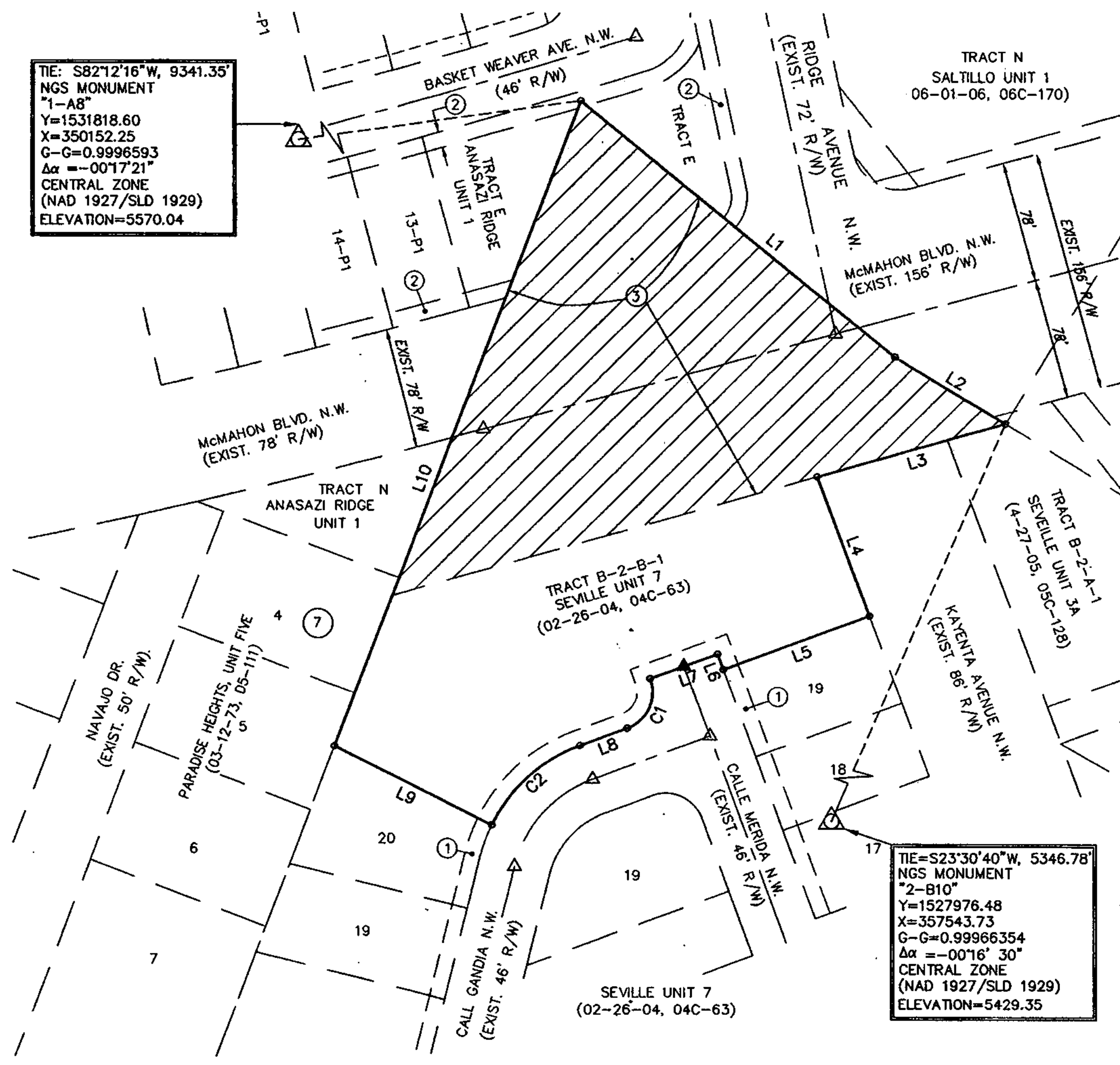
TIE: S82°12'16"W, 9341.35'
NGS MONUMENT
"1-A8"
Y=1531818.60
X=350152.25
G-G=0.9996593
 $\Delta\alpha = -00'17'21"$
CENTRAL ZONE
(NAD 1927/SLD 1929)
ELEVATION=5570.04

TIE=S23°30'40"W, 5346.78'
NGS MONUMENT
"2-B10"
Y=1527976.48
X=357543.73
G-G=0.99966354
 $\Delta\alpha = -00'16'30"$
CENTRAL ZONE
(NAD 1927/SLD 1929)
ELEVATION=5429.35

- NOTES:**
- Bearings are New Mexico State Plane Grid Bearings (Central Zone NAD 27).
 - Distances are ground distances: U.S. Survey foot.
 - Bearings and distances in parenthesis are record.
 - Basis of boundary are the following plats and documents of record entitled:
 - PLAT OF "ANASAZI RIDGE UNIT 1" (06-29-06, 06C-207)
 - PLAT OF "SALTILLO UNIT 1", (06-01-06, 06C-170)
 - PLAT OF "PARADISE HEIGHTS, UNIT FIVE", (03-12-73, D5-111)
 - PLAT OF "PARADISE HEIGHTS, UNIT FIVE, TRACT B-1", (09-19-95, 95C-348)
 - PLAT OF "SEVILLE", UNIT 7 (02-26-04, 04C-63)
 - PLAT OF "SEVILLE, UNIT 3A", (04-27-05, 05C-128)
 - PLAT OF "LANDS OF PARADISE HEIGHTS, L.L.C.", (06-24-03, 03C-189)
 - "SPECIAL WARRANTY DEED" (04-27-95, BK. 95-10, PGS. 3147-3158) records of Bernalillo County, New Mexico.
 - Unless otherwise noted all corners are set Bathey marker "LS 14271" (TYP.).
 - This subdivision is within the New Mexico Utilities, Inc. franchise area. Water and Sanitary Sewer capabilities are based on the New Mexico Utilities, Inc. and not the City of Albuquerque's.
 - All lots shown with the P-1 designation shall conform to intermittent design criteria.
 - Tract "A" is reserved for future adjacent development.
 - No individual lots shall be allowed direct access to McMahon Boulevard, N.W. or Kayenta Avenue, N.W.
 - All street centerline monumentation shall be installed at all pc's, pt's, angle points and street intersections and shown thus (▲) and will be marked by (4") Aluminum Cap stamped: "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION DO NOT DISTURB PLS 14271"

- EASEMENTS:**
- Existing 10' Public Utility Easement (2-26-04, 04C-63)
 - Existing 10' Public Utility Easement (6-29-06, 06C-207)
 - Existing Public Roadway Easement (12-20-00, 02C-310)
VACATED PER 06DRB-00947
 - New 10' Public Utility Easement granted with this plat.

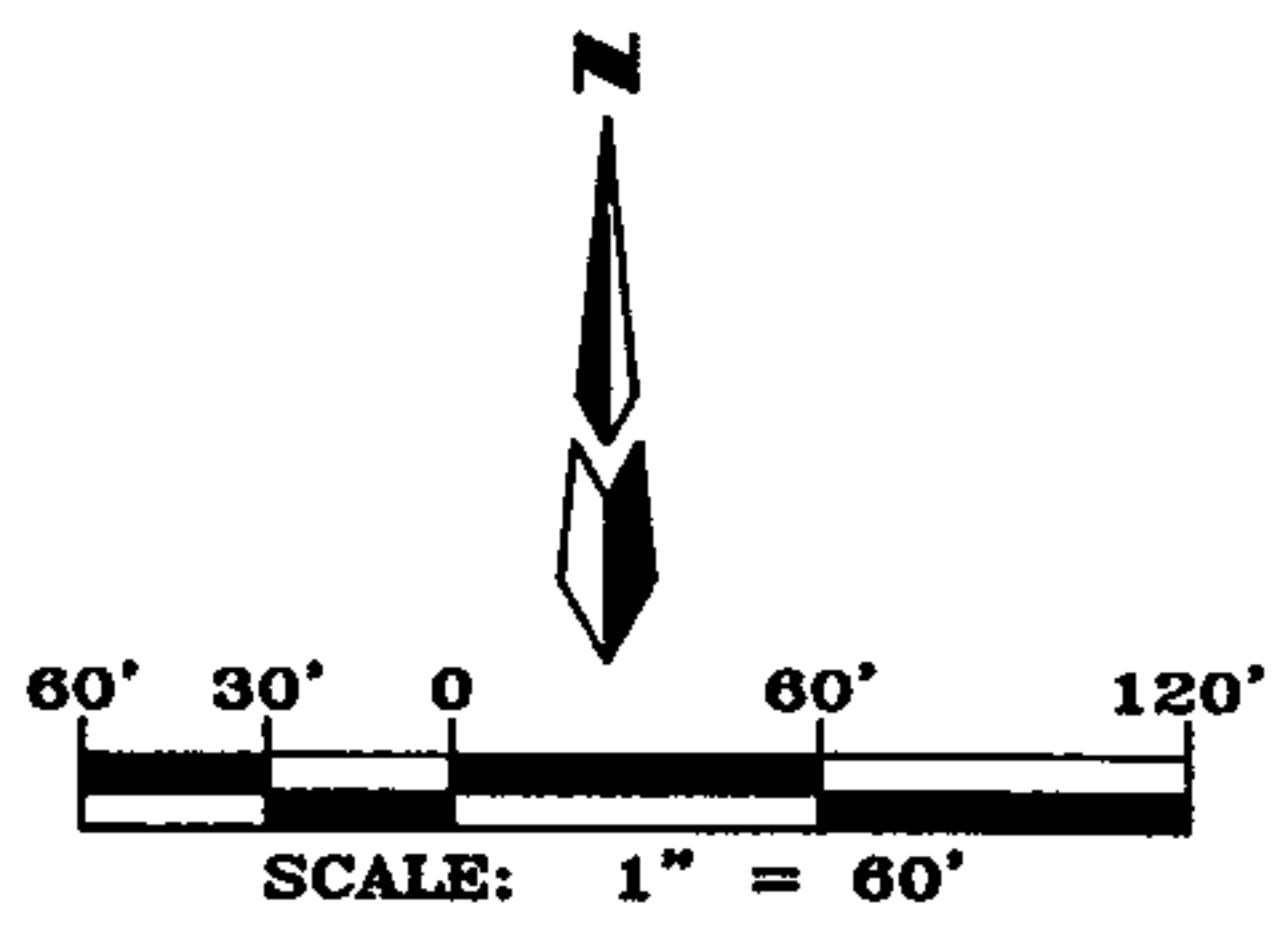
 DENOTES EXISTING PUBLIC ROADWAY EASEMENT VACATED PER 06DRB-00947



EXISTING CONDITIONS

LINE	LENGTH	BEARING
L1	259.91	N50°42'59"W
L2	82.77	N58°42'53"W
L3	125.27	N74°12'49"E
L4	96.08	S20°19'56"E
L5	100.00	S69°40'05"W
L6	10.69	N20°19'56"W
L7	46.00	S69°40'05"W
L8	32.00	S69°40'05"W
L9	112.98	N63°34'57"W
L10	445.25	N20°49'18"E
L11	23.09	N74°41'06"E
L12	23.00	N69°40'05"E
L13	5.02	N20°19'56"W

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BRG	CHORD
C1	39.27	25.00	90°00'02"	25.00	N24°40'04"E	35.36
C2	77.75	103.00	43°15'02"	40.83	S48°02'34"W	75.92
C3	33.39	103.00	18°34'32"	16.84	S35°42'19"W	33.25
C4	44.36	103.00	24°40'30"	22.53	S57°19'50"W	44.02
C5	20.87	5000.00	0°14'21"	10.44	N74°48'16"E	20.87
C6	27.96	5078.00	0°18'56"	13.98	N75°24'03"E	27.96
C7	49.48	5078.00	0°33'30"	24.74	N74°57'50"E	49.48
C8	77.43	5078.00	0°52'25"	38.72	N75°07'18"E	77.43
C9	44.50	30.00	84°58'58"	27.48	N62°49'25"W	40.53
C10	17.77	30.00	33°56'50"	9.16	N57°42'40"E	17.52



CARTESIAN SURVEYS INC.
P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896-3050 Fax (505) 891-0244

Dwg: A6029FPS2-3.DWG	Drawn: RICHARD	Checked: WWP	Sheet 2 of 3
Scale: 1" = 60'	Date: 06/22/06	Job: A06029	061574

F:\A06029\FINAL PLAT\A6029FPS2-3.DWG, 6/22/2006 10:00:32 AM, PLOTTED BY RDC

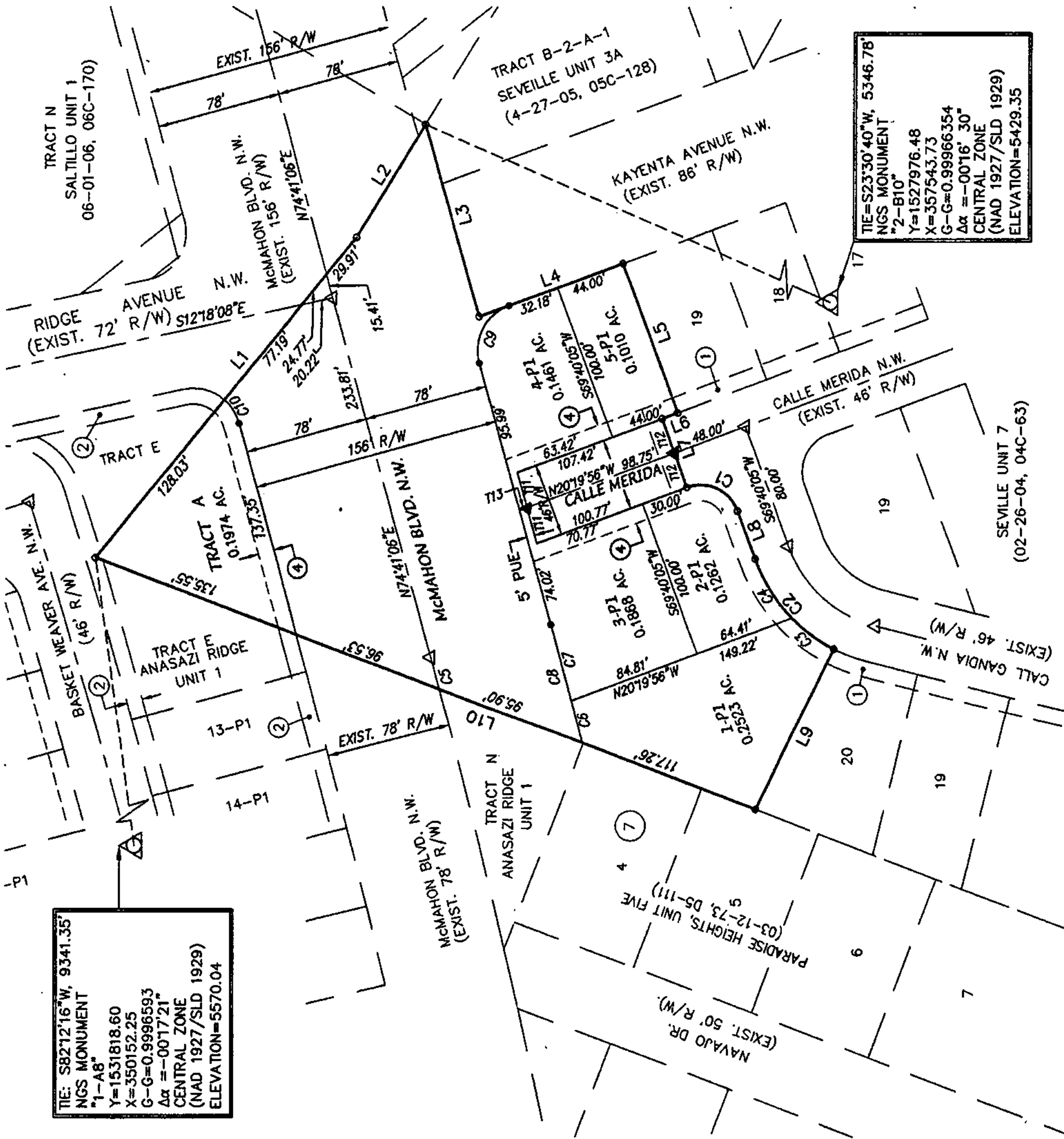
PLAT FOR SEVILLE UNIT 7A

WITHIN THE TOWN OF ALAMEDA GRANT PROJECTED SECTION 3 TOWNSHIP 11 NORTH, RANGE 2 EAST, NMPM CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO JUNE, 2006

ABBREVIATIONS

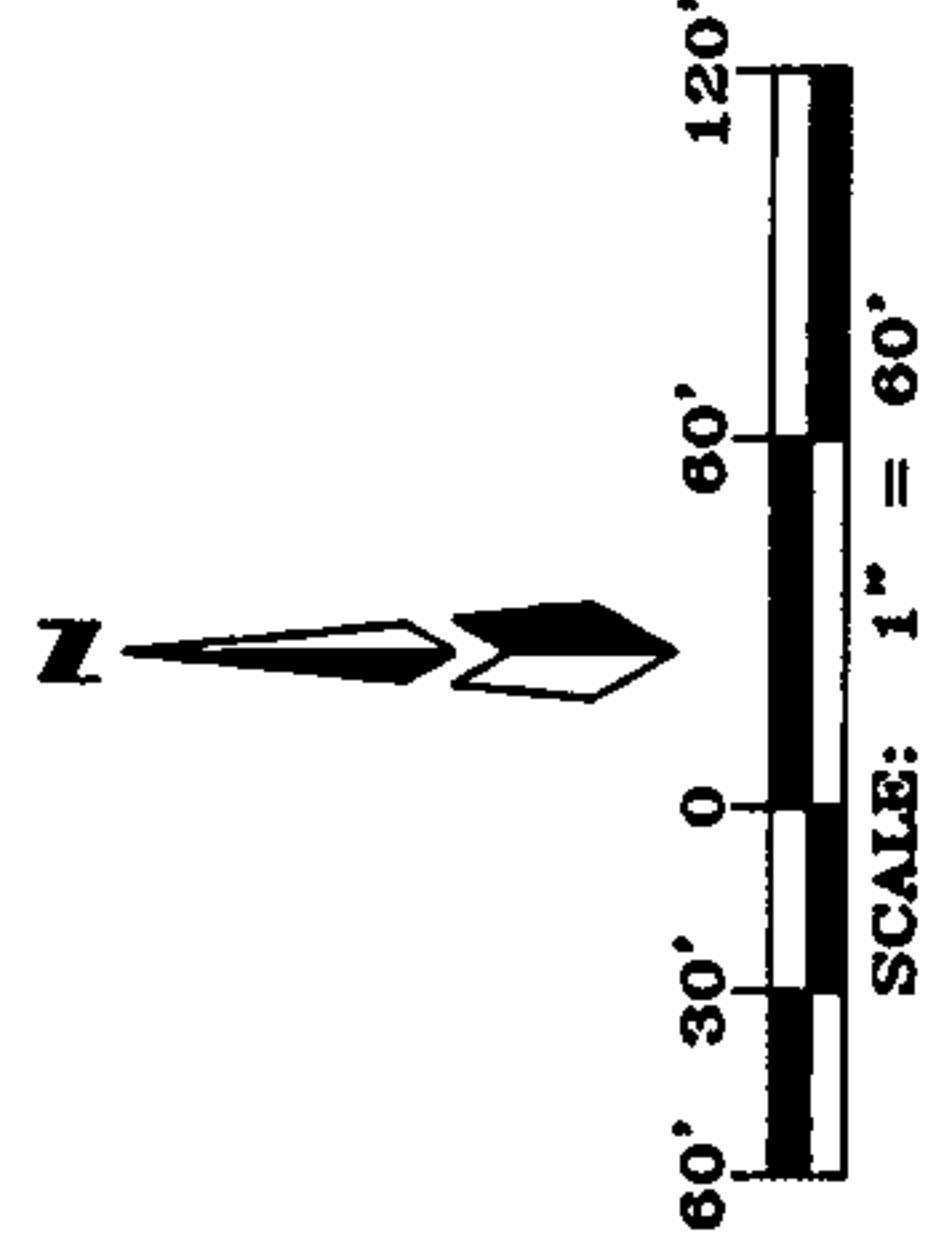
10' PUE = PUBLIC UTILITY EASEMENTS GRANTED WITH THIS PLAT
 R/W = RIGHT-OF-WAY
 C.O.A. = CITY OF ALBUQUERQUE

ALL STREETS SHOWN HEREON ARE HEREBY DEDICATED IN FEE SIMPLE WITH WARRANTY COVENANTS AS PUBLIC RIGHT-OF-WAY



TIE: S82°12'16"W, 9341.35'
 NGS MONUMENT
 1-A8"
 Y=1531818.60
 X=350152.25
 G-G=0.9996593
 Δα = -00°17'21"
 CENTRAL ZONE
 (NAD 1927/SLD 1929)
 ELEVATION=5570.04

TIE: S23°30'40"W, 5346.78'
 NGS MONUMENT
 2-B10"
 Y=1527976.48
 X=357543.73
 G-G=0.99966354
 Δα = -00°16'30"
 CENTRAL ZONE
 (NAD 1927/SLD 1929)
 ELEVATION=5429.35



CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	BRG	CHORD
C1	39.27	25.00	90°00'02"	25.00	N24°40'04"E		35.36
C2	77.75	103.00	43°15'02"	40.83	S48°02'34"W		75.92
C3	33.39	103.00	18°34'32"	16.84	S35°42'19"W		33.25
C4	44.36	103.00	24°40'50"	22.53	S57°19'50"W		44.02
C5	20.87	5000.00	0°14'21"	10.44	N74°48'16"E		20.87
C6	27.96	5078.00	0°18'56"	13.98	N75°24'03"E		27.96
C7	49.48	5078.00	0°33'30"	24.74	N74°57'50"E		49.48
C8	77.43	5078.00	0°52'25"	38.72	N75°07'18"E		77.43
C9	44.50	30.00	84°58'58"	27.48	N62°49'25"W		40.53
C10	17.77	30.00	33°56'50"	9.16	N57°42'40"E		17.52

LINE TABLE

LINE	LENGTH	BEARING
L1	259.91	N50°42'59"W
L2	82.77	N58°42'53"W
L3	125.27	N74°12'49"E
L4	96.08	S20°19'56"E
L5	100.00	S89°40'05"W
L6	10.69	N20°19'56"W
L7	46.00	S89°40'05"W
L8	32.00	S69°40'05"W
L9	112.98	N63°34'57"W
L10	445.25	N20°49'18"E

CURRENT PLATTING



CARTESIAN SURVEYS INC.
 P.O. BOX 44414 RIO RANCHO, N.M. 87174
 Phone (505) 886-3050 Fax (505) 891-0244
 061574



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

August 2, 2006

1. Project # 1004994

06DRB-00947 Major-Vacation of Pub Easement

06DRB-00949 Major-Preliminary Plat Approval

06DRB-00948 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES PA agent(s) for J D HOME BUILDER CORPORATION request(s) the above action(s) for all or a portion of Tract(s) B-2-B-1, PARADISE HEIGHTS (to be known as **SEVILLE SUBDIVISION, UNIT 7A**) zoned R-LT, located on KAYENTA BLVD NW, between CALLE GANDIA NW and NAVAJO DR NW containing approximately 2 acre(s). [REF: PROJECT #1001306] (A-10)

At the August 2, 2006, Development Review Board meeting, the vacation was approved as shown on Exhibit B in the Planning file, subject to these findings and conditions:

FINDINGS:

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

CONDITIONS:

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

With the signing of the infrastructure list dated 8/2/06 and approval of the grading plan engineer stamp dated 7/31/06 the preliminary plat was approved with the following condition of 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 Agreement with Albuquerque Public Schools (APS).

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



OFFICIAL NOTICE OF DECISION

PAGE 2

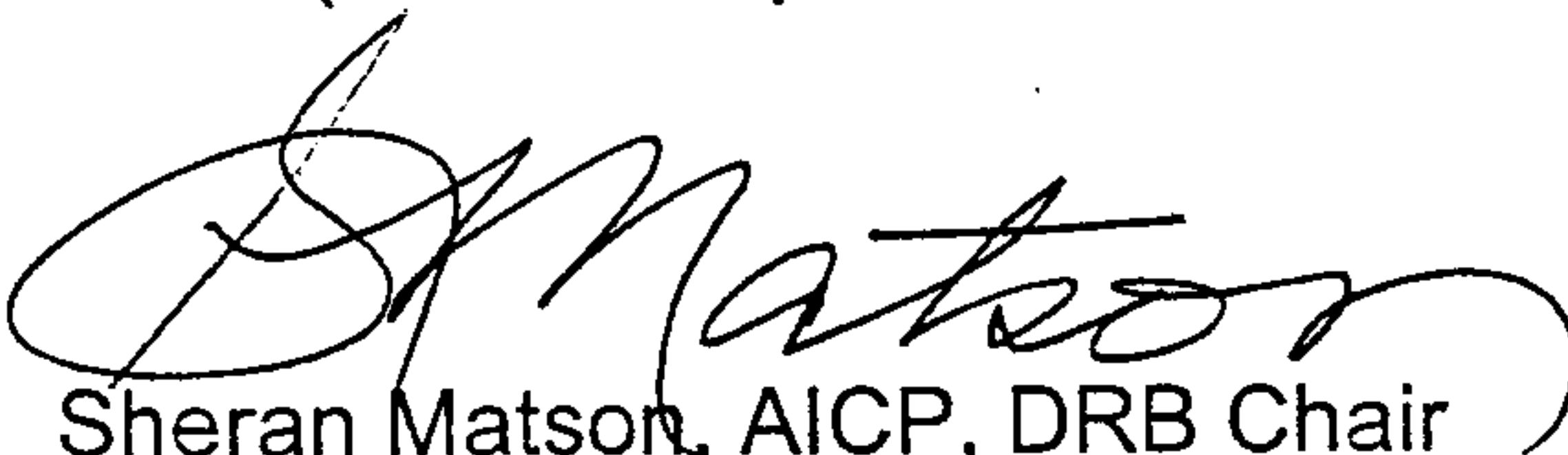
If you wish to appeal this decision, you must do so by August 17, 2006, in the manner described below.

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

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

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

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


Sheran Matson, AICP, DRB Chair

Cc: JD Home Builder Corp., P.O. Box 90218, 87199
Mark Goodwin & Associates PA, P.O. Box 90606, 87199
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File

INFRASTRUCTURE LIST

EXHIBIT "A"

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

SEVILLE SUBDIVISION, UNIT 7

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

TRACT B-2-B-1, SEVILLE SUBDIVISION, UNIT 7

EXISTING LEGAL DESCRIPTION PRIOR TO PLATING ACTION

Date Submitted: 07/03/06
Date Site Plan Approved: _____
Date Preliminary Plat Approved: 8-2-06
Date Preliminary Plat Expires: 8-2-07

DRB Project No.: _____
DRB Application No.: 1004994
Application # 06 DRB-0044

ORIGINAL

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		28' FF	PAVING Res Pvmt	Calle Merida (Stub)	Calle Gandia	S R/W McMahon Blvd.	/	/	/
		4'	Sidewalk (Both Sides) (*)						
		32' FF	Art Pvmt	Kayenta Blvd.	Existing Pvmt	Centerline McMahon Blvd.	/	/	/
		4'	C & G, Std. (West Side)						
		4'	C & G Median (West Side)						
		100'	Sidewalk (West Side)						
			Left Turn Lane (West Side)						
		32' FF	Art Pvmt	McMahon Blvd.	Centerline Kayenta	W End Subd	/	/	/
		6'	C & G, Std. (South Side)						
		(150')	C & G, Median (South Side)						
			Sidewalk (South Side)						
			(Left Turn Lane)						
		8"	WATER / NMUI Waterline	Calle Merida	Calle Gandia	S R/W McMahon Blvd.	/	/	/
		8"	SANITARY SEWER / NMUI SAS	Calle Merida	Calle Gandia	S R/W McMahon Blvd.	/	/	/

SIA Sequence #	COA DRC Project #

Size Type of Improvement Location From To

Private Inspector	City Inspector	City Cnst Engineer

- * Sidewalks to be deferred.
- 1 Water Infrastructure to include valves, fittings, and firehydrants.
- 2 SAS Infrastructure to include manholes and service connections.
- 3 Storm Drain Infrastructure to appurtenances.
- 4 Street lights per DPM.
- 5 Grading and Drainage certification required per DPM (prior to Release of financial guaranty) to include walls as defined on the approved Grading Plan.

AGENT / OWNER

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

Billy Goolsby
NAME (print)

[Signature]
DRB CHAIR - date

[Signature] 8/2/06
PARKS & GENERAL SERVICES - date

MARK GOODWIN & ASSOCIATES
FIRM

[Signature] 6/30/06
SIGNATURE - date

[Signature] 8-2-06
TRANSPORTATION DEVELOPMENT - date

[Signature] 8/2/06
UTILITY DEVELOPMENT - date

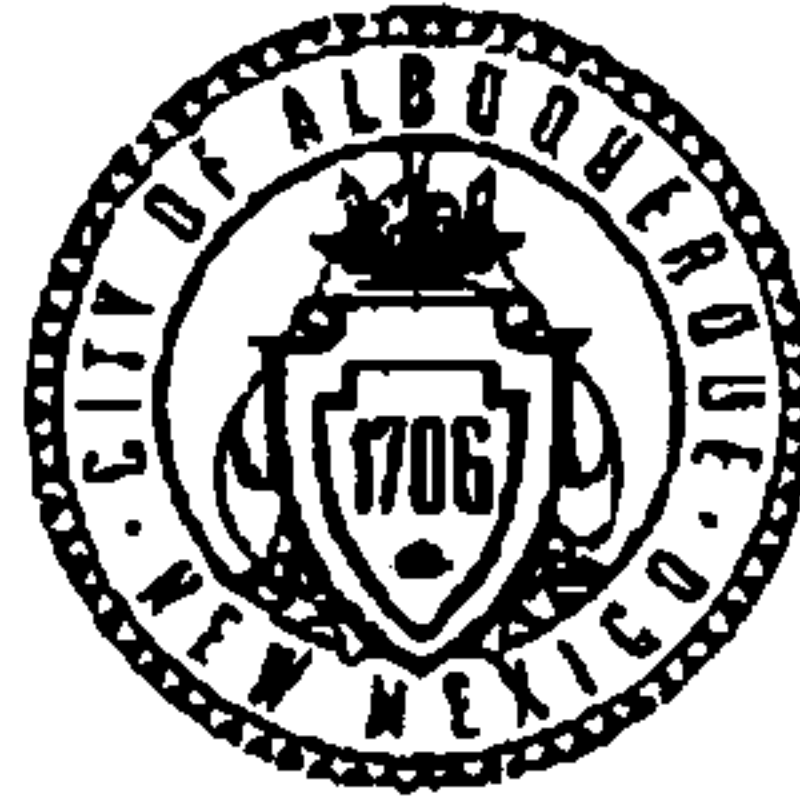
AMAFCA - date
[Signature] 8-1-06
- date

[Signature] 8/2/06
CITY ENGINEER - date

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

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER



City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

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.

August 8, 2008

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

This letter will serve to notify you that on August 8, 2008:

CONTACT NAME: LISA ANGLADA
COMPANY OR AGENCY: MARK GOODWIN AND ASSOCIATES, PA
P.O. BOX 90606/87199
PHONE: 828-2200/FAX: 797-9539

contacted the Office of Neighborhood Coordination 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 **TRACT B-2-B-1, SEVILLE, UNIT 7A** zone map **A-10**.

Our records indicate that as of August 8, 2008, there were no Neighborhood and/or Homeowner Associations in this area.

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

planningnrnaform(07/17/08)



D. Mark Goodwin & Associates, P.A.
Consulting Engineers

P.O. BOX 90606, ALBUQUERQUE, NM 87199
(505) 828-2200 FAX 797-9539

~ 2008 ACEC/NM Award Winner for Engineering Excellence, Small Firm ~

July 14, 2008

Ms. Jane Rael, Section Head
Construction Division
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

Re: Anasazi Ridge, Units 1 and 2 (CPN 759581 and 759582) and Seville, Unit 7A (CPN 722680)

Dear Ms. Rael:

On behalf of our client, Capital Alliance, Inc. (CAI), I am writing this letter to report the status of the close-out effort being undertaken on this project. My office performed the design work, Smith Engineering (Smith) performed the construction observation, and Hydro-Systems, Inc., was the contractor. The interested parties and I met in my office on June 26, 2008, to sort out the outstanding issues affecting the close out for this subdivision.

The Unit 1 work was completed and as-builts were completed by Smith and Aldrich Land Surveying (ALS). Unit 2 was executed as a change order to the Unit 1 work order. My office had possession of the mylars for the Unit 2 change order and on June 26th I gave those mylars to Smith since they were the construction observer. Smith was going to take those mylars directly over to ALS for the as-built information to be updated with the Unit 2 change order. Both Units 1 and 2 plan sets will have all of their sheets combined into one plan set due to the change order.

An adjoining subdivision south of and across McMahon Blvd. from Anasazi Ridge (Unit 7A, Seville; CPN 722680) was also designed by our office. It was also incorporated into Anasazi Ridge Unit 1 work order as change order (Number 2). That construction was observed by Smith, constructed by Hydro-Systems, and surveyed by ALS, as well. Smith also took possession of these mylars at the meeting to have ALS update them with the as-built information as well.

Ultimately, Smith will submit one close out package for Anasazi Ridge, Units 1 and 2, and Seville, Unit 7A, to the city for processing and final acceptance once they have prepared all of the necessary paperwork and as-built plans.

Please contact me if I can be of further assistance.

Sincerely,

MARK GOODWIN & ASSOCIATES, P.A.

John M. MacKenzie, PE
President
JMM/sr

xc: Mike Marra – Capiral Alliance Investments, LLC
Steve Hernandez – Development Management Consultants
Arlan Collatz – Collatz, Inc.
Tim Yatsco – Smith Engineering
Jeff Dorwart – JD Home Builders

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 AUG. 26, 2008 To SEPT. 10, 2008

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.

[Signature]
(Applicant or Agent)

8/12/08
(Date)

I issued 2 signs for this application, 08/12/08 Sandy Handley
(Date) (Staff Member)

DRB PROJECT NUMBER: 1004994



rec'd 4/18/07

Pre-Development Facilities Fee (PDFF) Cover Sheet

PDFF agreements received by 5PM Thursday will be ready for pick up by 8AM on the following Tuesday.

Please drop off and pick up all Pre-Development Facilities Fee agreements at APS' Capital Master Plan office. The office is located in Suite 9, 2nd floor, of the Lincoln Building at 915 Locust St SE. A map to our offices is located at: <http://construction.voteaps.com/LincolnMap.html>

Project # (if already assigned by DRB/EPC) 1003684

Please check one:

Preliminary PDFF
(Preliminary PDFF are required for preliminary plat submittals.)

Final PDFF
(Final PDFF are required for final plat submittals and **must be recorded** prior to DRB hearing)

Project Information

Subdivision Name Anasazi Ridge, Unit 1A

Location of Project (address or major cross streets) McMahon & Kayenta NW

Proposed # of Units: 1 Single-Family Multi-Family

Note: A single-family unit is a single-family, detached dwelling unit.

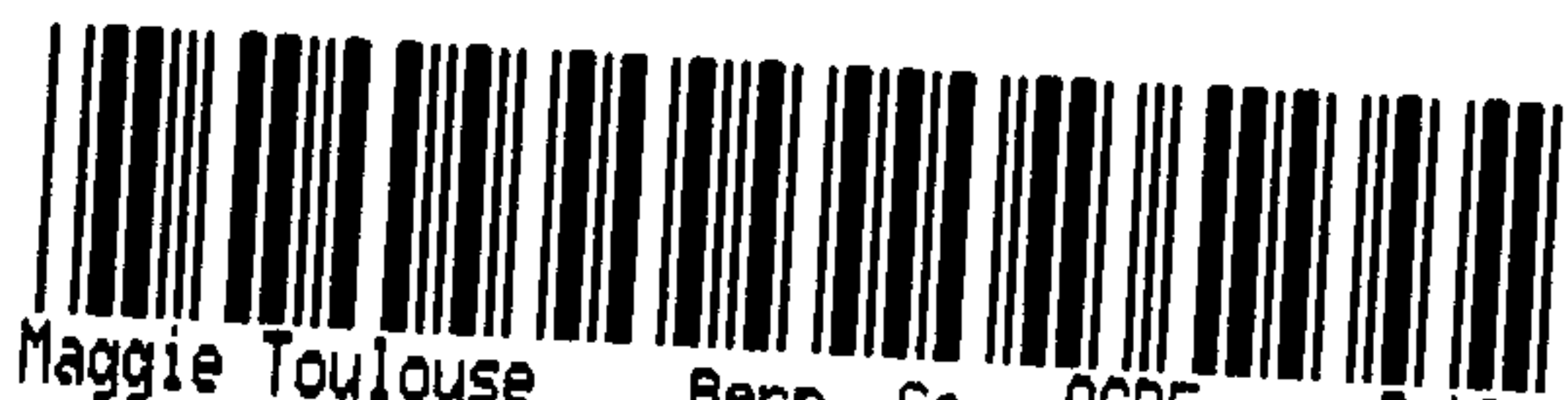
Contact Information

Name SUSAN RASINSKI

Company MARK GOODWIN & ASSOCIATES, PA

Phone (505) 828-2200

E-mail susan@goodwinengineers.com



Maggie Toulouse Bern. Co. AGRE R 19.00
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 Page: 1 of 6
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Please include with your submittal:

- Zone Atlas map with the entire property(ies) precisely and clearly outlined
- Copy of a plat or plan for the proposed project
- List of legal description (e.g. lot, block) and street address for each lot **(for final plat only)**
- Please include project number on the top right corner of all documents
- Please paper clip all submitted documents (for ease of making copies)

FOR OFFICIAL USE ONLY

APS Cluster _____
Preliminary PDFF Date Submitted _____
Preliminary PDFF Date Completed _____

Final PDFF Date Submitted _____
Final PDFF Date Completed 3/26/07

EXHIBIT B

DRB Project #1003684
Cibola

FINAL
PRE-DEVELOPMENT FACILITIES FEE AGREEMENT

THIS AGREEMENT is made by and between the Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, New Mexico ("Albuquerque Public Schools" or "APS"), a public school district organized and existing pursuant to the laws of New Mexico, and Collatz Pickard, LLC and Collatz, Inc. ("Developer") effective as of this 21 day of MARCH, 2007 and pertains to the subdivision commonly known as ANASAZI RIDGE, UNIT 1A, and more particularly described as Tract E, Anasazi Ridge, Unit 1, recorded in the office of the County Clerk of Bernalillo County, June 29, 2006, Book 2006C, Page 207; together with Tract A, Seville, Unit 7A, recorded in the office of the County Clerk of Bernalillo County, October 20, 2006, Book 2006C, Page 315. (the "Subdivision".)

The following individual lots comprise the subdivision:

*Lot 12, Block 6, Anasazi Ridge Unit 1A : 6504 BASKET WEAVER AV NE
See attached Subdivision Plat Addresses*

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

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

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

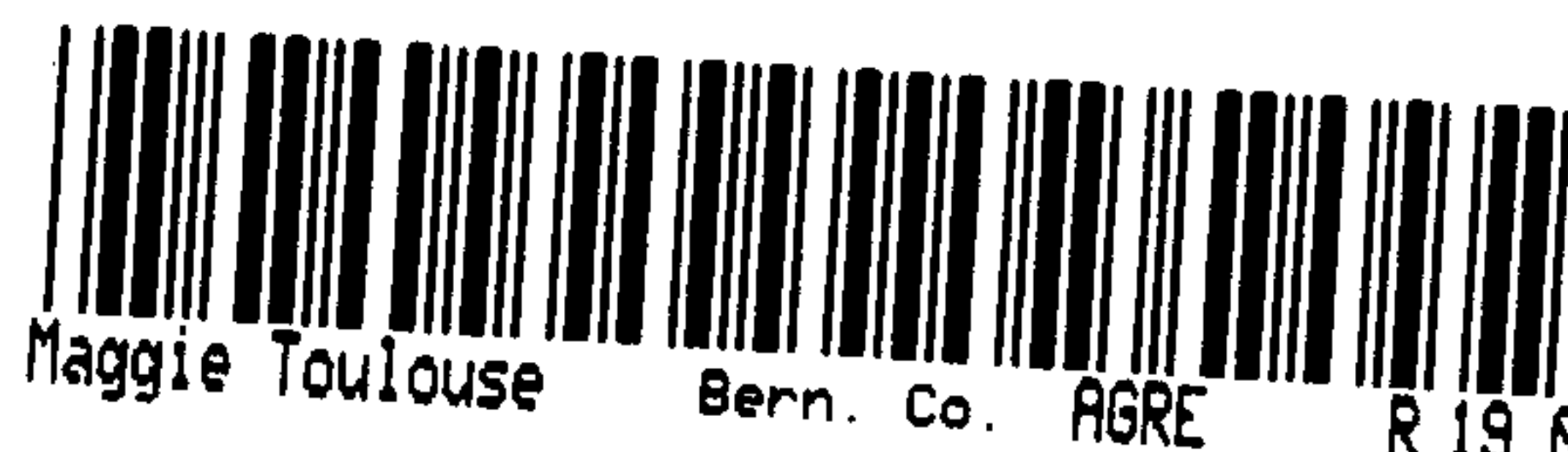
WHEREAS, Developer is required by the Albuquerque Subdivision Ordinance to provide appropriate infrastructure and improvements as a condition of developing a subdivision; and

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

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

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

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



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Page: 2 of 6
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Bk-A134 Pg-5697

2. The amount of the fee shall be:

- If the building permit is issued on or after January 1, 2007, the fee shall be \$1875 per dwelling unit.
- If the building permit is issued on or after July 1, 2008, the fee shall be \$2425 per dwelling unit.
- If the permit is issued on or after January 1, 2010, the fee shall be \$2975 per dwelling unit.

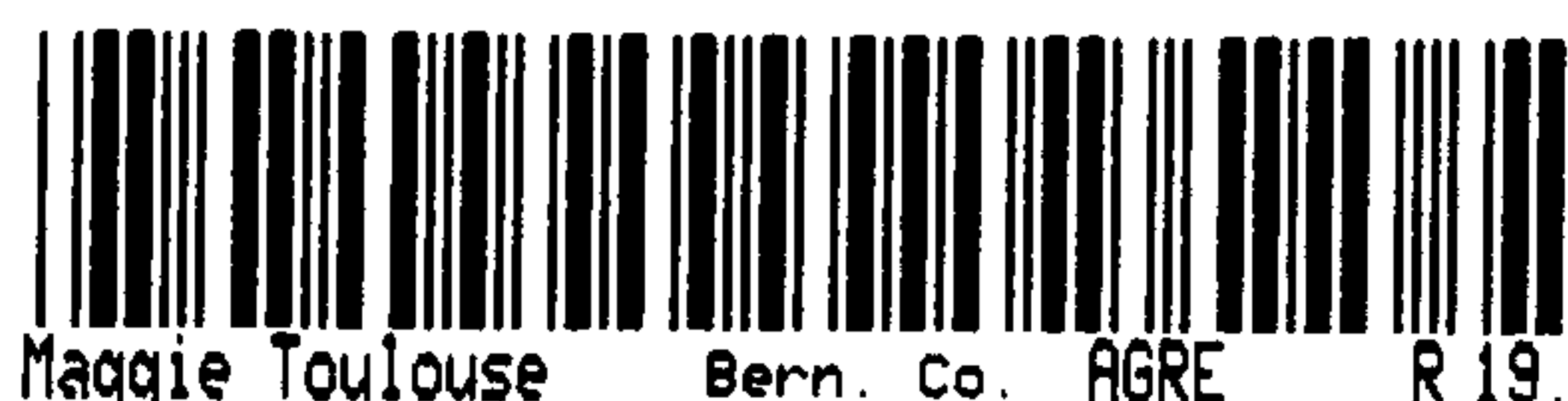
The fee for each dwelling unit in multi-family residential structures shall be sixty percent (60 %) of the fee for a single family home. "Multi-family residential structure" means any type of residential property other than single-family houses (one single family, detached dwelling unit per lot).

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

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

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

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



Maggie Toulouse

Bern. Co. AGRE

R 19.00

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Page: 3 of 6

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[Signature] 3/15/07
Signature Date

Jeff Watson, Member
Name (typed or printed) and title

Collatz Pickard, LLC
Developer

[Signature] 3/14/07
Signature Date

Arlan Collatz, President
Name (typed or printed) and title

Collatz, Inc.
Developer

STATE OF NEW MEXICO
COUNTY OF BERNALILLO

This instrument was acknowledged before me on 3/15/07 by Jeff Watson as Member of Collatz Pickard, LLC, a New Mexico Limited Liability Company.

(Seal)



OFFICIAL SEAL
ANNETTE A. MEIER
NOTARY PUBLIC STATE OF NEW MEXICO
My Commission Expires: 4-7-09

[Signature]

Notary Public

My commission expires: 4-7-09

STATE OF NEW MEXICO
COUNTY OF BERNALILLO

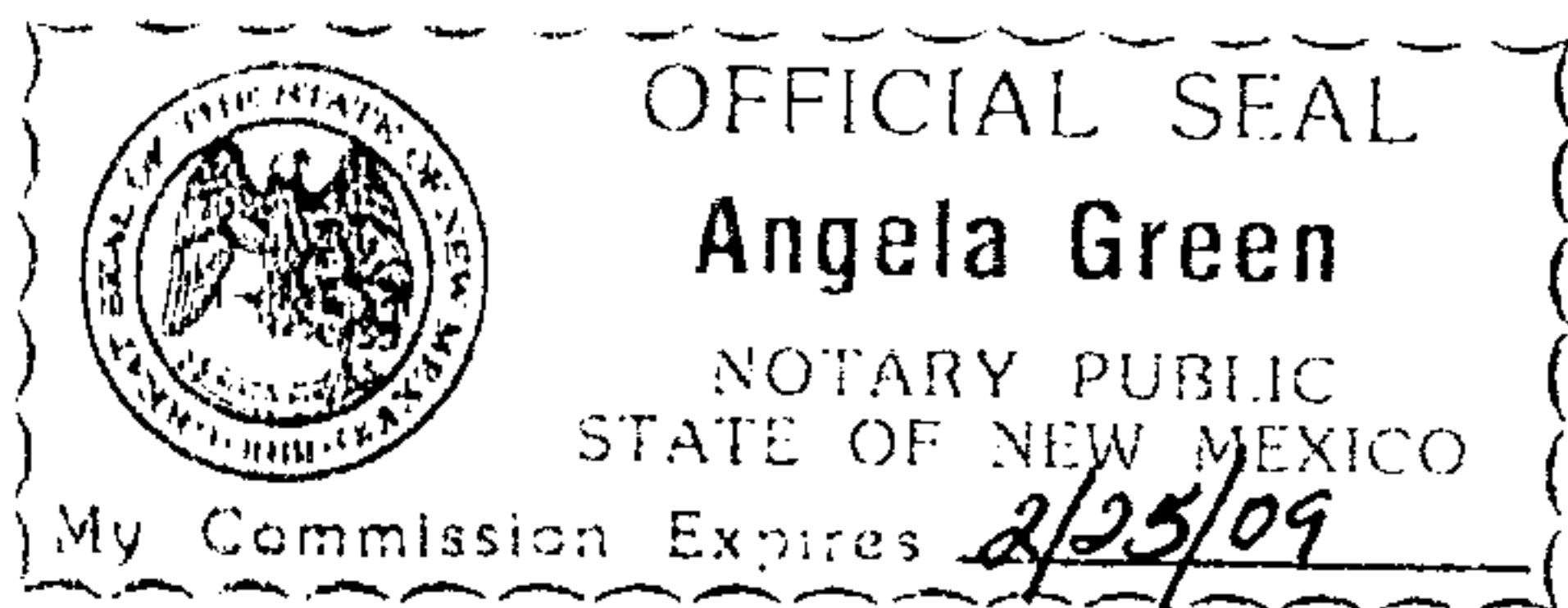
This instrument was acknowledged before me on 3/14/07 by Arlan Collatz as President of Collatz, Inc., a New Mexico Corporation.

(Seal)

[Signature]

Notary Public

My commission expires: 2/25/09



Maggie Toulouse

Bern. Co. AGRE

R 19.00

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ALBUQUERQUE PUBLIC SCHOOLS

By: Brad Winter
Signature

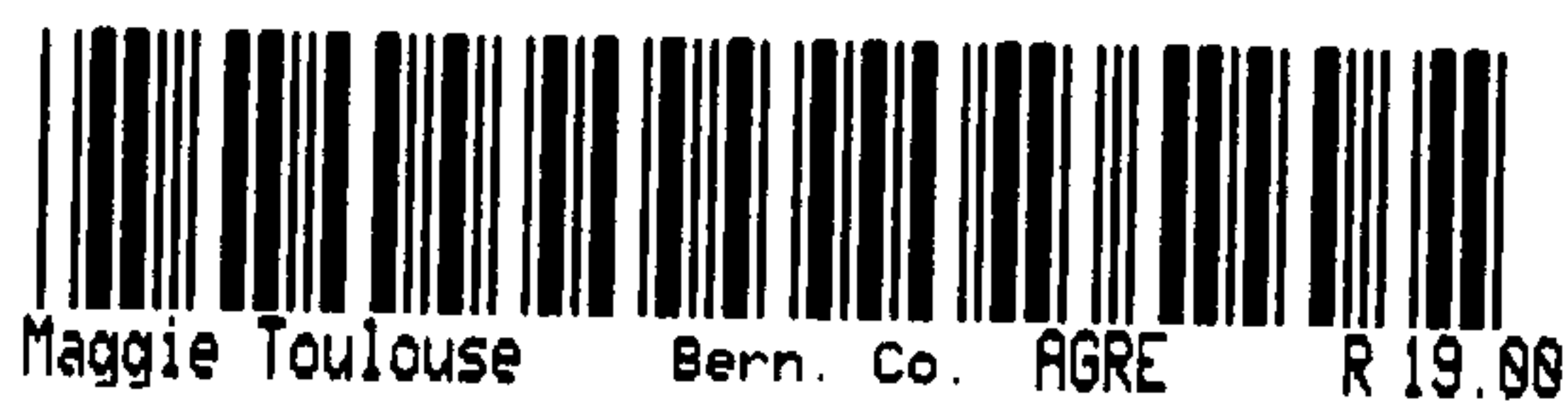
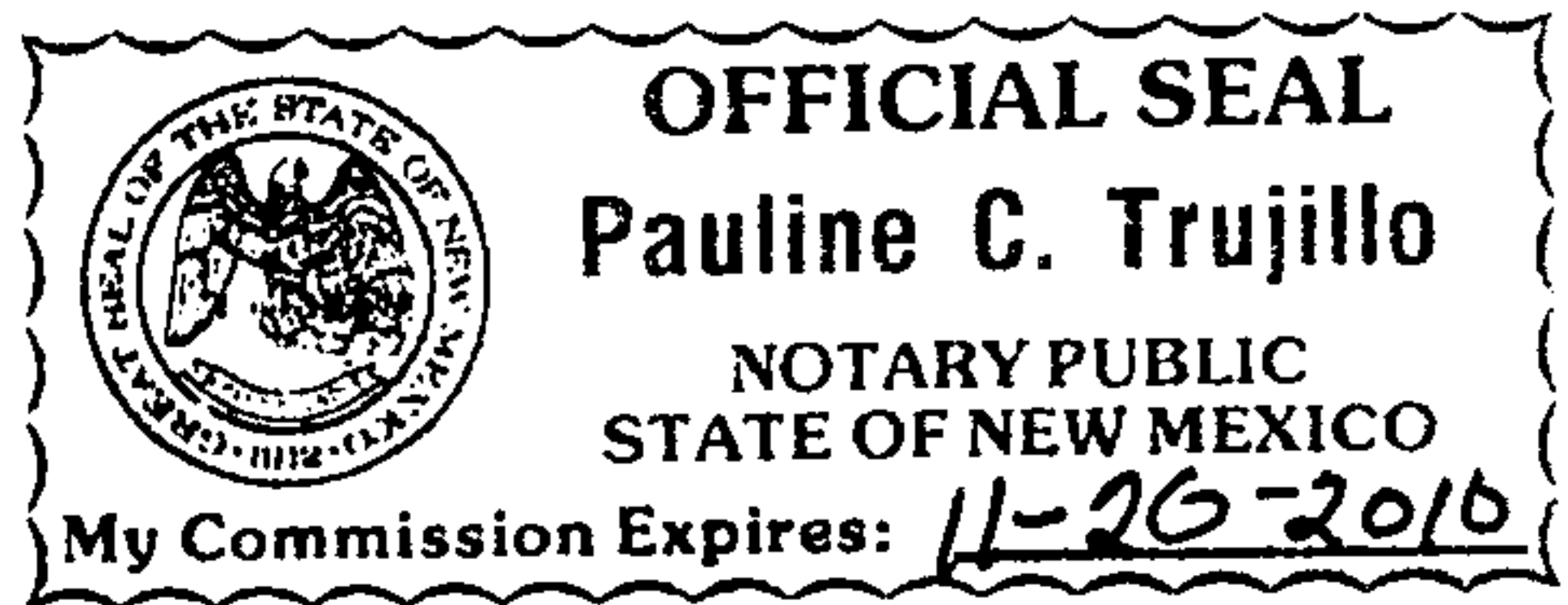
BRAD WINTER EXECUTIVE DIRECTOR FACILITIES
Name (typed or printed) and title

STATE OF NEW MEXICO
COUNTY OF BERNALILLO

This instrument was acknowledged before me on March 26, 2007, by Brad Winter as Director of Facilities of the Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, a school district organized and existing under the laws of the State of New Mexico.

(Seal)

Pauline C. Trujillo
Notary Public
My commission expires: Nov. 20, 2010



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SUBDIVISION PLAT ADDRESSES

Project: Anasazi Ridge, Unit 1A
 CPN: _____

Date: 3/8/07
 DRB No.: 1003684

Lot	Block	Address		
10	6	6500	Basket Weaver Ave NE	<i>Waive</i>
11	6	6502	Basket Weaver Ave NE	<i>Waive</i>
12	6	6504	Basket Weaver Ave NE	<i>Fee</i>



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 Page: 6 of 6
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 Bk-A134 Pg-5697

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

PAID RECEIPT

APPLICANT NAME Collata-Pickard LLC
AGENT Mark Goodwin & Assoc
ADDRESS 8416 Adams NE
PROJECT & APP # 1004994 07 DRB-00382
PROJECT NAME Anasazi Ridge, Unit 1A

\$ _____ 441032/3424000 Conflict Management Fee
\$ 50.00 441006/4983000 DRB Actions def fee
\$ _____ 441006/4971000 EPC/AA/LUCC Actions & All Appeals
\$ _____ 441018/4971000 Public Notification
\$ _____ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY***
() Major/Minor Subdivision () Site Development Plan () Bldg Permit
() Letter of Map Revision () Conditional Letter of Map Revision
() Traffic Impact Study
\$ 50.00 TOTAL AMOUNT DUE

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

BILLY J. GOOLSBY OR
RONNIE G. GOOLSBY
3805 MONACO DR. N.E.
ALBUQUERQUE, NM 87111-3934

PAY TO THE ORDER OF City of Albuquerque DATE April 11, 2007
Fifty and no/100 \$ 750.00

Bank of America Premier Banking

FOR Anasazi Ridge Unit 1A

107000327 000140705260 0230

LOC: ANN
TRANSH 0014
0110
TRSCCS
0.00
\$50.00
\$50.00
\$0.00

EXHIBIT B

DRB Project #1003684
Cibola

FINAL
PRE-DEVELOPMENT FACILITIES FEE AGREEMENT

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See attached Subdivision Plat Addresses

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

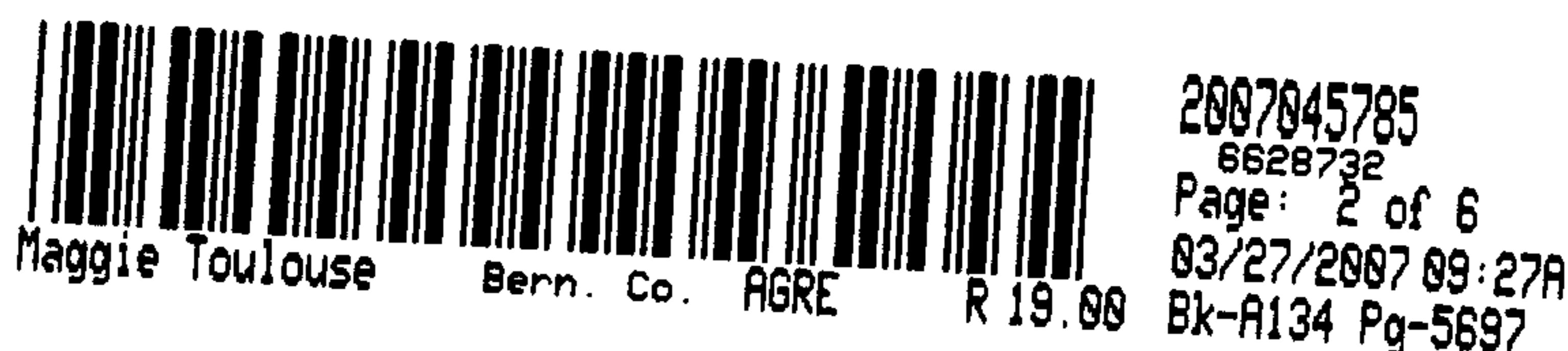
WHEREAS, Developer is required by the Albuquerque Subdivision Ordinance to provide appropriate infrastructure and improvements as a condition of developing a subdivision; and

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

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2. The amount of the fee shall be:

- If the building permit is issued on or after January 1, 2007, the fee shall be \$1875 per dwelling unit.
- If the building permit is issued on or after July 1, 2008, the fee shall be \$2425 per dwelling unit.
- If the permit is issued on or after January 1, 2010, the fee shall be \$2975 per dwelling unit.

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

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

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

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

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



[Signature] 3/15/07
Signature Date

Jeff Watson, Member
Name (typed or printed) and title

Collatz Pickard, LLC
Developer

[Signature] 3/14/07
Signature Date

Arlan Collatz, President
Name (typed or printed) and title

Collatz, Inc.
Developer

STATE OF NEW MEXICO
COUNTY OF BERNALILLO

This instrument was acknowledged before me on 3/15/07 by Jeff Watson as Member of Collatz Pickard, LLC, a New Mexico Limited Liability Company.

(Seal)



OFFICIAL SEAL
ANNETTE A. MEIER
NOTARY PUBLIC STATE OF NEW MEXICO
My Commission Expires: 4-7-09

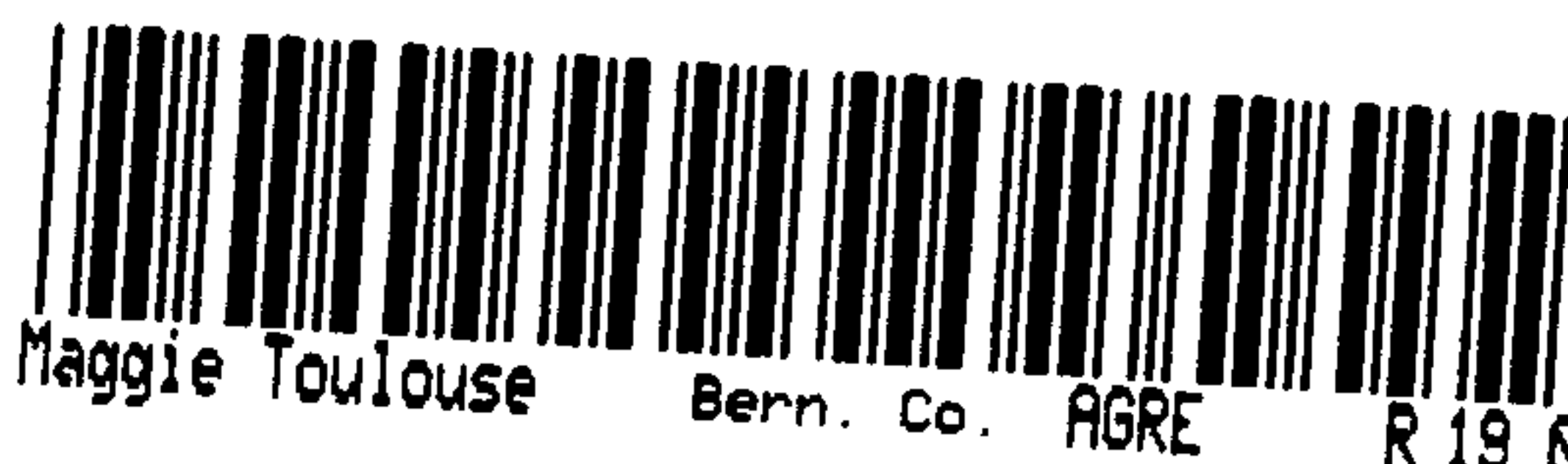
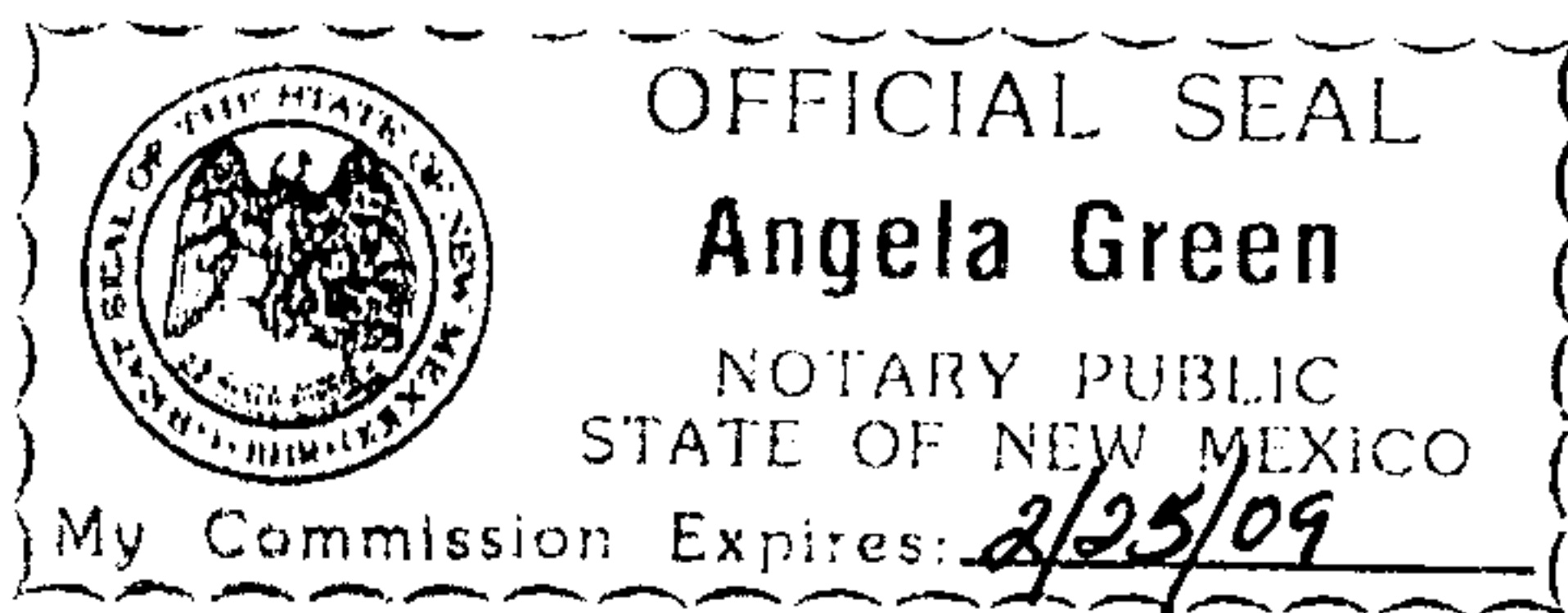
[Signature]
Notary Public
My commission expires: 4-7-09

STATE OF NEW MEXICO
COUNTY OF BERNALILLO

This instrument was acknowledged before me on 3/14/07 by Arlan Collatz as President of Collatz, Inc., a New Mexico Corporation.

(Seal)

[Signature]
Notary Public
My commission expires: 2/25/09



2007045785
6628732
Page: 4 of 6
03/27/2007 09:27A
Bk-A134 Pg-5697

ALBUQUERQUE PUBLIC SCHOOLS

By: Brad Winter
Signature

BRAD WINTER EXECUTIVE DIRECTOR FACILITIES
Name (typed or printed) and title

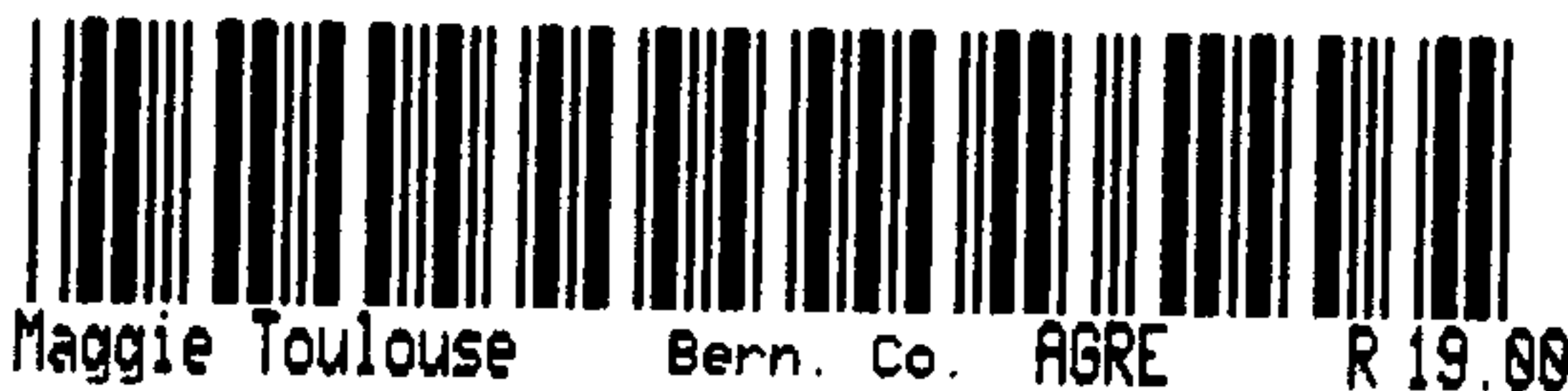
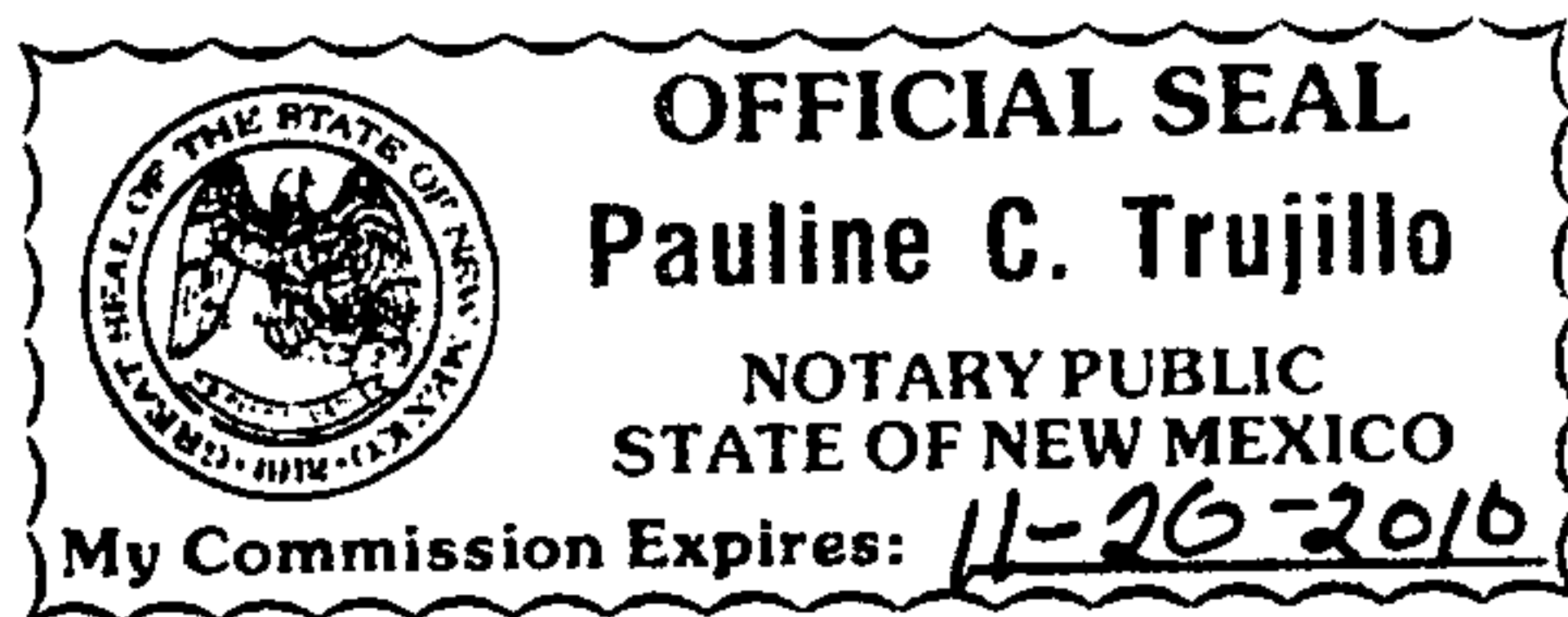
STATE OF NEW MEXICO

COUNTY OF BERNALILLO

This instrument was acknowledged before me on March 26, 2007, by Brad Winter as Director of Facilities of the Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, a school district organized and existing under the laws of the State of New Mexico.

(Seal)

Pauline C. Trujillo
Notary Public
My commission expires: Nov. 20, 2010



2007045785
6628732
Page: 5 of 6
03/27/2007 09:27A
Bk-A134 Pg-5697

DRB Application Fees.

Lots 10-P1, 11-P1 & 12-P1, Block 6 - Anasazi Ridge, Unit 1A

Minor Subdivision Plat (\$145 + \$70 per lot)	\$355
Conflict Management	\$20
Total	\$375

PAID
3-6-07

SUBDIVISION PLAT ADDRESSES

Project: Anasazi Ridge, Unit 1A
 CPN: _____

Date: 3/8/07
 DRB No.: 1003684

Lot	Block	Address		
10	6	6500	Basket Weaver Ave NE	<i>Waive</i>
11	6	6502	Basket Weaver Ave NE	<i>Waive</i>
12	6	6504	Basket Weaver Ave NE	<i>File</i>



2007045785
 6628732
 Page: 6 of 6
 03/27/2007 09:27A
 Bk-A134 Pg-5697

Maggie Toulouse Bern. Co. AGRE R 19.00

Collatz-Pickard, LLC
6300 Jefferson NE, Suite 102
Albuquerque, NM 87109
828-1100
823-9441 fax

Collatz, Inc.
PO Box 2010
Corrales, NM 87048
898-6338
898-6316 fax

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

<p>SUBDIVISION</p> <p><input type="checkbox"/> Major Subdivision action</p> <p><input checked="" type="checkbox"/> Minor Subdivision action</p> <p><input type="checkbox"/> Vacation</p> <p><input type="checkbox"/> Variance (Non-Zoning)</p> <p>SITE DEVELOPMENT PLAN</p> <p><input type="checkbox"/> for Subdivision Purposes</p> <p><input type="checkbox"/> for Building Permit</p> <p><input type="checkbox"/> IP Master Development Plan</p> <p><input type="checkbox"/> Cert. of Appropriateness (LUCC)</p> <p>STORM DRAINAGE</p> <p><input type="checkbox"/> Storm Drainage Cost Allocation Plan</p>	<p>Supplemental form</p> <p>S Z ZONING & PLANNING</p> <p><input type="checkbox"/> Annexation</p> <p><input type="checkbox"/> County Submittal</p> <p><input type="checkbox"/> EPC Submittal</p> <p><input type="checkbox"/> Zone Map Amendment (Establish or Change Zoning)</p> <p><input type="checkbox"/> Sector Plan (Phase I, II, III)</p> <p><input type="checkbox"/> Amendment to Sector, Area, Facility or Comprehensive Plan</p> <p><input type="checkbox"/> Text Amendment (Zoning Code/Sub Regs)</p> <p><input type="checkbox"/> Street Name Change (Local & Collector)</p> <p>L A APPEAL / PROTEST of...</p> <p><input type="checkbox"/> Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals</p>
--	---

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: Collatz - Pickard, LLC PHONE: 828-1100

ADDRESS: 6300 Jefferson NE, Suite 102 FAX: 823-9441

CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: _____

Proprietary interest in site: Owner List all owners: See Attached

AGENT (if any): Mark Goodwin & Associates, PA. PHONE: 828-2200

ADDRESS: PO Box 90606 FAX: 797-9539

CITY: Albuquerque STATE NM ZIP 87199 E-MAIL: billy@goodwinengineers.com

DESCRIPTION OF REQUEST: Anasazi Ridge, Unit 1A - Final Plat Approval

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.

ANASAZI RIDGE UNIT 1 Lot or Tract No. Tract E AND TRACT A, SEVILLE Block: _____ Unit: _____

Subdiv. / Addn. (TBK Anasazi Ridge Unit 1A) UNIT 1A

Current Zoning: R-1 Proposed zoning: SAME

Zone Atlas page(s): A-10 No. of existing lots: 2 No. of proposed lots: 3

Total area of site (acres): 0.5283 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? _____

UPC No. 101006619532221150 MRGCD Map No. _____

LOCATION OF PROPERTY BY STREETS: On or Near: McMahon Blvd NW

Between: Anasazi Ridge Ave NW and Basket Weaver Place NW

CASE HISTORY:

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

Anasazi Ridge, Unit 1 - DRB (N-1003684) Seville, Unit 7A - DRB (N-1004994)

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

SIGNATURE John MacKenzie DATE 3-8-07

for (Print) Billy Goolsby, 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	Action	S.F.	Fees
<u>07DRB-00382</u>	<u>P&F</u>	<u>5(3)</u>	<u>\$ 355.00</u>
_____	<u>CMF</u>	_____	<u>\$ 20.00</u>
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
Hearing date <u>04/04/07</u>			Total <u>\$ 375.00</u>

Sandy Handley 03/27/07

Project # 1004994

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
 - 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
 - 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
 - (vacant) 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

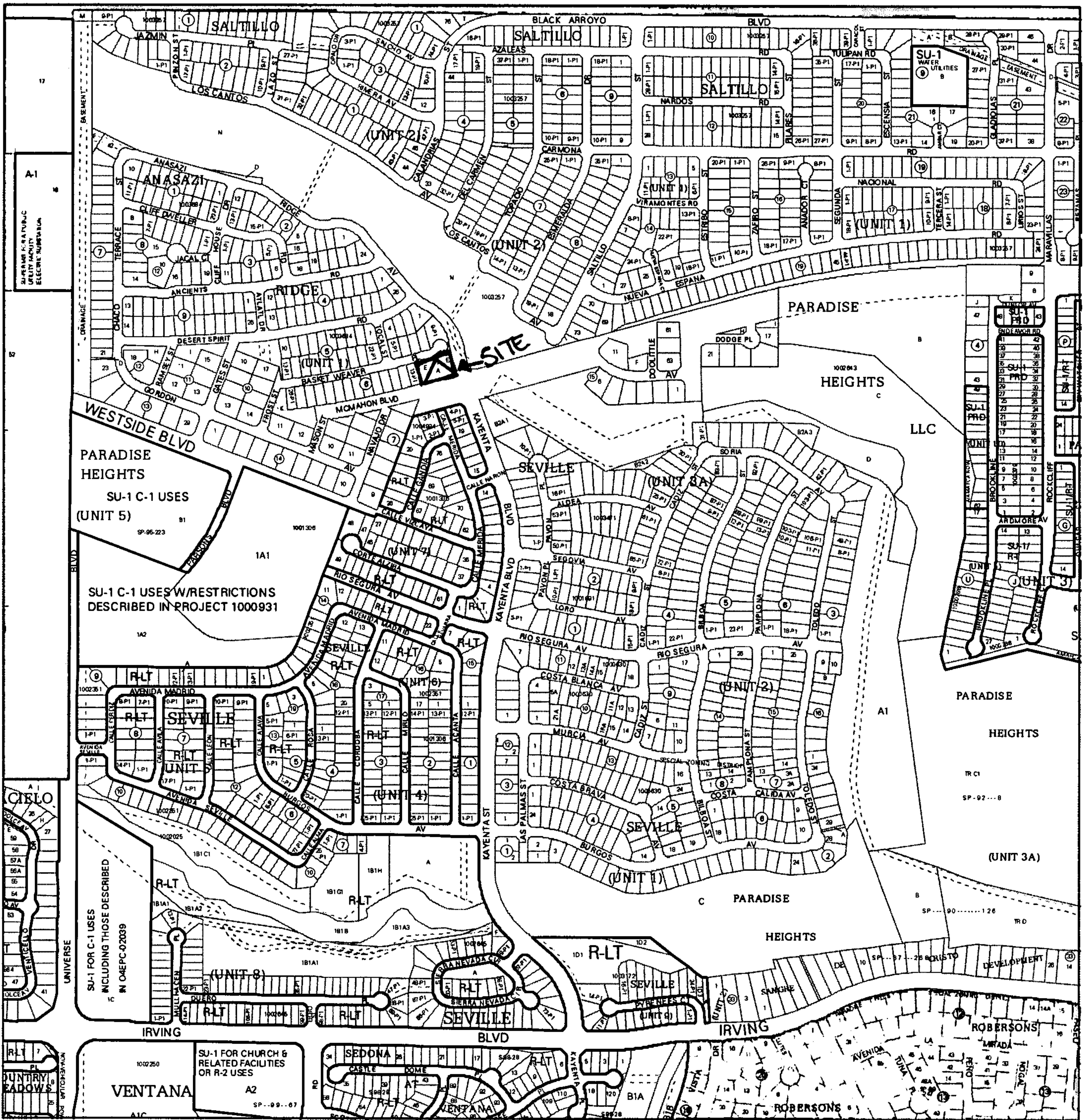
I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

Billy Goodby PE Applicant name (print)
John MacKenzie 3-8-07
Applicant signature / date



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

<input checked="" type="checkbox"/> Checklists complete	Application case numbers	
<input checked="" type="checkbox"/> Fees collected	<u>07DRB</u> - <u>00382</u>	<u>Sandy Handley</u> <u>03/27/07</u>
<input checked="" type="checkbox"/> Case #s assigned	_____ - _____ - _____	Planner signature / date
<input checked="" type="checkbox"/> Related #s listed	_____ - _____ - _____	Project # <u>1004994</u>



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

AGIS
Albuquerque Geographic Information System

Map amended through: 2/18/2007

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
A-10-Z

Selected Symbols

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

0 750 1,500 Feet



D. Mark Goodwin & Associates, P.A.
Consulting Engineers

P.O. BOX 90606, ALBUQUERQUE, NM 87199
(505) 828-2200 FAX 797-9539

March 7, 2007

Ms. Sharon Matson, Chair
Design Review Board
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

Re: Replat for Lots 10-P1, 11-P1 and 12-P1, Block 6 – Anasazi Ridge, Unit 1A

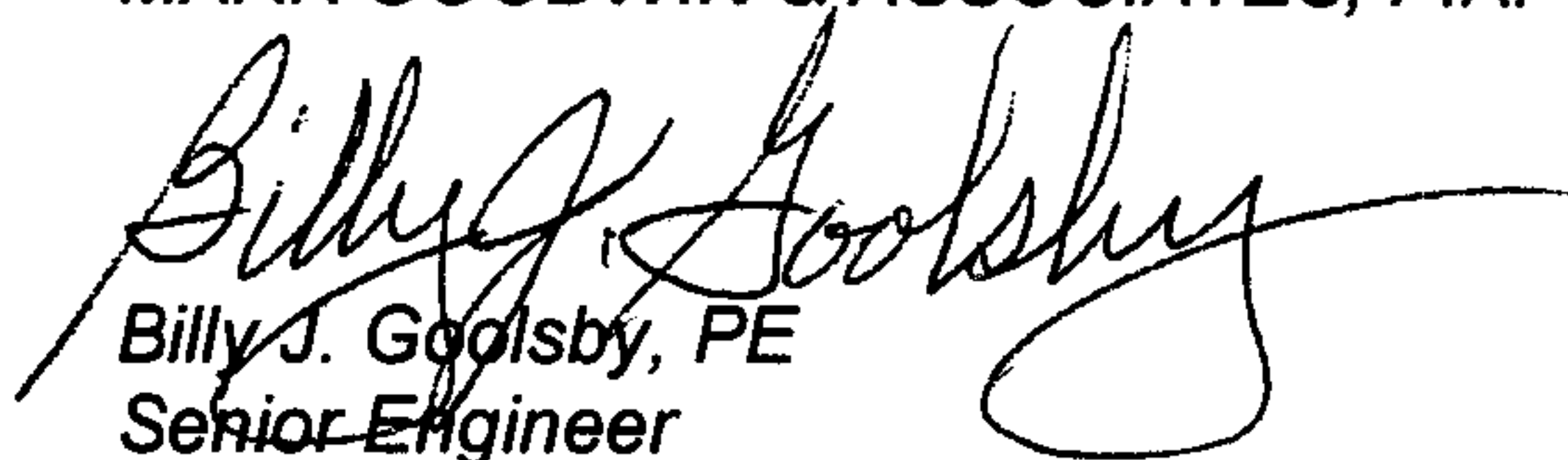
Dear Ms. Matson:

The purpose of this replat is to combine two remnant tracts of land into one, and then subdivide into three useful residential lots within the existing Anasazi Ridge Subdivision, Unit 1. There are no infrastructure requirements with this plating because all the improvements were constructed with the original Unit 1 Subdivision.

Should you have any questions, please feel free to call me.

Sincerely,

MARK GOODWIN & ASSOCIATES, P.A.


Billy J. Goolsby, PE
Senior Engineer

BJG/la

Attachment

Stephen Stasiewicz

From: Zamora, David M. [dmzamora@cabq.gov]
Sent: Wednesday, March 14, 2007 1:17 PM
To: Stephen Stasiewicz
Subject: Project No. 1003684

The .dxf file for Project No. 1003684 (Anasazi Ridge Unit 1A) has been approved.

David Zamora
GIS Coordinator
Planning Dept. - AGIS
dmzamora@cabq.gov
505-924-3929
505-924-3812 fax

LEGAL DESCRIPTION

A tract of land situate within the Town of Alameda Grant, projected Section 3, Township 11 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of TRACT E, ANASAZI RIDGE UNIT 1 as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on June 29, 2006 in Book 2006C, Page 207; together with all of TRACT A, SEVILLE, UNIT 7A (SEVEN-A) as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on October 20, 2006 in Book 2006C, Page 315, and containing 0.5283 acres more or less.

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

PAID RECEIPT

APPLICANT NAME COLLATE - PICKARD LLC
AGENT MARK GOODWIN & ASSOC. PA
ADDRESS PO BOX 90606
PROJECT & APP # 1004994/07 DRB 00382
PROJECT NAME ANASAZI RIDGE, UNIT 1A

\$ 20.00 441032/3424000 Conflict Management Fee
\$ 355.00 441006/4983000 DRB Actions
\$ _____ 441006/4971000 EPC/AA/LUCC Actions & All Appeals
\$ _____ 441018/4971000 Public Notification
\$ _____ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY***
() Major/Minor Subdivision () Site Development Plan () Bldg Permit
() Letter of Map Revision () Conditional Letter of Map Revision
() Traffic Impact Study
\$ 375.00 TOTAL AMOUNT DUE

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

SECURITY MICROPRINT BORDER

Capital Alliance
Investments, LLC

6300 Jefferson Street NE
Suite 102
Albuquerque, NM 87109
505-828-1100

Bank 1st
(505)872-1536
2900 Louisiana Blvd. NE
Albuquerque, NM 87110

2826

3/6/2007

Pay to the
Order of City of Albuquerque

\$375.00

Three Hundred Seventy-Five and 00/100***** DOLLARS

City of Albuquerque

Memo: Anasazi Ridge Ph 1, Lots 10,11,

⑈ 28 26 ⑈ ⑆ 107006486⑆ 0110009425⑈

Security features included. Details on back.

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

<p>SUBDIVISION</p> <p><input checked="" type="checkbox"/> Major Subdivision action</p> <p><input type="checkbox"/> Minor Subdivision action</p> <p><input type="checkbox"/> Vacation</p> <p><input type="checkbox"/> Variance (Non-Zoning)</p> <p>SITE DEVELOPMENT PLAN</p> <p><input type="checkbox"/> for Subdivision Purposes</p> <p><input type="checkbox"/> for Building Permit</p> <p><input type="checkbox"/> IP Master Development Plan</p> <p><input type="checkbox"/> Cert. of Appropriateness (LUCC)</p> <p>STORM DRAINAGE</p> <p><input type="checkbox"/> Storm Drainage Cost Allocation Plan</p>	<p>Supplemental form</p> <p>S Z ZONING & PLANNING</p> <p><input type="checkbox"/> Annexation</p> <p><input type="checkbox"/> County Submittal</p> <p><input type="checkbox"/> EPC Submittal</p> <p><input type="checkbox"/> Zone Map Amendment (Establish or Change Zoning)</p> <p><input type="checkbox"/> Sector Plan (Phase I, II, III)</p> <p><input type="checkbox"/> Amendment to Sector, Area, Facility or Comprehensive Plan</p> <p><input type="checkbox"/> Text Amendment (Zoning Code/Sub Regs)</p> <p><input type="checkbox"/> Street Name Change (Local & Collector)</p> <p>L A APPEAL / PROTEST of...</p> <p>D <input type="checkbox"/> Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals</p>
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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: JD Home Builder Corporation PHONE: 505-235-8298

ADDRESS: P.O. Box 90218 FAX: _____

CITY: Albuquerque STATE NM ZIP 87199 E-MAIL: _____

Proprietary interest in site: DINNER List all owners: _____

AGENT (if any): Mark Goodwin & Associates, PA PHONE: 505-828-2200

ADDRESS: P.O. Box 90206 FAX: 505-797-9539

CITY: Albuquerque STATE NM ZIP 87199 E-MAIL: _____

DESCRIPTION OF REQUEST: Seville, Unit 7A; Final Plat Approval

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

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

Lot or Tract No. Tract B-2-B-1, Seville, Unit 7A Block: _____ Unit: _____

Subdiv. / Addn. Paradise Heights

Current Zoning: R-LT Proposed zoning: same

Zone Atlas page(s): A-10 No. of existing lots: 1 No. of proposed lots: 1 Tract / 5 lots

Total area of site (acres): 2.1132 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. 101006619532221150 MRGCD Map No. _____

LOCATION OF PROPERTY BY STREETS: On or Near: Rayenta Blvd NW Calle Meridian NW

Between: Calle Granada NW and Navajo Dr. NW

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX-, Z-, V-, S-, etc.): DRB Project No. 1002306

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

SIGNATURE Billy J. Brooksby DATE _____

(Print) Billy J. Brooksby _____ Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 4/04

<p><input checked="" type="checkbox"/> INTERNAL ROUTING</p> <p><input checked="" type="checkbox"/> All checklists are complete</p> <p><input checked="" type="checkbox"/> All fees have been collected</p> <p><input checked="" type="checkbox"/> All case #s are assigned</p> <p><input checked="" type="checkbox"/> AGIS copy has been sent</p> <p><input checked="" type="checkbox"/> Case history #s are listed</p> <p><input type="checkbox"/> Site is within 1000ft of a landfill</p> <p><input type="checkbox"/> F.H.D.P. density bonus</p> <p><input type="checkbox"/> F.H.D.P. fee rebate</p>	<p>Application case numbers</p> <p><u>06DPB</u> <u>01470</u></p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>Hearing date <u>10-11-06</u></p>	<p>Action</p> <p><u>FP</u></p> <p><u>cmf</u></p> <p>_____</p> <p>_____</p> <p>_____</p>	<p>S.F.</p> <p><u>5(3)</u></p> <p>_____</p> <p>_____</p> <p>_____</p>	<p>Fees</p> <p>\$ <u>20.00</u></p> <p>\$ _____</p> <p>\$ _____</p> <p>\$ _____</p> <p>\$ _____</p> <p>Total</p> <p>\$ <u>20.00</u></p>
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Ki Dis 9/28/06

Project # 1004994

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

SKETCH PLAT REVIEW AND COMMENT

YOUR ATTENDANCE IS REQUIRED.

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

MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT

Your attendance is required.

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

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

MAJOR SUBDIVISION FINAL PLAT APPROVAL

Your attendance is required.

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

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

MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL

Your attendance is required.

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

AMENDMENT TO PRELIMINARY PLAT (with minor changes)

Your attendance is required.

AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)

AMENDMENT TO GRADING PLAN (with minor changes)

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

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

Amended preliminary plat approval expires after one year

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

Billy J. Goolsby Applicant name (print)
Billy J. Goolsby Applicant signature / date



Form revised 11/04

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

Application case numbers
 0622B - 01410

KE SS 9/28/06
 Planner signature / date

Project # 1004994



ZONING MAP

Note: Grey shading indicates County.



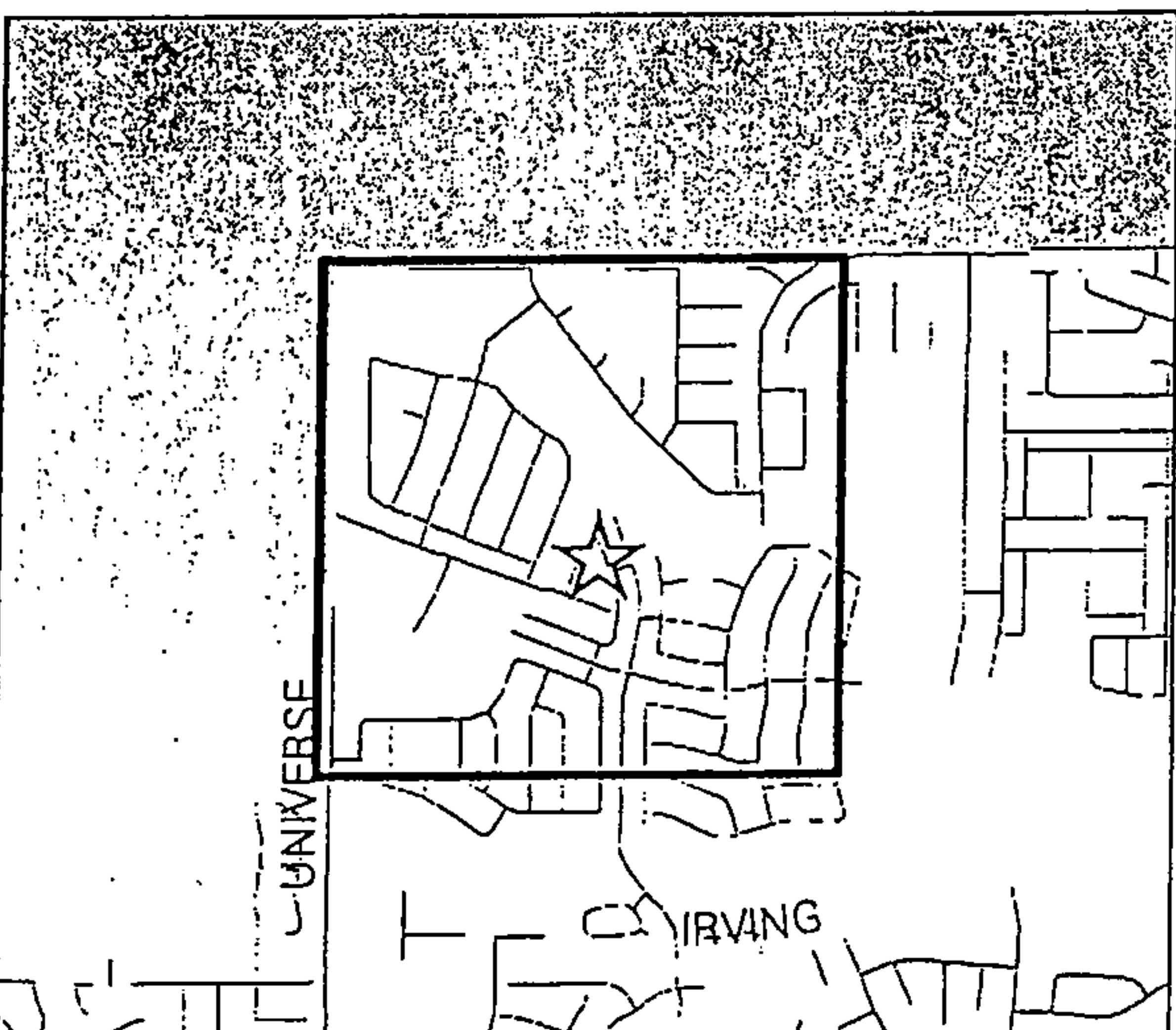
1 inch equals 500 feet

Project Number:
1004994

Hearing Date:
8/2/2006

Zone Map Page:
A-10

Additional Case Numbers:
06DRB-00947 06DRB-00948
06DRB-00949



B-1
Susan MGA

No. of Lots:
Nearest Major Streets

FIGURE 12

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

Seville, Unit 7A
Off-Site Paving

CPN 722680

AGREEMENT TO CONSTRUCT
PUBLIC AND/OR PRIVATE SUBDIVISION IMPROVEMENTS

THIS AGREEMENT is made this 25th day of September, 2006, by and between the City of Albuquerque, New Mexico ("City"), a municipal corporation, whose address is P. O. Box 1293 (One Civic Plaza), Albuquerque, New Mexico 87103, and JD Home Builder Corp. ("Subdivider"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:] New Mexico corporation, whose address is P.O. Box 90218, Albuquerque, NM 87199-0218 whose telephone number is (505) 235-8298, is made in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

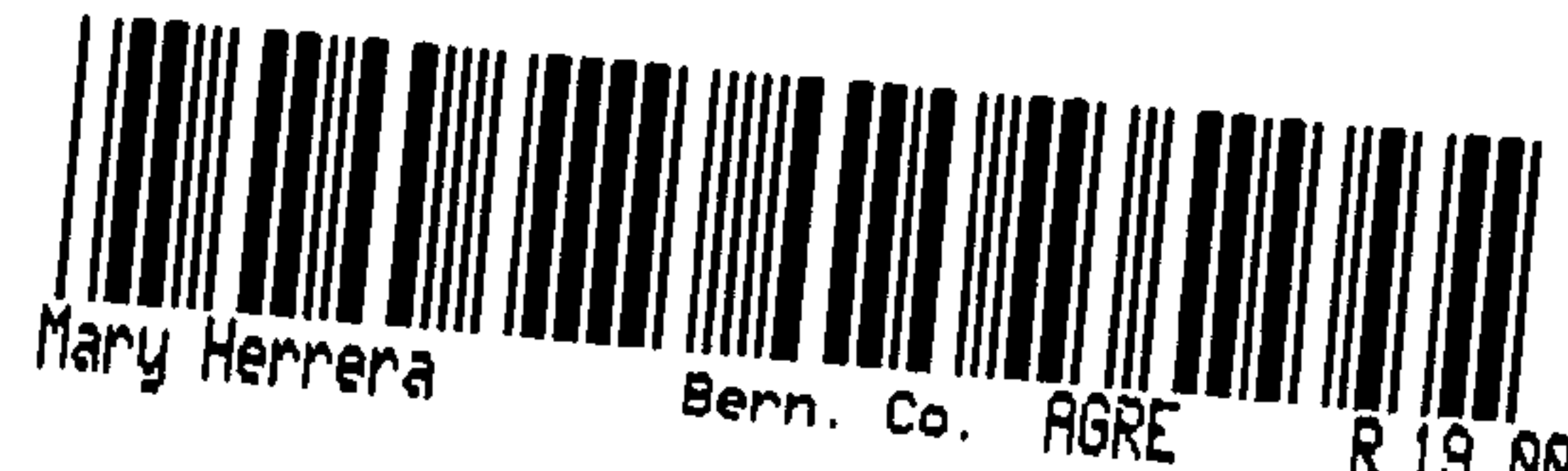
1. Recital. The Subdivider is developing certain lands within the City of Albuquerque, Bernalillo County, New Mexico, known as [existing legal description:] Tract B-2-B-1, Seville Subdivision, Unit 7, recorded on 2/26/2004 in the records of the Bernalillo County Clerk at Book 2004C, pages 63 through -- (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:] JD Home Builder Corp. ("Owner").

The Subdivider has submitted and the City has approved a preliminary plat or Site Development Plan identified as SEVILLE SUBDIVISION, Unit 7A describing Subdivider's Property.

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

2. Improvements and Construction Deadline. The Subdivider agrees to install and complete the public and/or private improvements described Exhibit A, the required infrastructure listing ("Improvements"), to the satisfaction of the City, on or before the 30th of August 2008 ("Construction Completion Deadline"), at no cost to the City. The Improvements are shown in greater detail on the Subdivider's proposed and approved plans, which have been filed with the City Engineer and are identified as Project No. ~~791481~~ . 722680

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



2006146402
6533966
Page: 1 of 6
09/26/2006 03:26P
Bk-A124 Pg-6009

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

PAID RECEIPT

APPLICANT NAME JD Homes Builder Corp.
AGENT MARK GOODWIN & Assoc
ADDRESS _____
PROJECT & APP # 1004999 (OLD DR) - 01410
PROJECT NAME PARADISE HEIGHTS

\$ 20.00 441032/3424000 Conflict Management Fee

\$ _____ 441006/4983000 DRB Actions

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

\$ _____ 441018/4971000 Public Notification

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

\$ 20.00 TOTAL AMOUNT DUE

subsequent submittal is required, bring a copy of this paid receipt with you to avoid an

D. MARK GOODWIN AND ASSOCIATES, P.A.
P.O. BOX 90606
ALBUQUERQUE, NM 87199
(505) 828-2200

4901

PAY TO THE ORDER OF

City of Albuquerque
Twenty NO/100

DATE 9-28-06 95-681/1070

BANK OF THE WEST
5901 MENAUL BLVD. NE
ALBUQUERQUE, NM 87110

DUPLICATE
City of Albuquerque
Treasury Division DOLLARS

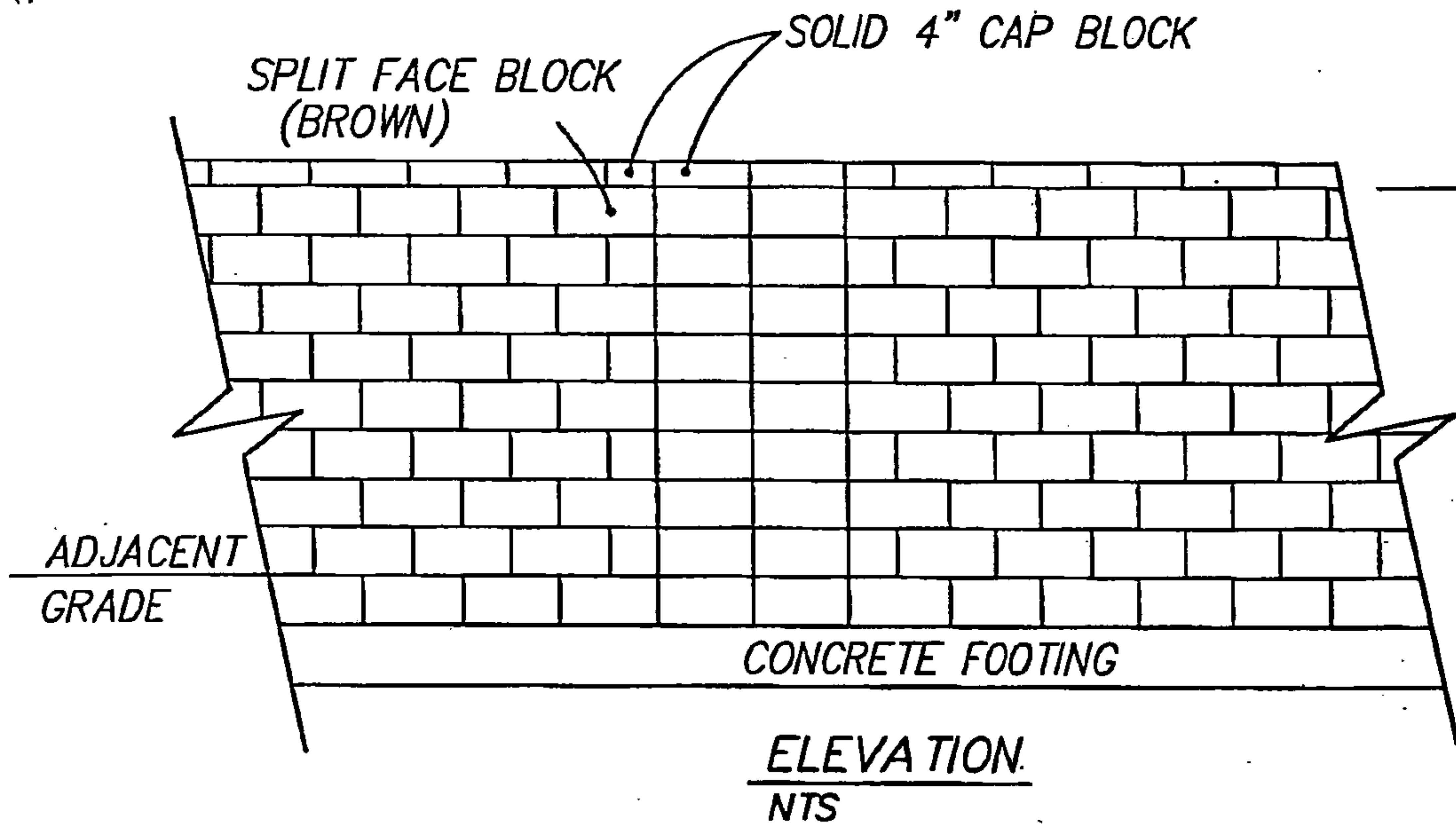
FOR Seville TA FP

9/28/2006 2:29PM LOC: ANNX
RECEIPT# 00065206 WSH/008 TRANS# 0020
Account # 441032
Trans Amt \$20.00
J24 Misc \$20.00
CK \$20.00
CHANGE \$0.00

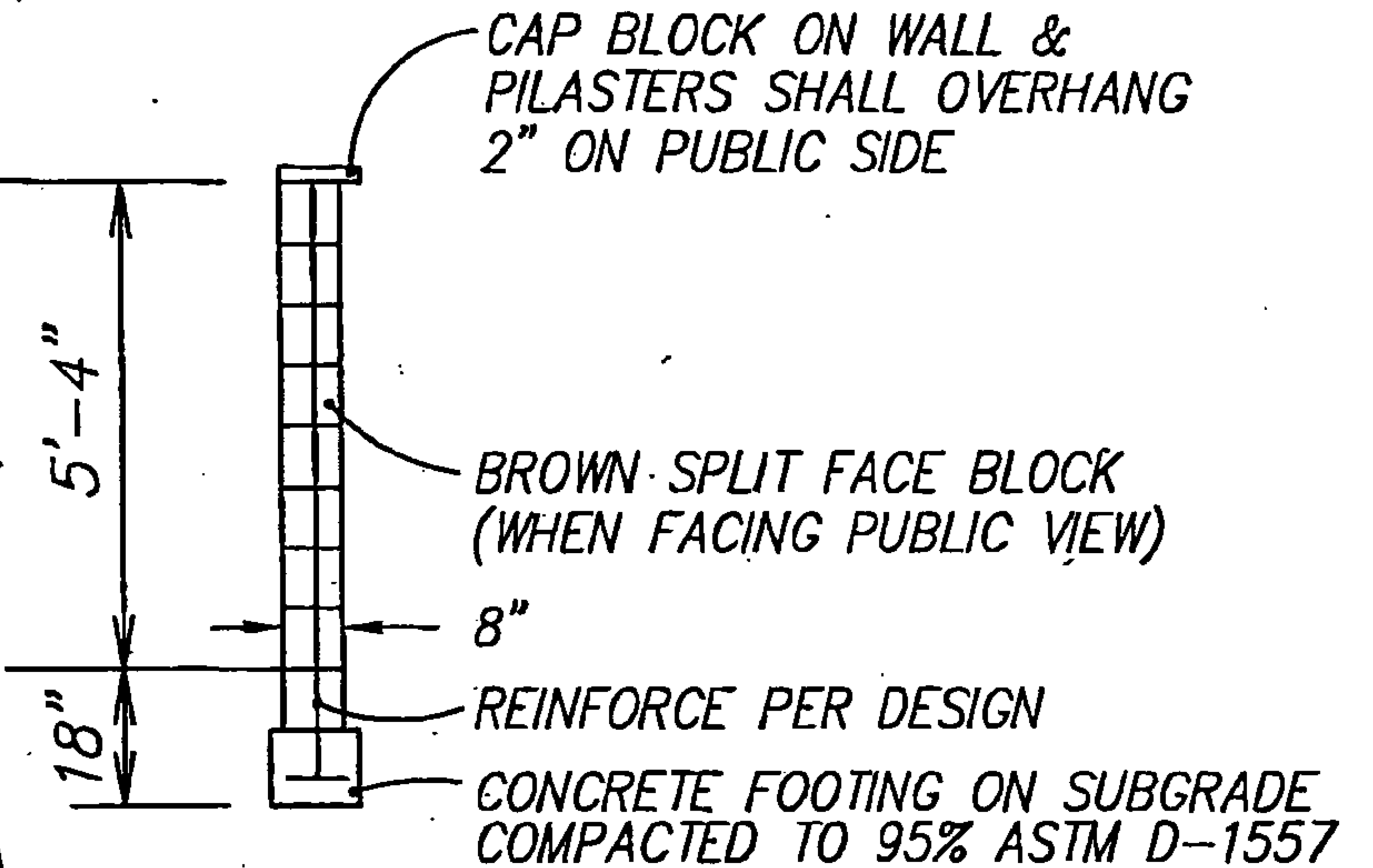
⑈00490⑈ ⑈1070068⑈ 28300700⑈

Counter

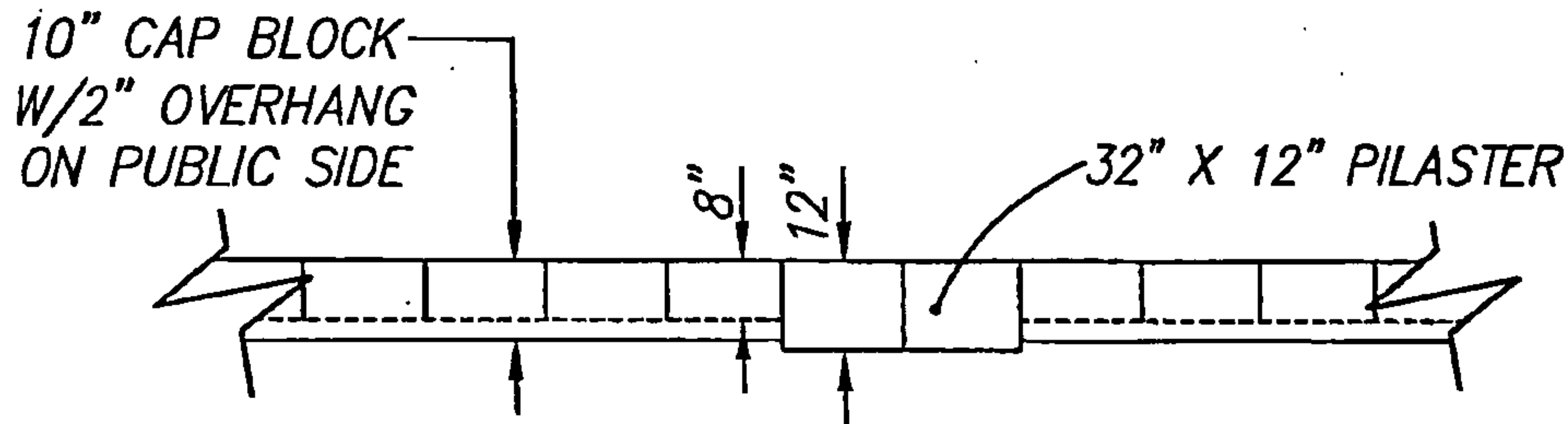
Thank You



ELEVATION
NTS



SECTION
NTS



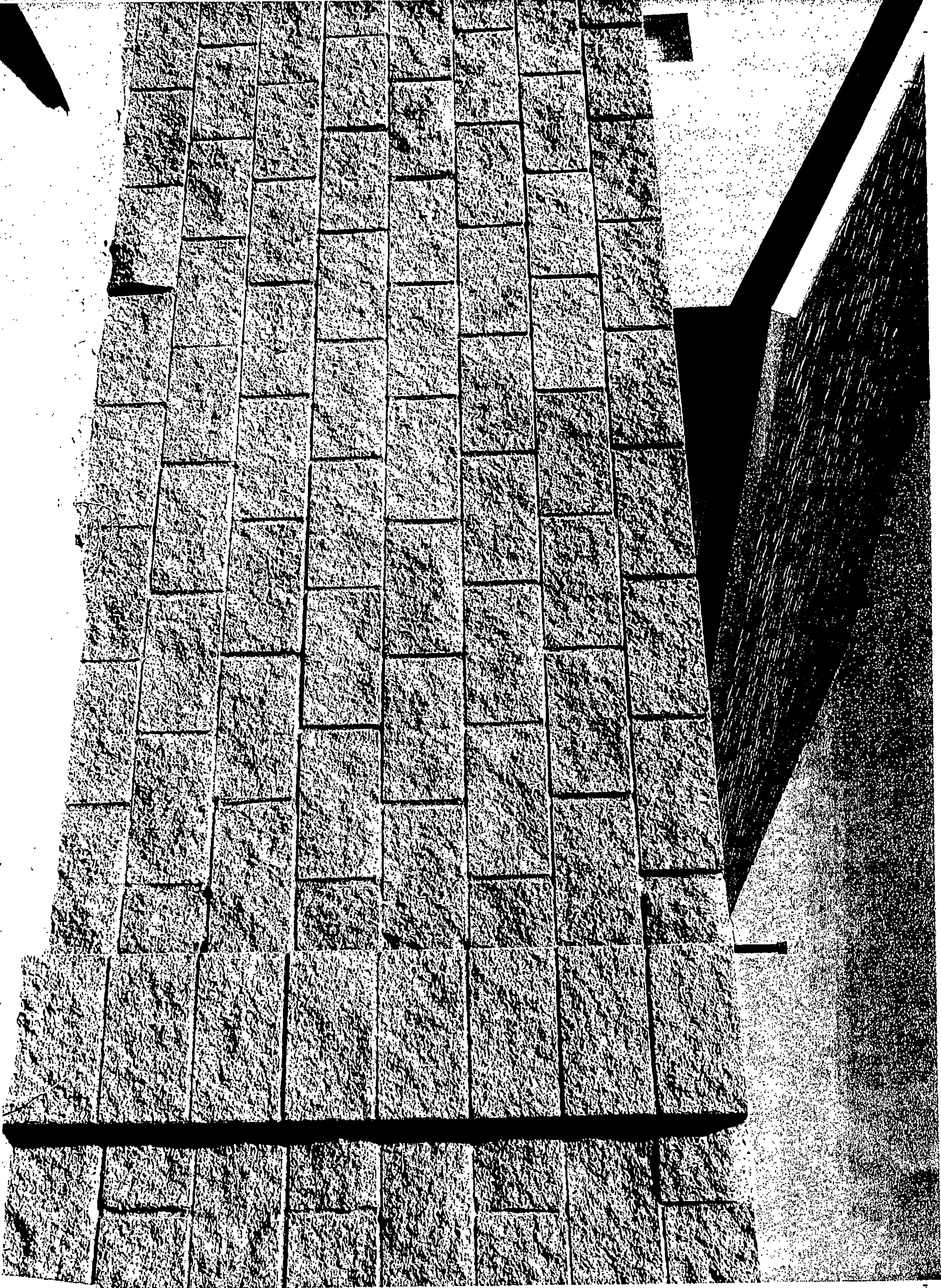
PLAN
NTS

Perimeter Wall Approved
[Signature]
 DRB Chair
 02/19/06
 Date

NOTES:

1. CONTRACTOR TO PROVIDE ENGINEERING DESIGN FOR REINFORCED WALL & WALL FOOTING BASED ON THE SITE GEOTECHNICAL REPORT.
2. MAXIMUM RETAINED HEIGHT FOR PERIMETER WALL IS 1'-6".
3. MAXIMUM GARDEN WALL HEIGHT IS 6'-0".
4. MAXIMUM HEIGHT FOR COMBINATION RETAINING AND GARDEN WALL IS 8'-0".
5. MAXIMUM SPACING FOR WALL PILASTERS IS 20'.

MARK GOODWIN & ASSOCIATES, P.A. CONSULTING ENGINEERS P.O. BOX 90608 ALBUQUERQUE, NEW MEXICO 87199 (505) 828-2200, FAX (505) 797-9539	
TITLE: SEVILLE SUBDIVISION - UNIT 7A SITE PERIMETER WALL	
LOCATION: AS SHOWN ON PERIMETER WALL PLAN	
DRB PROJECT NO. 1004994	ZONE MAP NO. A-10-Z





OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

August 2, 2006

1. **Project # 1004994** ^{ew}
06DRB-00947 Major-Vacation of Pub Easement
06DRB-00949 Major-Preliminary Plat Approval
06DRB-00948 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES PA agent(s) for J D HOME BUILDER CORPORATION request(s) the above action(s) for all or a portion of Tract(s) B-2-B-1, PARADISE HEIGHTS (to be known as **SEVILLE SUBDIVISION, UNIT 7A**) zoned R-LT, located on KAYENTA BLVD NW, between CALLE GANDIA NW and NAVAJO DR NW containing approximately 2 acre(s). [REF: PROJECT #1001306] (A-10)

At the August 2, 2006, Development Review Board meeting, the vacation was approved as shown on Exhibit B in the Planning file, subject to these findings and conditions:

FINDINGS:

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

CONDITIONS:

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

With the signing of the infrastructure list dated 8/2/06 and approval of the grading plan engineer stamp dated 7/31/06 the preliminary plat was approved with the following condition of 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 Agreement with Albuquerque Public Schools (APS).

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



OFFICIAL NOTICE OF DECISION

PAGE 2

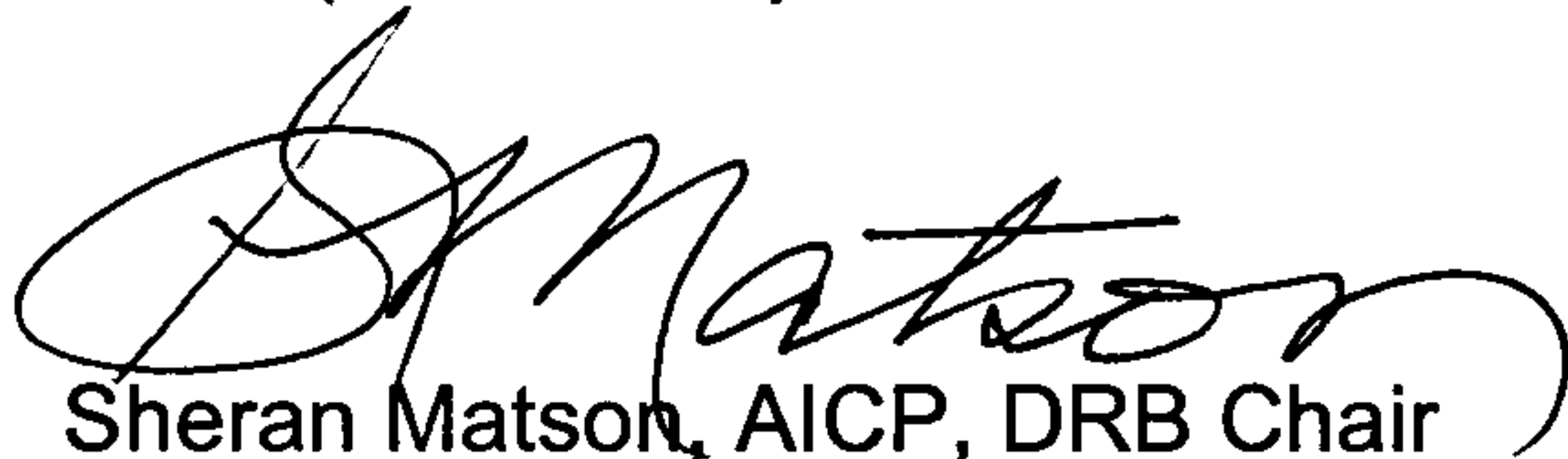
If you wish to appeal this decision, you must do so by August 17, 2006, in the manner described below.

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

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

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

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


Sheran Matson, AICP, DRB Chair

Cc: JD Home Builder Corp., P.O. Box 90218, 87199
Mark Goodwin & Associates PA, P.O. Box 90606, 87199
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1004994 AGENDA#: 1 DATE: 8/2/06

1. Name: Billy Cooley Address: MLGA Zip: _____

2. Name: Jeff Rowwood Address: J Rowwood Zip: _____

3. Name: _____ Address: _____ Zip: _____

4. Name: _____ Address: _____ Zip: _____

5. Name: _____ Address: _____ Zip: _____

6. Name: _____ Address: _____ Zip: _____

7. Name: _____ Address: _____ Zip: _____

8. Name: _____ Address: _____ Zip: _____

9. Name: _____ Address: _____ Zip: _____

10. Name: _____ Address: _____ Zip: _____

11. Name: _____ Address: _____ Zip: _____

12. Name: _____ Address: _____ Zip: _____

13. Name: _____ Address: _____ Zip: _____

14. Name: _____ Address: _____ Zip: _____

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1004994

AGENDA ITEM NO: 1

SUBJECT:

Preliminary Plat
Sidewalk Deferral
Vacation of Public Right-of-Way

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

No objection to Vacation or Sidewalk Deferral request.
An approved drainage report dated 7-31-06 is on file for Preliminary Plat approval.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION: *signed*

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 2, 2006



CITY OF ALBUQUERQUE
 PLANNING DEPARTMENT
 DEVELOPMENT REVIEW BOARD

August 2, 2006

Project # 1004994

06DRB-00947 Major-Vacation of Pub Right-of-Way

06DRB-00949 Major-Preliminary Plat Approval

06DRB-00948 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES PA agent(s) for J D HOME BUILDER CORPORATION request(s) the above action(s) for all or a portion of Tract(s) B-2-B-1, PARADISE HEIGHTS (to be known as **SEVILLE SUBDIVISION, UNIT 7A**) zoned R-LT, located on KAYENTA BLVD NW, between CALLE GANDIA NW and NAVAJO DR NW containing approximately 2 acre(s). [REF: PROJECT #1001306] (A-10)

AMAFCA No objection to requested actions. AMAFCA will coordinate with City Hydrology regarding grading and drainage adjacent to the Calabacillas Arroyo.

COG The Calabacillas Arroyo is designated in the Long Range Bikeway System as having an off-street bike path or trail. Platting and roadway alignments in the area need updating and should be coordinated with MRCOG as part of the current update to the 2030 MTP.

Transit No adverse comments.

Zoning Enforcement No adverse comments.

Neighborhood Coordination No Association.

APS The developer is proposing 5 residential lots known as **Seville Subdivision Unit 7A**. The proposed development will affect Ventana Ranch Elementary, James Monroe Middle School, and Cibola High School. Currently all three schools are exceeding capacity.

School	2006-07 Projections	2006-07 Capacity	Space Available
Ventana Ranch	1,130	850	-280
James Monroe	1,520	1,274	-246
Cibola	3,071	2,300	-771

APS

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

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

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

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

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

Fire Department

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

PNM Electric & Gas

Approves.

Comcast

No comments received.

QWEST

No comments received.

Environmental Health
M.R.G.C.D.

No comments received.
No comments received.

Open Space Division

No adverse comments.

City Engineer No objection to the vacation request. An approved grading and drainage plan is required prior to Preliminary Plat approval.

Transportation Development

No objection to the vacation request with the condition that the proper rights-of-way be dedicated with the platting action. (This should be a vacation of public easements not r/w). Where is the sidewalk connection from the end of the stub street to McMahan? No objection to the sidewalk deferral. Where is the north portion of McMahan that fronts Tract A? Unsure about the 32' F-F section of Kayenta? Is Calle Gandia in place?

Parks & Recreation

Defer to Transportation regarding the vacation request. No objection to the plat or temp deferral of sidewalks.

Utilities Development

No objection to Vacation request. No objection to Preliminary Plat approval, NMUI must sign the Infrastructure List. No objection to Sidewalk Deferral.

Planning Department

OK The perimeter wall location map is missing from the wall design submittal.

The wrong recorded plat was submitted. We need 5 copies of the recorded plat establishing Tract B-2-B-1 Please give to Claire as soon as possible.

What is the purpose of Tract A? Are there maintenance & beneficiaries needed?

Planning has no objection to approval of the preliminary plat, vacation of right of way and temporary deferral of sidewalks as soon as the problems listed above are corrected.

Be aware that any preliminary or final plat recorded on November 1, 2006 or thereafter must meet the requirements of R-06-76 regarding Pre-Development Facility Fee Agreements with APS.

Impact Fee Administrator

Impact Fees will not be required at this time. However, at the time of Building Permits, Impact Fees will be assessed and collected for Roadway Facilities, Public Safety (\$207.00 per 1000 sq ft of heated area), Parks & Recreation (\$1,210.00 per 1000 sq ft of heated area) and Drainage \$14,052.00 per one impervious acre. Based on a house size of 2000 sq ft and .06 impervious acre per lot, total impact fees are estimated to be \$7,340. Impact Fees may be paid at a rate of 67% (\$4,918) if permits are obtained by December 29, 2006.

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

Cc: JD Home Builder Corporation, P.O. Box 90218, 87199

Mark Goodwin & Associates PA, P.O. Box 90606, 87199



**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 2, 2006**, beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1004994

06DRB-00947 Major-Vacation of Pub
Right-of-06DRB-00949 Major-Preliminary
Plat Approval
06DRB-00948 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES PA agent(s) for J D HOME BUILDER CORPORATION request(s) the above action(s) for all or a portion of Tract(s) B-2-B-1, PARADISE HEIGHTS (to be known as **SEVILLE SUBDIVISION, UNIT 7A**) zoned R-LT, located on KAYENTA BLVD NW, between CALLE GANDIA NW and NAVAJO DR NW containing approximately 2 acre(s). [REF: PROJECT #1001306] (A-10)

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

Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, JULY 17, 2006.

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

Meeting Date: AUGUST 2, 2006
Zone Atlas Page: A-10-Z
Notification Radius: 100 Ft.

Project# 1004994
App#06DRB-00947
App#06DRB-00948
App#06DRB-00949

Cross Reference and Location: KAYENTA BLVD NW BETWEEN CALLE
GANDIA NW AND NAVAJO DR NW

Applicant: JD HOME BUILDER COPR.
Address: PO BOX 90218
ALBUQUERQUE, NM 87199

Agent: MARK GOODWIN & ASSOCIATES, PA
PO BOX 90606
ALBUQUERQUE, NM 87199

Special Instructions:

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

Date Mailed: JULY 14, 2006
Signature: YVONNE SAAVEDRA

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

PROJECT # 1004994
APPLICATION # _____

PAGE 1 **OF** 3

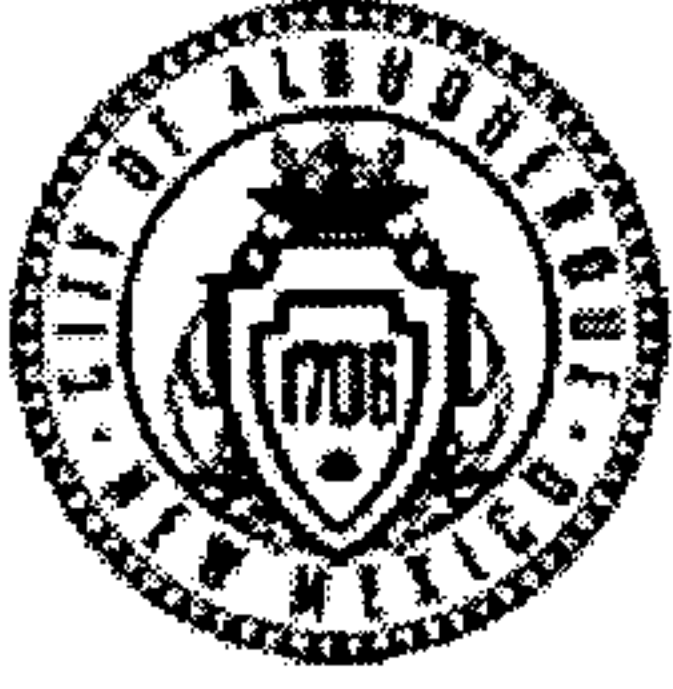
ZONE ATLAS PAGE #	ZONE ATLAS #	GRID LOCATIONS	PARCEL SEQUENCES	NAME AND ADDRESS
A-10	10100-66	195-322	211-50	✓
		190-380	17	✓
		183-340	33	✓ Dup
		180-333	34	✓ Dup ²
		178-325	35	✓ Dup ²
		175-317	36	✓ Dup ²
		172-310	37	✓ Dup ²
		169-302	38	✓ Dup ²
		166-295	39	✓ Dup ²
		164-288	40	✓ Dup ²
		160-278	41	✓ Dup ²
		179-300	49	✓
		178-295	48	✓
		176-289	47	✓
		174-285	46	✓
		172-280	45	✓

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

PROJECT # 1004994
APPLICATION # _____

PAGE 2 **OF** 3

ZONE ATLAS PAGE #	ZONE ATLAS #	GRID LOCATIONS	PARCEL SEQUENCES	NAME AND ADDRESS
A-10	1010066	171-276	211-44	✓
		169-272	43	✓
		310-270	405-01	✓
		206-310	211-51	✓
		208-305	52	✓
		210-300	53	✓
		212-295	54	✓
		213-289	55	✓
		218-278	313-14	✓
		220-273	13	✓
		221-269	12	✓
		194-298	212-13	✓
		195-293	12	✓
		197-289	11	✓
		200-285	10	✓
		201-280	09	✓



mainframe@coa1mp3.ca
bq.gov
07/10/2006 11:14 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
01010066 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE
0101006619532221150 LEGAL: TR B -2-B -1 SEVILLE SUBDIVISION UNIT 7 (BEING A
REP LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: CURB WEST INC
OWNER ADDR: 05160 SAN FRANCISCO NE
ALBUQUERQUE NM 87109
0101006619038021117 LEGAL: TR I N NW 1/4 AND SW1/4 OF NE1/4 SEC 3 T11N R2E
(AKA LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: VISTA ARROYO LLC
OWNER ADDR: 8910 ADAMS ST NE
ALBUQUERQUE NM 87113
0101006618334021133 LEGAL: LT 1 BLK 7 PARADISE HEIGHTS UNIT 5 CONT .2058
AC LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: COLLATZ INC
OWNER ADDR: 6300 JEFFERSON ST NE 102
ALBUQUERQUE NM 87109
0101006618033321134 LEGAL: LT 2 BLK 7 PARADISE HEIGHTS UNIT 5 CONT .2352
AC LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: COLLATZ INC
OWNER ADDR: 6300 JEFFERSON ST NE 102
ALBUQUERQUE NM 87109
0101006617832521135 LEGAL: LT 3 BLK 7 PARADISE HEIGHTS UNIT 5 CONT .2262
AC LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: COLLATZ INC
OWNER ADDR: 6300 JEFFERSON ST NE 102
ALBUQUERQUE NM 87109
0101006617531721136 LEGAL: LT 4 BLK 7 PARADISE HEIGHTS UNIT 5 CONT .2269
AC LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: COLLATZ-PICKARD LLC
OWNER ADDR: 06300 JEFFERSON ST NE
ALBUQUERQUE NM 87109
0101006617231021137 LEGAL: LT 5 BLK 7 PARADISE HEIGHTS UNIT 5 CONT .2224
AC LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: COLLATZ-PICKARD LLC
OWNER ADDR: 06300 JEFFERSON ST NE
ALBUQUERQUE NM 87109
0101006616930221138 LEGAL: LT 6 BLK 7 PARADISE HEIGHTS UNIT 5 CONT .2304
AC LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: COLLATZ-PICKARD LLC
OWNER ADDR: 06300 JEFFERSON ST NE
ALBUQUERQUE NM 87109

PAGE 3

0101006616927221143 REPLAT O LAND USE: LEGAL: LT 2 6 SE VILLE SUBDIVISION UNIT 7 (BEING A
PROPERTY ADDR: 00000 CALLE GANDIA
OWNER NAME: KRAFT KEITH A & SCHULTZ KATHRI
OWNER ADDR: 10523 CALLE GANDIA NW
ALBUQUERQUE NM 87114

0101006631027040501 REPLAT O LAND USE: LEGAL: TR B -2-A BULK LAND PLAT OF TRACTS 1-A-1, 1-A-2,
PROPERTY ADDR: 00000
OWNER NAME: WESTFORK LIMITED
OWNER ADDR: 05160 SAN FRANCISCO NE
ALBUQUERQUE NM 87109

0101006620631021151 REPLAT O LAND USE: LEGAL: LT 1 9 SE VILLE SUBDIVISION UNIT 7 (BEING A
PROPERTY ADDR: 00000 CALLE MARIDA
OWNER NAME: DURAN MICHAEL R
OWNER ADDR: 10616 CALLE MERIDA NW
ALBUQUERQUE NM 87114

0101006620830521152 REPLAT O LAND USE: LEGAL: LT 1 8 SE VILLE SUBDIVISION UNIT 7 (BEING A
PROPERTY ADDR: 00000 CALLE MERIDA
OWNER NAME: GARCIA DANTE & GINA
OWNER ADDR: 10612 CALLE MERIDA NW
ALBUQUERQUE NM 87114

0101006621030021153 REPLAT O LAND USE: LEGAL: LT 1 7 SE VILLE SUBDIVISION UNIT 7 (BEING A
PROPERTY ADDR: 00000 CALLE MERIDA
OWNER NAME: MRAK EDMUND J & LINDA S
OWNER ADDR: 10608 CALLE MERIDA NW
ALBUQUERQUE NM 87114

0101006621229521154 REPLAT O LAND USE: LEGAL: LT 1 6 SE VILLE SUBDIVISION UNIT 7 (BEING A
PROPERTY ADDR: 00000 CALLE MERIDA
OWNER NAME: BENTA JEANNE M
OWNER ADDR: 10604 CALLE MERIDA NW
ALBUQUERQUE NM 87114

0101006621328921155 REPLAT O LAND USE: LEGAL: LT 1 5 SE VILLE SUBDIVISION UNIT 7 BEING (A
PROPERTY ADDR: 00000 CALLE MERIDA
OWNER NAME: GARCIA DANILO D & MARILOU B
OWNER ADDR: 10600 CALLE MERIDA NW
ALBUQUERQUE NM 87114

0101006621827831314 REPLAT O LAND USE: LEGAL: LT 1 4 SE VILLE SUBDIVISION UNIT 7 (BEING A
PROPERTY ADDR: 00000 CALLE MERIDA
OWNER NAME: MONKA JEFFREY S
OWNER ADDR: 11935 E PRADERA RD
CAMARILLO CA 93012

0101006622027331313 REPLAT O LAND USE: LEGAL: LT 1 3 SE VILLE SUBDIVISION UNIT 7 (BEING A
PROPERTY ADDR: 00000 CALLE MERIDA
OWNER NAME: BOLLINGER CHRISTOPHER ALAN
OWNER ADDR: 10540 CALLE MERIDA NW
ALBUQUERQUE NM 87114

PAGE 5

0101006618927521215
REPLAT O LAND USE:

LEGAL: LT 6 8 SE VILLE SUBDIVISION UNIT 7 (BEING A

PROPERTY ADDR: 00000 CALLE GANDIA
OWNER NAME: MOLANDER TERRE L & SUSAN M
OWNER ADDR: 10532 CALLE GANDIA

ALBUQUERQUE NM

87114

NW

·
QUIT

101006619038021117

LEGAL: TR IN NW1/4 AND SW1/4 OF NE1/4 SEC 3 T11N R2 AC
PROPERTY ADDR: N/A

OWNERS NAME: VANTAGE BUILDERS INC
OWNERS ADDR: 8910 ADAMS ST NE
ALBUQUERQUE, NM 87113

101006618334021133

LEGAL: LT 1 BLK 7 PARADISE HEIGHTS UNIT 5 CONT .20
PROPERTY ADDR: N/A

OWNERS NAME: COLLATZ-PICKARD LLC
OWNERS ADDR: 6300 JEFFERSON ST NE 102
ALBUQUERQUE, NM 87109

101006618033321134

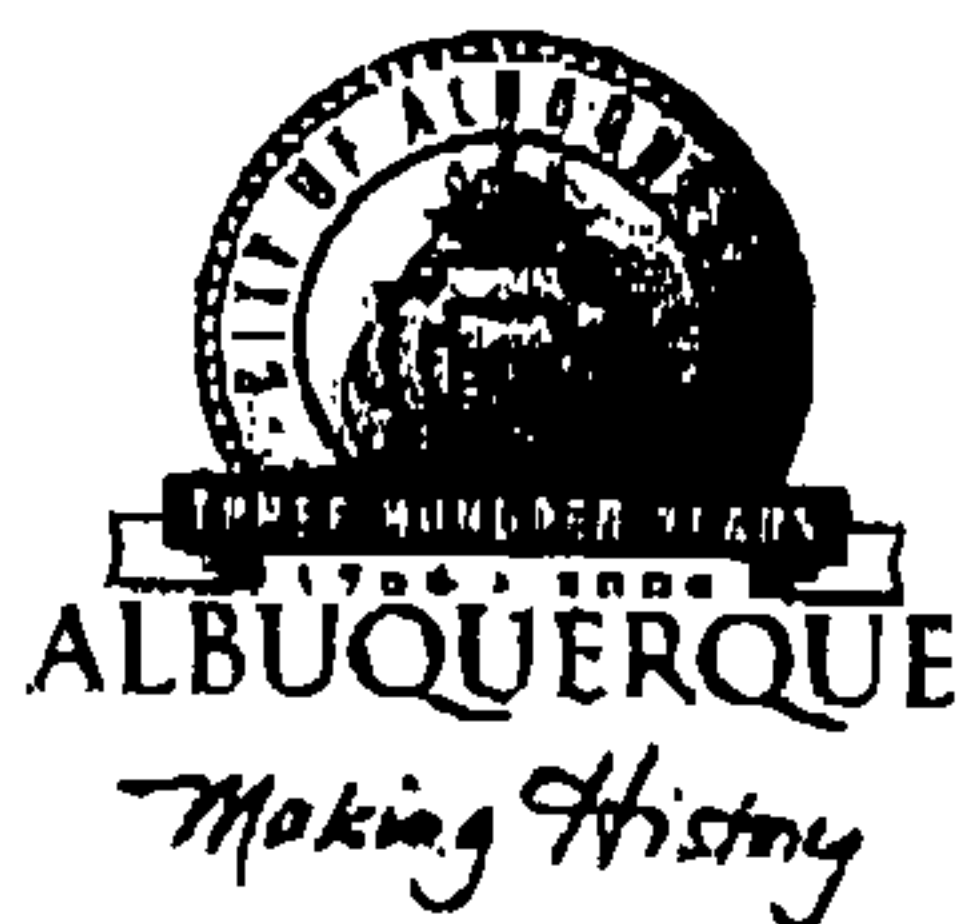
LEGAL: LT 2 BLK 7 PARADISE HEIGHTS UNIT 5 CONT .23
PROPERTY ADDR: N/A

OWNERS NAME: COLLATZ-PICKARD LLC
OWNERS ADDR: 6300 JEFFERSON ST NE 102
ALBUQUERQUE, NM 87109

101006617832521135

LEGAL: LT 3 BLK 7 PARADISE HEIGHTS UNIT 5 CONT .22
PROPERTY ADDR: N/A

OWNERS NAME: COLLATZ-PICKARD LLC
OWNERS ADDR: 6300 JEFFERSON ST NE 102
ALBUQUERQUE, NM 87109



City of Albuquerque

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

Date: June 30, 2006

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

This letter will serve to notify you that on June 30, 2006
(date)

TO CONTACT NAME: Susan Rasinski
COMPANY/AGENCY: Mark Godwin & Associates
ADDRESS/ZIP: PO Box 90606
PHONE/FAX #: 828-2200 / 797-9539 FAX

Contacted the Office of Neighborhood Coordination requesting the contact names for any Recognized Neighborhood Associations affected by their request concerning a Zoning Action or Site Development Plan, etc. at Legal Description is tract B-2-B1, Sevilla, Unit 7
zone map page(s) A-10-2.

Our records indicate that as of 6-30-06, there were **no Recognized**
(date)
Neighborhood Associations in this area.

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

Sincerely,



OFFICE OF NEIGHBORHOOD COORDINATION

Project # 1004994

JD HOME BUILDER CORP.
PO BOX 90218
ALBUQUERQUE, NM 87199

101006619038021117

VANTAGE BUILDERS INC
8910 ADAMS ST NE
ALBUQUERQUE, NM 87113

101006617829521148

BEDER JOEL D & CILLY BEDER
3722 S CANFIELD AV
LOS ANGELES CA 90034

101006617228021145

RUIZ ROY D JR & ANNETTE M
10531 CALLE GANDIA NW
ALBUQUERQUE NM 87114

101006631027040501

WESTFORK LIMITED
5160 SAN FRANCISCO NE
ALBUQUERQUE NM 87109

101006621030021153

MRAK EDMUND J & LINDA S
10608 CALLE MERIDA NW
ALBUQUERQUE NM 87114

101006621827831314

MONKA JEFFREY S
11935 E PRADERA RD
CAMARILLO CA 93012

101006619429821213

GURULE ART J & CARMELLA M
10615 CALLE MERIDA NW
ALBUQUERQUE NM 87114

101006620028521210

CLARK BYRON P
10601 CALLE MERIDA NW
ALBUQUERQUE NM 87114

101006620526921207

ARTISTIC HOMES INC
4420 TOWER RD SW
ALBUQUERQUE NM 87121

Project # 1004994

MARK GOODWIN & ASSOCIATES, PA
PO BOX 90606
ALBUQUERQUE, NNM

101006618334021133

COLLATZ INC
6300 JEFFERSON ST NE 102
ALBUQUERQUE, NM 87109

101006617628921147

CLAUSEN ERIKA K
10605 CALLE GANDIA NW
ALBUQUERQUE NM 87114

101006617127621144

VERNON GUY C & CHERYL
10527 CALLE GANDIA NW
ALBUQUERQUE NM 87114

101006620631021151

DURAN MICHAEL R
10616 CALLE MERIDA NW
ALBUQUERQUE NM 87114

101006621229521154

BENTA JEANNE M
10604 CALLE MERIDA NW
ALBUQUERQUE NM 87114

101006622027331313

BOLLINGER CHRISTOPHER ALAN
10540 CALLE MERIDA NW
ALBUQUERQUE NM 87114

101006619529321212

MCCOY JOAN M & LAURENCE JEANN
9620 RIO GRANDE NW
ALBUQUERQUE NM 87114

101006620128021209

RENTERIA JOSE
10547 CALLE MERIDA NW
ALBUQUERQUE NM 87114

101006619128221214

MONKA JEFFREY
11935 PRADERA RD
CAMARILLO CA 93012

87199101006619532221150

CURB WEST INC
5160 SAN FRANCISCO NE
ALBUQUERQUE NM 87109

101006617930021149

SOMMERS WILLIAM G & TRACEY S
10611 CALLE GANDIA NW
ALBUQUERQUE NM 87114

101006617428521146

WICKLIFFE DERICK L
10601 CALLE GANDIA NW
ALBUQUERQUE NM 87114

101006616927221143

KRAFT KEITH A & SCHULTZ KATHR
10523 CALLE GANDIA NW
ALBUQUERQUE NM 87114

101006620830521152

GARCIA DANTE & GINA
10612 CALLE MERIDA NW
ALBUQUERQUE NM 87114

101006621328921155

GARCIA DANILO D & MARILOU B
10600 CALLE MERIDA NW
ALBUQUERQUE NM 87114

101006622126931312

WERCHOWSKY DANIEL H & NINA JU
607 S HILL ST
LOS ANGELES CA 90014

101006619728921211

RENTERIA JOE
10605 CALLE MERIDA NW
ALBUQUERQUE NM 87114

101006620327521208

WALTERS CHARLES K & TANYA M
10543 CALLE MERIDA NW
ALBUQUERQUE NM 87114

101006618927521215

MOLANDER TERRE L & SUSAN M
10532 CALLE GANDIA NW
ALBUQUERQUE NM 87114

FORM V: SUBDIVISION VARIANCES & VACATIONS

BULK LAND VARIANCE

(PUBLIC HEARING CASE)

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

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

VACATION OF PUBLIC RIGHT-OF-WAY

VACATION OF PUBLIC EASEMENT *not completed*

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

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.

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

SUBDIVISION DESIGN VARIANCE (VARIANCE FROM MINIMUM STANDARDS OF THE DEVELOPMENT PROCESS MANUAL)

SIDEWALK DESIGN VARIANCE

SIDEWALK WAIVER

- Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") 6 copies for unadvertised meetings. These actions are not approved through internal routing.
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the variance or waiver
- Any original and/or related file numbers are listed on the cover application

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

TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

- Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") 6 copies for unadvertised meetings. These actions are not approved through internal routing.
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the deferral or extension
- Any original and/or related file numbers are listed on the cover application

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

VACATION OF PRIVATE EASEMENT

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

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.

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

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

Billy J. Goolsby Applicant name (print)
Billy J. Goolsby Applicant signature / date 6/30/06



Form revised 4/03, 10/03 and JUNE 2005

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

Application case numbers
06DRB -00947
06DRB -00948

Sandy Handley 07/03/06
 Planner signature / date

Project # 1004994



**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 2, 2006**, beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1004994

06DRB-00947 Major-Vacation of Pub
Right-of-06DRB-00949 Major-Preliminary
Plat Approval
06DRB-00948 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES PA agent(s) for J D HOME BUILDER CORPORATION request(s) the above action(s) for all or a portion of Tract(s) B-2-B-1, PARADISE HEIGHTS (to be known as **SEVILLE SUBDIVISION, UNIT 7A**) zoned R-LT, located on KAYENTA BLVD NW, between CALLE GANDIA NW and NAVAJO DR NW containing approximately 2 acre(s). [REF: PROJECT #1001306] (A-10)

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

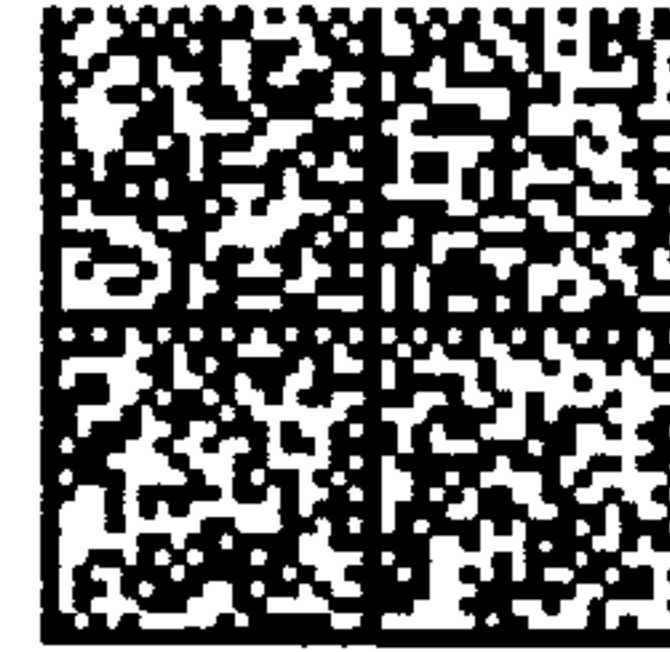

Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, JULY 17, 2006.



Planning Department

CITY OF ALBUQUERQUE



02 1A \$ 00.39⁰
0004329277 JUL 11 2006
MAILED FROM ZIP CODE 87102

101006619038021117

VANTAGE BUILDERS INC
8910 ADAMS ST NE
ALBUQUERQUE, NM 87113

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, August 2, 2006**, beginning at **9:00 a.m.** for the purpose of considering the following:

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Plat Approval
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MARK GOODWIN & ASSOCIATES PA agent(s) for J D HOME BUILDER CORPORATION request(s) the above action(s) for all or a portion of Tract(s) B-2-B-1, PARADISE HEIGHTS (to be known as SEVILLE SUBDIVISION, UNIT 7A) zoned R-LT, located on KAYENTA BLVD NW, between CALLE GANDIA NW and NAVAJO DR NW containing approximately 2 acre(s). [REF: PROJECT #1001306] (A-10)

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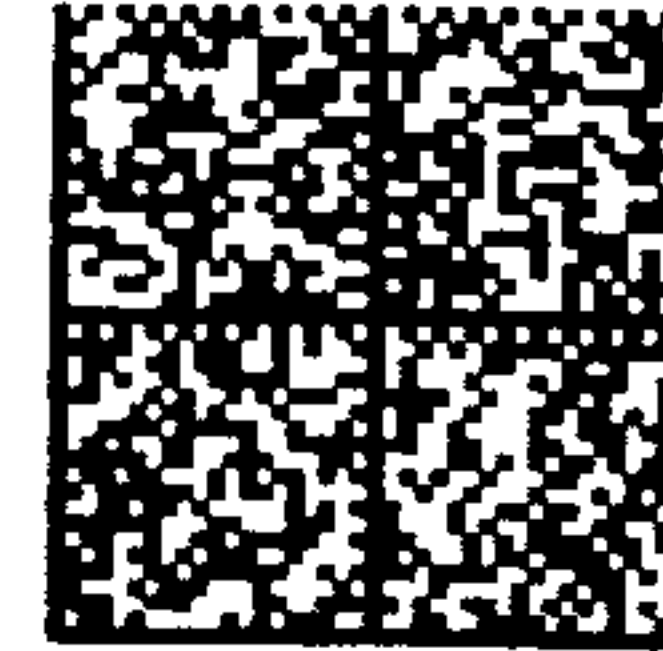
Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, JULY 17, 2006.



Planning Department

CITY OF ALBUQUERQUE



02 1A \$ 00.39⁰
0004329277 JUL 11 2006
MAILED FROM ZIP CODE 87102

101006619728921211

RENTERIA JOE
10605 CALLE MERIDA NW
ALBUQUERQUE NM 87114

DRB



P O Box 1293 Albuquerque, New Mexico 87103

ORIGINAL

INFRASTRUCTURE LIST

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

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

SEVILLE SUBDIVISION, UNIT 7

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

TRACT B-2-B-1, SEVILLE SUBDIVISION, UNIT 7

EXISTING LEGAL DESCRIPTION PRIOR TO PLATING ACTION

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
PAVING									
<input type="text"/>	<input type="text"/>	28' FF	Res Pvmt	Calle Merida	Calle Gandia	S R/W McMahon Blvd.	/	/	/
		4'	C & G (Both Sides) Sidewalk (Both Sides) (*)	(Stub)					
<input type="text"/>	<input type="text"/>	32' FF	Art Pvmt	Kayenta Blvd.	Existing Pvmt	Centerline McMahon Blvd.	/	/	/
		4'	C & G, Std. (West Side) C & G Median (West Side) Sidewalk (West Side)						
		100'	Left Turn Lane (West Side)						
<input type="text"/>	<input type="text"/>	32' FF	Art Pvmt	McMahon Blvd.	Centerline Kayenta	W End Subd	/	/	/
		6'	C & G, Std. (South Side) C & G, Median (South Side) Sidewalk (South Side)						
		(150')	(Left Turn Lane)						
WATER / NMUI									
<input type="text"/>	<input type="text"/>	8"	Waterline	Calle Merida	Calle Gandia	S R/W McMahon Blvd.	/	/	/
SANITARY SEWER / NMUI									
<input type="text"/>	<input type="text"/>	8"	SAS	Calle Merida	Calle Gandia	S R/W McMahon Blvd.	/	/	/

ORIGINAL

SIA Sequence #	COA DRC Project #

Size Type of Improvement Location From To

Private Inspector	City Inspector	City Cnst Engineer
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/

- * Sidewalks to be deferred.
- 1 Water Infrastructure to include valves, fittings, and firehydrants.
- 2 SAS Infrastructure to include manholes and service connections.
- 3 Storm Drain Infrastructure to appurtenances.
- 4 Street lights per DPM.
- 5 Grading and Drainage certification required per DPM (prior to Release of financial guaranty) to include walls as defined on the approved Grading Plan.
- 6 SIGNAGE PER DRC

AGENT / OWNER

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

Billy Goolsby
NAME (print)

[Signature]
DRB CHAIR - date

[Signature] 8/2/06
PARKS & GENERAL SERVICES - date

MARK GOODWIN & ASSOCIATES
FIRM

[Signature] 6/30/06
SIGNATURE - date

[Signature] 8-2-06
TRANSPORTATION DEVELOPMENT - date

[Signature] 8/2/06
UTILITY DEVELOPMENT - date

[Signature] 8/2/06
CITY ENGINEER - date

AMAFCA - date
[Signature] 8-1-06
- date

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

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER



D. Mark Goodwin & Associates, P.A.
Consulting Engineers

P.O. BOX 90606, ALBUQUERQUE, NM 87199
(505) 828-2200 FAX 797-9539

July 19, 2006

Ms. Sheran Matson
DRB Chairperson
City Of Albuquerque
Planning Department

**RE: Preliminary Plat Application for Seville, Unit 7A Subdivision
DRB Project # 1004994**

Dear Ms. Matson:

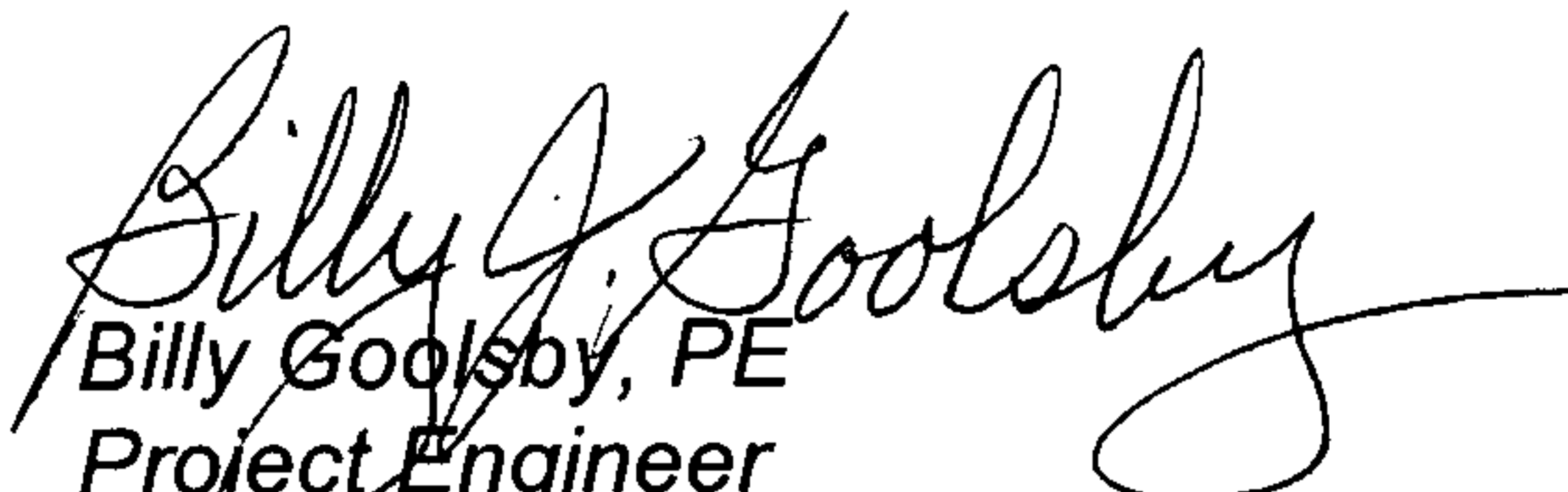
Attached herewith, are 5 copies of the original plat that created the subject tract being subdivided, the wall exhibit for the perimeter wall and the following discussion regarding Tract A of the new subdivision. This submittal is in response to the preliminary review staff comments received on 7/18/06. I apologize that I inadvertently left the wall exhibit out of the application package.

Tract A, shown as part of this subject subdivision, is the remnant from the creation of the 5 residential lots in this subdivision, the vacation of roadway easement and dedication for the right of way for McMahon Blvd. Upon recording of this plat and the plat for Anasazi Ridge, Unit 1, this remnant tract will be combined with Tract E of the Anasazi Ridge, Unit 1 plat and replatted into two residential lots in the Anasazi Ridge Subdivision.

I hope that these attachments and the discussion adequately comply with your requests and concerns in the staff comment letter. Should you need further information or discussion please advise.

Sincerely,

MARK GOODWIN & ASSOCIATES, PA

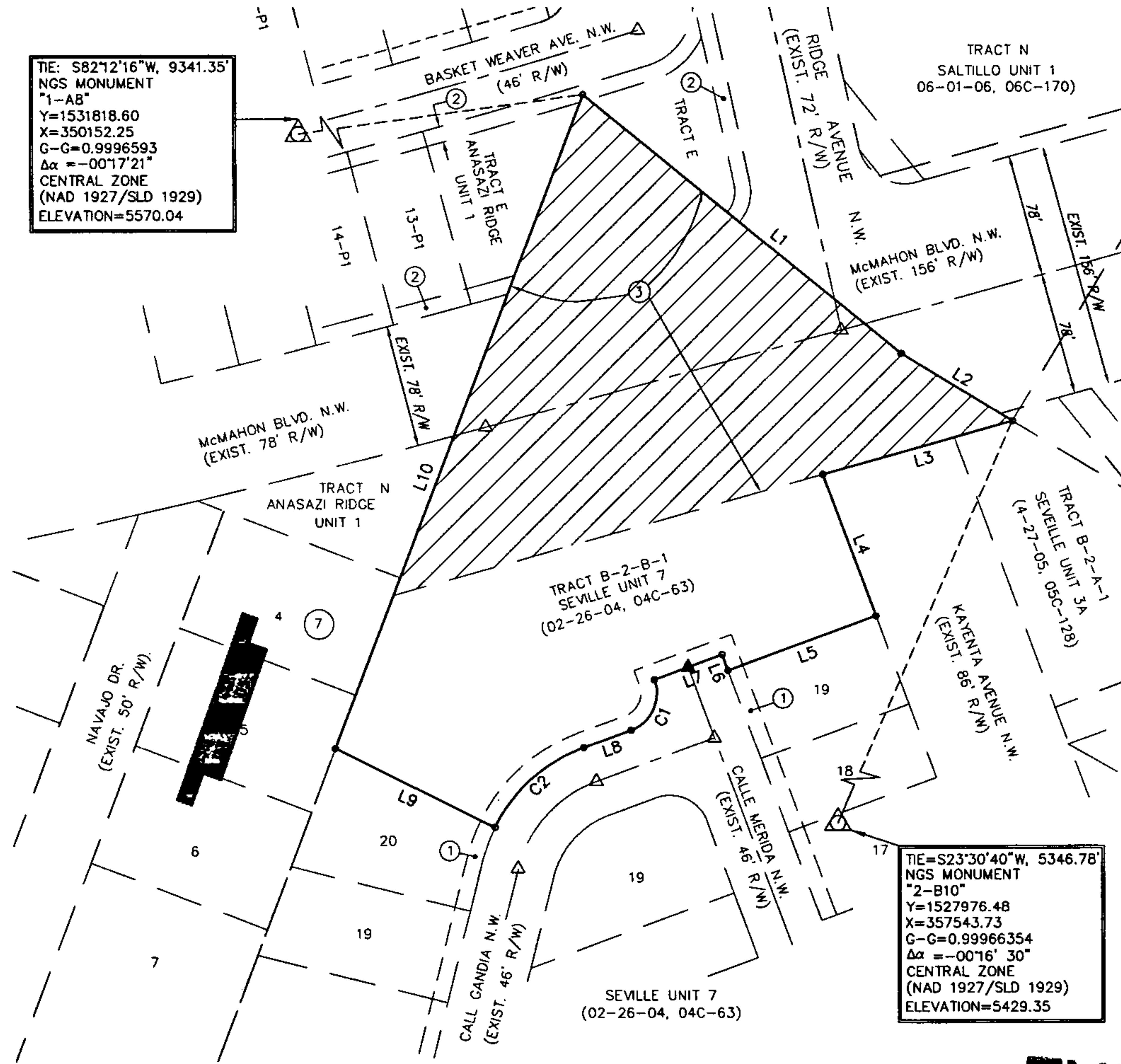

Billy Goolsby, PE
Project Engineer

BG

Vacation Exhibit

PLAT FOR
SEVILLE UNIT 7A
WITHIN THE
TOWN OF ALAMEDA GRANT
PROJECTED SECTION 3
TOWNSHIP 11 NORTH, RANGE 2 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JUNE, 2006

TIE=S82°12'16"W, 9341.35'
NGS MONUMENT
"1-AB"
Y=1531818.60
X=350152.25
G-G=0.9996593
Δα=-00°17'21"
CENTRAL ZONE
(NAD 1927/SLD 1929)
ELEVATION=5570.04



TIE=S23°30'40"W, 5346.78'
NGS MONUMENT
"2-B10"
Y=1527976.48
X=357543.73
G-G=0.99966354
Δα=-00°16'30"
CENTRAL ZONE
(NAD 1927/SLD 1929)
ELEVATION=5429.35

- NOTES:**
- Bearings are New Mexico State Plane Grid Bearings (Central Zone NAD 27).
 - Distances are ground distances: U.S. Survey foot.
 - Bearings and distances in parenthesis are record.
 - Basis of boundary are the following plats and documents of record entitled:
 PLAT OF "ANASAZI RIDGE UNIT 1" (_____)
 PLAT OF "SALTILLO UNIT 1", (06-01-06, 06C-170)
 PLAT OF "PARADISE HEIGHTS, UNIT FIVE", (03-12-73, D5-111)
 PLAT OF "PARADISE HEIGHTS, UNIT FIVE, TRACT B-1", (09-19-95, 95C-348)
 PLAT OF "SEVILLE", UNIT 7 (02-26-04, 04C-63)
 PLAT OF "SEVILLE, UNIT 3A", (04-27-05, 05C-128)
 PLAT OF "LANDS OF PARADISE HEIGHTS, L.L.C.", (06-24-03, 03C-189)
 "SPECIAL WARRANTY DEED" (04-27-95, BK. 95-10, PGS. 3147-3158)
 records of Bernalillo County, New Mexico.
 - Unless otherwise noted all corners are set Bathey marker "LS 14271" (TYP.).
 - This subdivision is within the New Mexico Utilities, Inc. franchise area. Water and Sanitary Sewer capabilities are based on the New Mexico Utilities, Inc. and not the City of Albuquerque's.
 - All lots shown with the P-1 designation shall conform to intermittent design criteria.
 - Tract "A" is reserved for future adjacent development.
 - No individual lots shall be allowed direct access to McMahon Boulevard, N.W. or Kayenta Avenue, N.W.
 - All street centerline monumentation shall be installed at all pc's, pt's, angle points and street intersections and shown thus (▲) and will be marked by (4") Aluminum Cap stamped: "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION DO NOT DISTURB PLS 14271"

- EASEMENTS:**
- Existing 10' Public Utility Easement (2-26-04, 04C-63)
 - Existing 10' Public Utility Easement (_____)
 - Existing Public Roadway Easement (12-20-00, 02C-310)
VACATED PER _____
 - New 10' Public Utility Easement granted with this plat.

EXISTING CONDITIONS

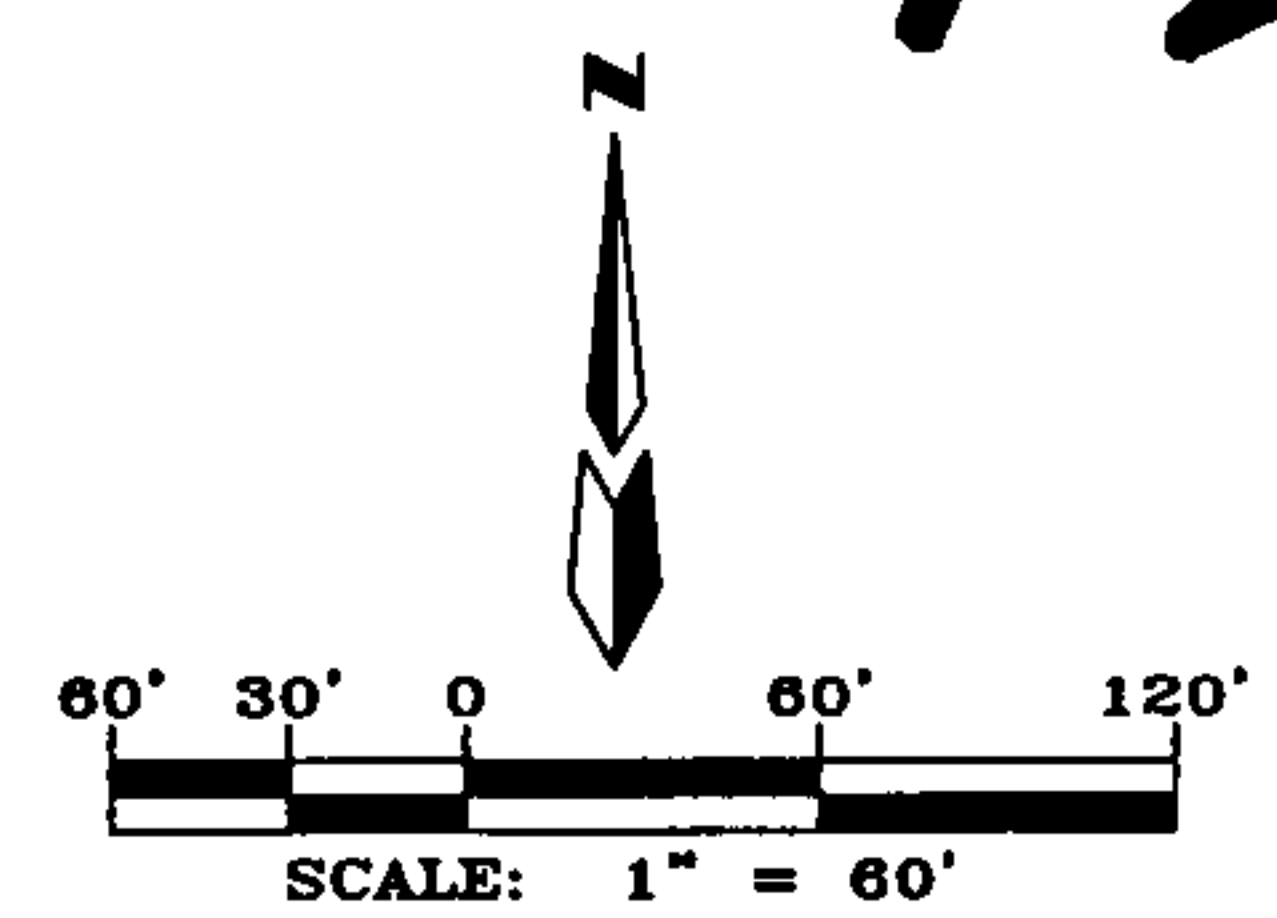
EXHIBIT B
Date: 08/02/06



Denotes existing public roadway easement vacated with this request

LINE	LENGTH	BEARING
L1	259.91	N50°42'59"W
L2	82.77	N58°42'53"W
L3	125.27	N74°12'49"E
L4	96.08	S20°19'56"E
L5	100.00	S69°40'05"W
L6	10.69	N20°19'56"W
L7	46.00	S69°40'05"W
L8	32.00	S69°40'05"W
L9	112.98	N63°34'57"W
L10	445.25	N20°49'18"E
L11	23.09	N74°41'06"E
L12	23.00	N69°40'05"E
L13	5.02	N20°19'56"W

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BRG	CHORD
C1	39.27	25.00	90°00'02"	25.00	N24°40'04"E	35.36
C2	77.75	103.00	43°15'02"	40.83	S48°02'34"W	75.92
C3	33.39	103.00	18°34'32"	16.84	S35°42'19"W	33.25
C4	44.36	103.00	24°40'30"	22.53	S57°19'50"W	44.02
C5	20.87	5000.00	0°14'21"	10.44	N74°48'16"E	20.87
C6	27.96	5078.00	0°18'56"	13.98	N75°24'03"E	27.96
C7	49.48	5078.00	0°33'30"	24.74	N74°57'50"E	49.48
C8	77.43	5078.00	0°52'25"	38.72	N75°07'18"E	77.43
C9	44.50	30.00	84°58'58"	27.48	N62°49'25"W	40.53
C10	17.77	30.00	33°56'50"	9.16	N57°42'40"E	17.52



CARTESIAN SURVEYS INC.
P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896-3050 Fax (505) 891-0244

Dwg: A6029FPS2-3.DWG	Drawn: RICHARD	Checked: WWP	Sheet 2 of 3
Scale: 1" = 60'	Date: 06/23/06	Job: A06029	

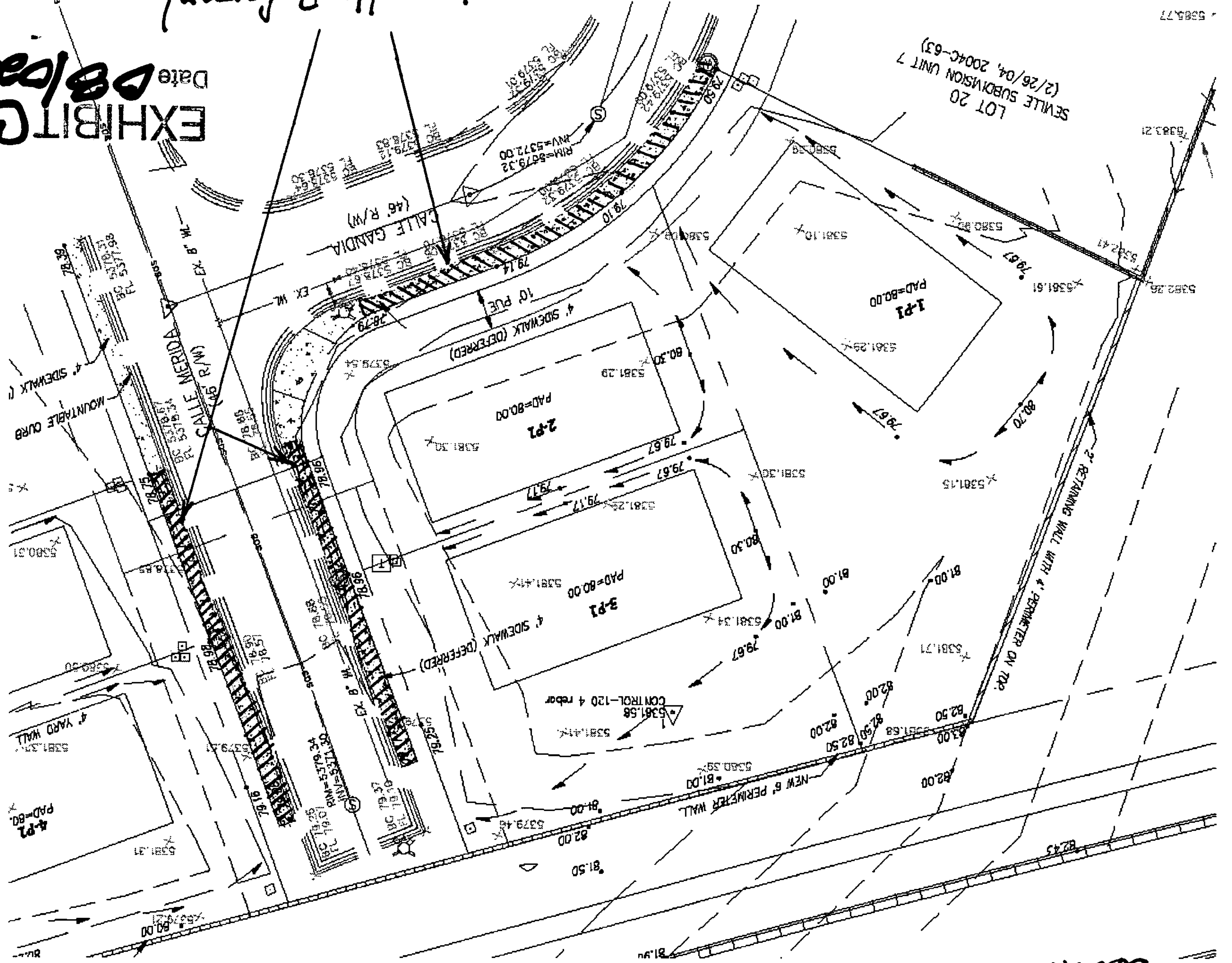
F:\A06029\FINAL PLAT\A6029FPS2-3.DWG, 6/23/2006 7:42:54 AM, PLOTTED BY RDR

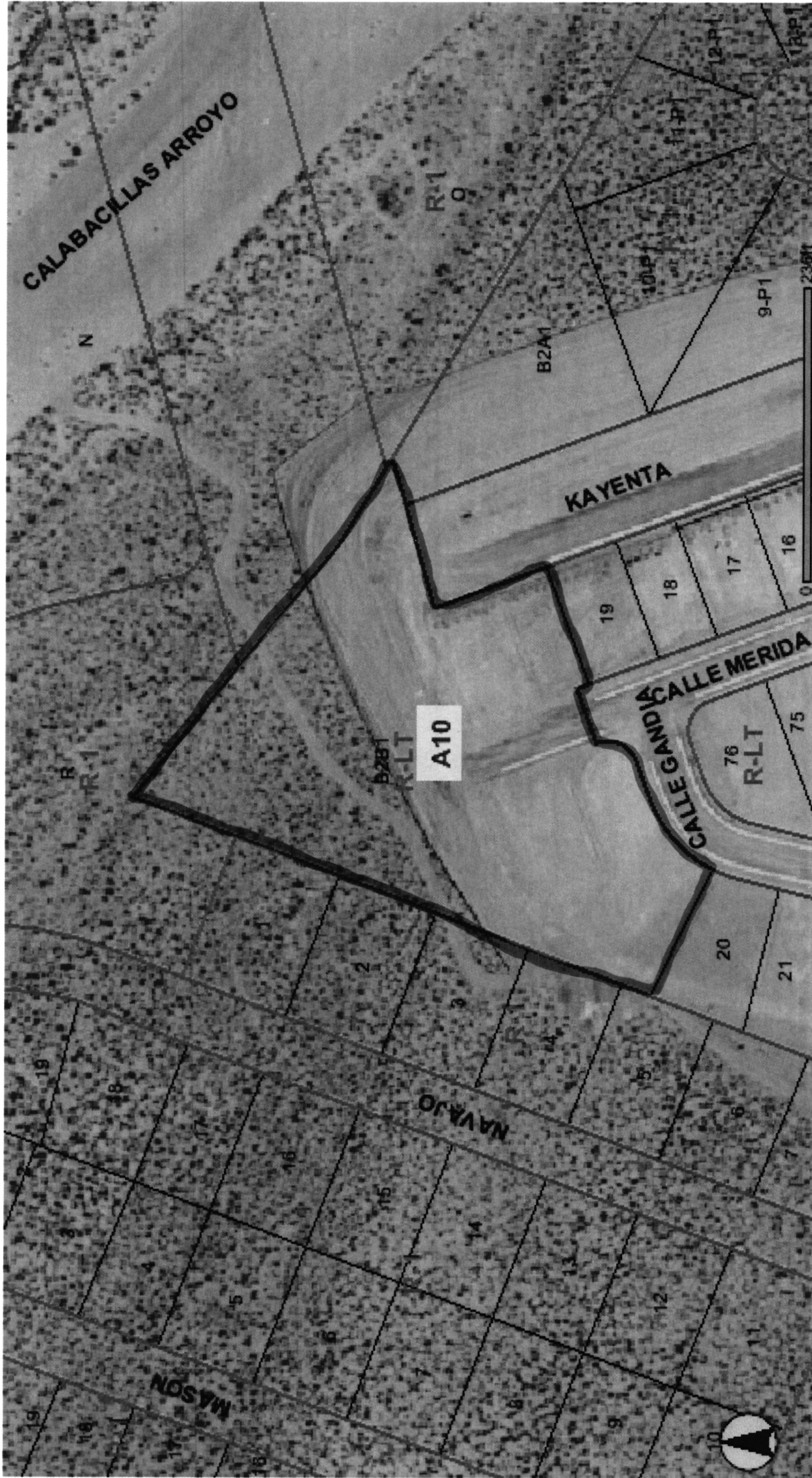
Seville Subd, Unit 7A

LOT 20
SEVILLE SUBDIVISION UNIT 7
(2/26/04, 2004C-63)

Sidewalk Deferral

EXHIBIT C
Date 08/04/04





#1
1004994
8-2-06

*** TX REPORT ***

TRANSMISSION OK

TX/RX NO 0553
CONNECTION TEL 9p7979539
SUBADDRESS
CONNECTION ID
ST. TIME 07/18 12:45
USAGE T 00'48
PGS. 2
RESULT OK



DEVELOPMENT REVIEW BOARD FAX FORM

TO: Silly Goolsby

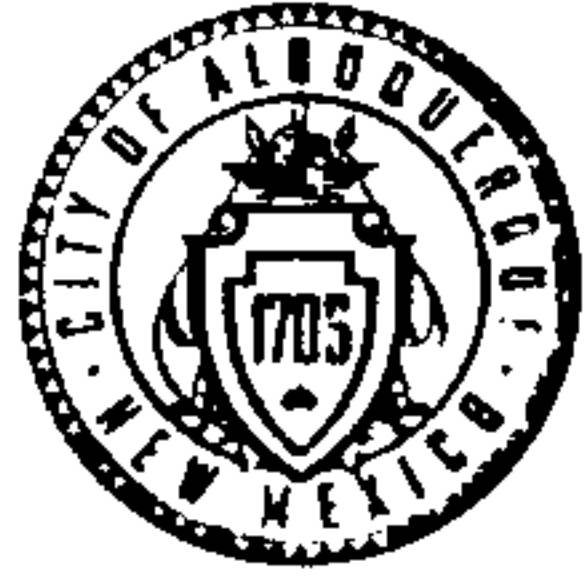
FAX NUMBER: 797-9539 # PAGES 2

SENT BY: Sheran Matson, DRB Chair DATE: 7/18/06

PHONE NUMBER: 924-3880 FAX # 924-3864

PROJECT NO: 1004994 APPLICATION NO: _____

My comments only.



**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 2, 2006**, beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1004994

06DRB-00947 Major-Vacation of Pub
Right-of-06DRB-00949 Major-Preliminary
Plat Approval
06DRB-00948 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES PA agent(s) for J D HOME BUILDER CORPORATION request(s) the above action(s) for all or a portion of Tract(s) B-2-B-1, PARADISE HEIGHTS (to be known as **SEVILLE SUBDIVISION, UNIT 7A**) zoned R-LT, located on KAYENTA BLVD NW, between CALLE GANDIA NW and NAVAJO DR NW containing approximately 2 acre(s). [REF: PROJECT #1001306] (A-10)

✓ The perimeter wall location map is missing from the wall design submittal.

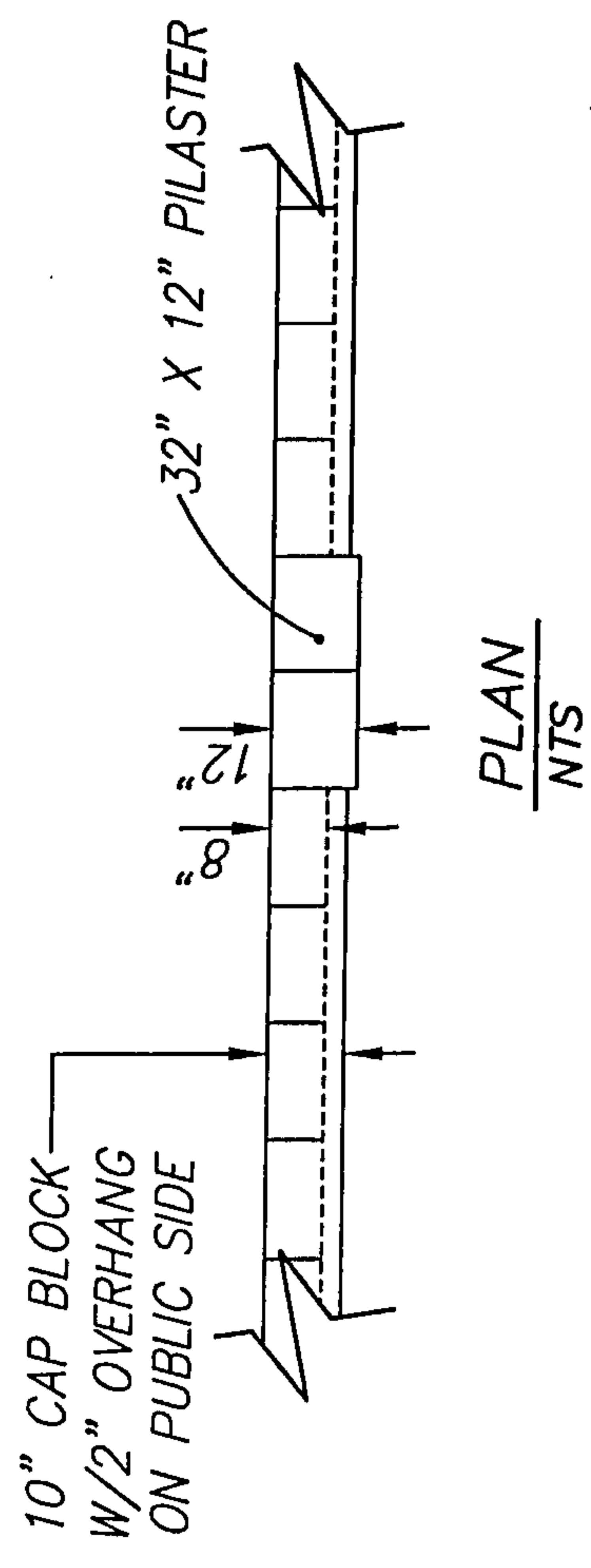
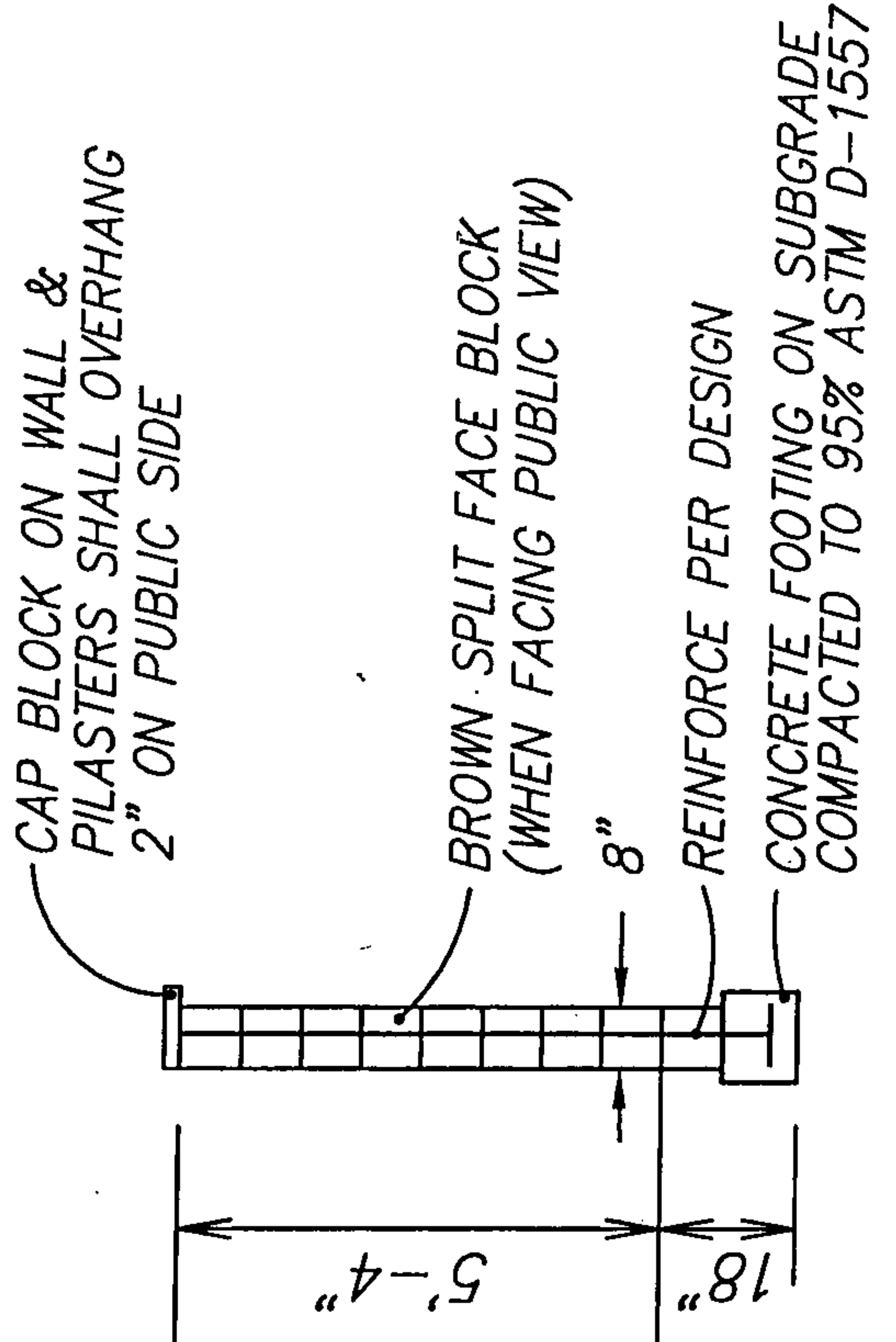
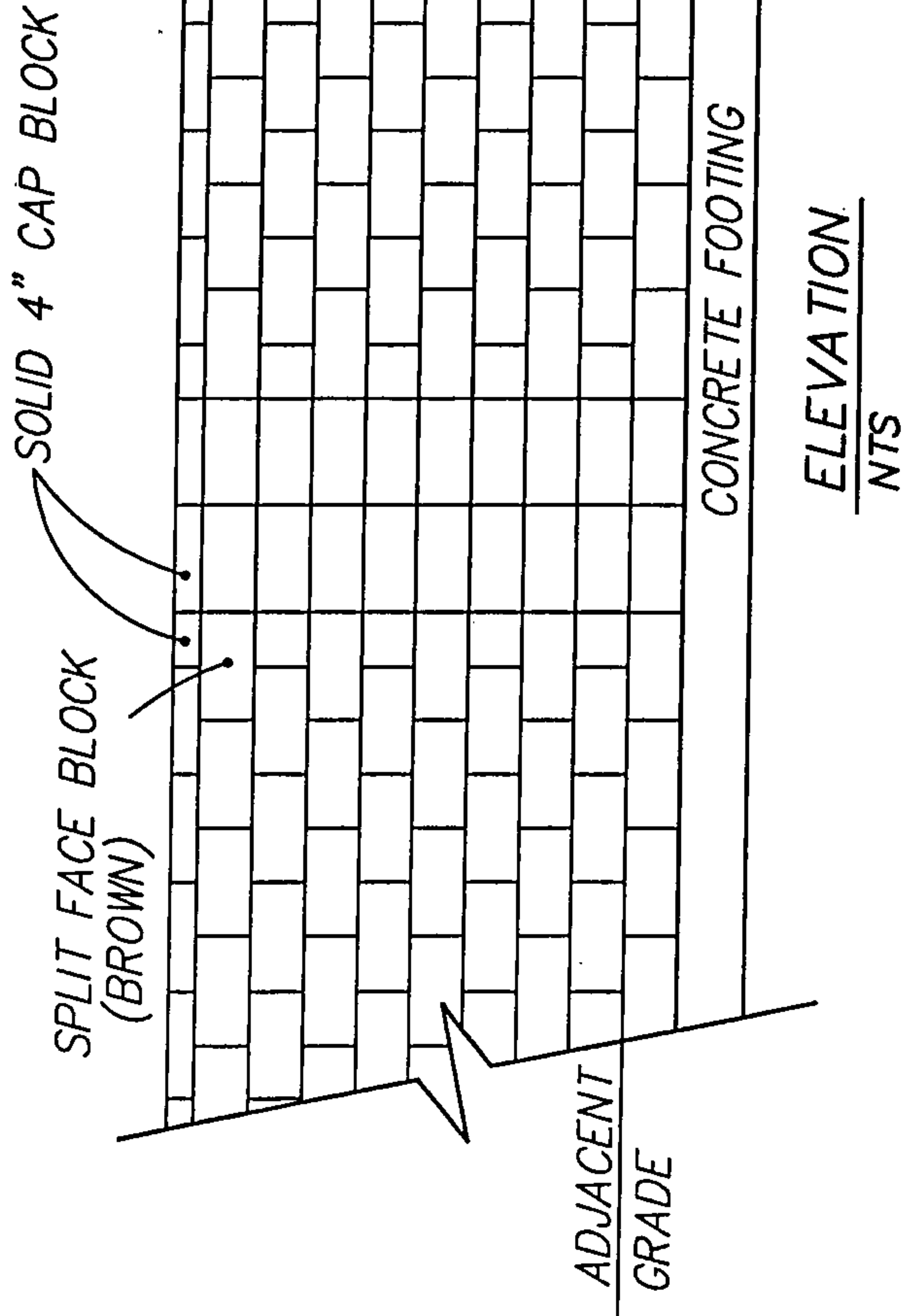
The wrong recorded plat was submitted. We need 5
✓ copies of the recorded plat establishing Tract B-2-B-1
Please give to Claire as soon as possible.

✓ What is the purpose of Tract A? Are there maintenance & beneficiaries needed?

✓ Planning has no objection to approval of the preliminary plat, vacation of right of way and temporary deferral of sidewalks as soon as the problems listed above are corrected.

✓ Be aware that any preliminary or final plat recorded on November 1, 2006 or thereafter must meet the requirements of R-06-76 regarding Pre-Development Facility Fee Agreements with APS.

Agents' View



Perimeter Wall Approved
[Signature]
DRB Chair
07/14/06
Date

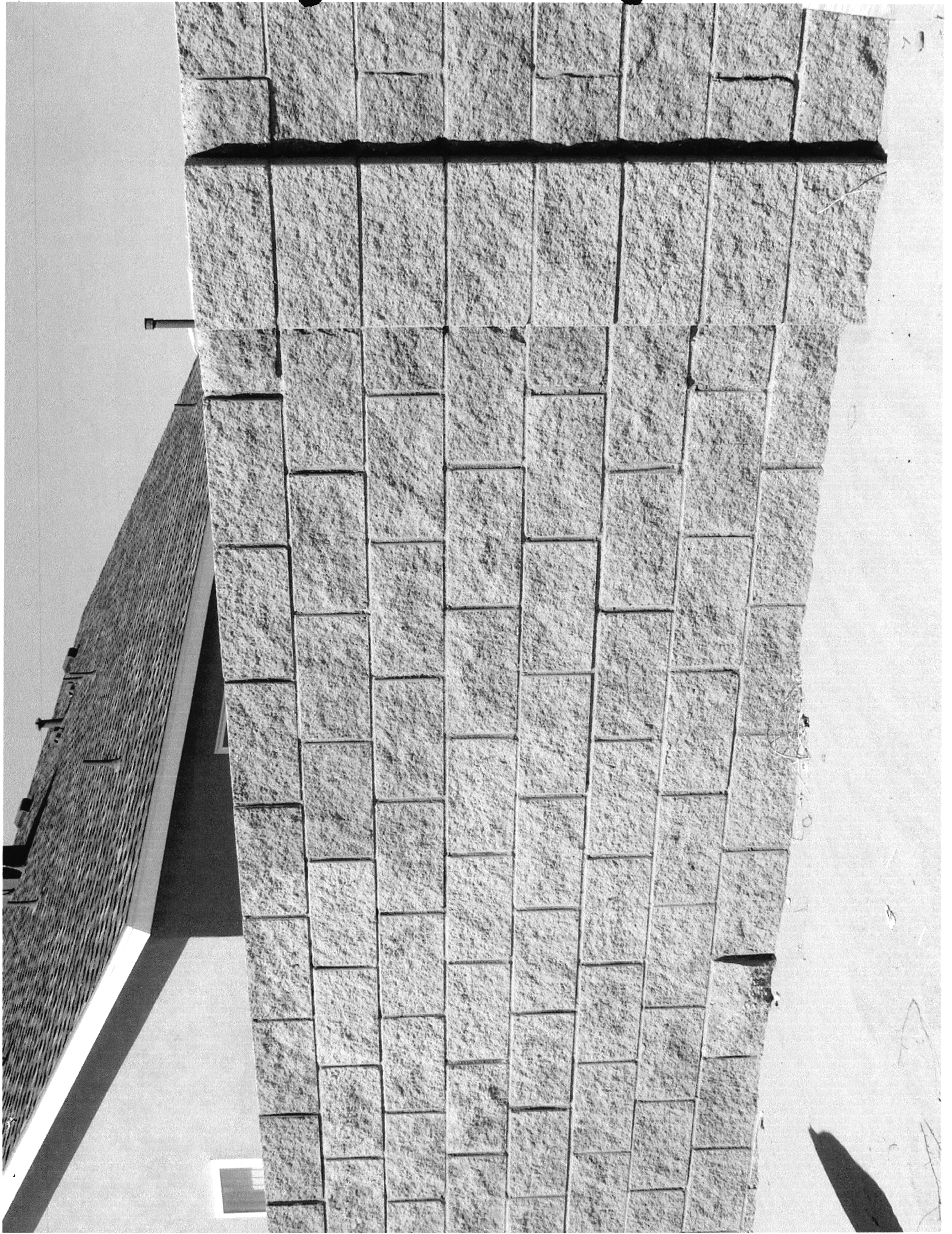
- NOTES:
1. CONTRACTOR TO PROVIDE ENGINEERING DESIGN FOR REINFORCED WALL & WALL FOOTING BASED ON THE SITE GEOTECHNICAL REPORT.
 2. MAXIMUM RETAINED HEIGHT FOR PERIMETER WALL IS 1'-6".
 3. MAXIMUM GARDEN WALL HEIGHT IS 6'-0".
 4. MAXIMUM HEIGHT FOR COMBINATION RETAINING AND GARDEN WALL IS 8'-0".
 5. MAXIMUM SPACING FOR WALL PILASTERS IS 20'.

dmg MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505) 828-2200, FAX (505) 797-9539

TITLE: SEVILLE SUBDIVISION - UNIT 7A
SITE PERIMETER WALL

LOCATION: AS SHOWN ON PERIMETER WALL PLAN

DRB PROJECT NO. 1004994
ZONE MAP NO. A-10-Z



City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE

- Storm Drainage Cost Allocation Plan

Supplemental form

- | | | |
|----------------------------|----------------------------|--|
| <input type="checkbox"/> S | <input type="checkbox"/> Z | ZONING & PLANNING |
| | | <input type="checkbox"/> Annexation |
| | | <input type="checkbox"/> County Submittal |
| <input type="checkbox"/> V | | <input type="checkbox"/> EPC Submittal |
| | | <input type="checkbox"/> Zone Map Amendment (Establish or Change Zoning) |
| <input type="checkbox"/> P | | <input type="checkbox"/> Sector Plan (Phase I, II, III) |
| | | <input type="checkbox"/> Amendment to Sector, Area, Facility or Comprehensive Plan |
| | | <input type="checkbox"/> Text Amendment (Zoning Code/Sub Regs) |
| | | <input type="checkbox"/> Street Name Change (Local & Collector) |
| <input type="checkbox"/> L | <input type="checkbox"/> A | APPEAL / PROTEST of... |
| <input type="checkbox"/> D | | <input type="checkbox"/> 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: JD Home Builder Corp. PHONE: 505-235-8298
 ADDRESS: P.O. Box 90218 FAX: _____
 CITY: Albuquerque STATE NM ZIP 87199 E-MAIL: _____
 Proprietary interest in site: Developer/owner List all owners: Jeff Dorwart, President
 AGENT (if any): Mark Goodwin & Associates, PA PHONE: 828-2200
 ADDRESS: P.O. Box 90606 FAX: 797-9539
 CITY: Albuquerque STATE NM ZIP 87199 E-MAIL: _____

DESCRIPTION OF REQUEST: Seville, Unit 7; Preliminary Plat / ~~Final Plat~~ Approval, Vacation of Public R/W easement, Temp SW Def.

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

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

Lot or Tract No. Tract B-2-B-1, Seville Subdivision, Unit 7A Block: _____ Unit: _____
 Subdiv. / Addn. Paradise Heights
 Current Zoning: R-LT ~~RP~~ AM Proposed zoning: Same
 Zone Atlas page(s): A-10 No. of existing lots: 1 No. of proposed lots: 1 TRACT / 5 LOTS
 Total area of site (acres): 2.1132 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? _____

UPC No. 1010 066 195 322 21150 MRGCD Map No. _____

LOCATION OF PROPERTY BY STREETS: On or Near: SW Corner McMahon Blvd. & Kayenta Blvd. NW

Between: Kayenta Blvd NW and Approx. 280ft. west.

CASE HISTORY: CALLE GRANDIA NW NAVAJO DR. NW

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

DRB Project No. 1000630 - 1001306

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

SIGNATURE Billy J. Goolsby DATE 6/30/06
 (Print) Billy J. Goolsby _____ 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 - 00947

06DRB - 00948
06DRB - 00949

Action

VIRW
ADV
CME
TDS
PP

S.F.

Y

Fees

\$ 300.00
 \$ 75.00
 \$ 20.00
 \$ 0.00
 \$ 565.00 + 185.00
 Total
 \$ 960.00

Hearing date 08/02/06

Sandy Handley 07/03/06

Project #

1004994

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

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

MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL

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

Preliminary plat approval expires after one year.

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

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

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

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

Amended preliminary plat approval expires after one year.

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

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

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

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

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

Lisa Anglada for Billy Goodby
Applicant name (print)
[Signature]
Applicant signature / date



Form revised 11/04 and JUNE 05

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

Application case numbers
06DRB - 00949

Sandy Handley
Planner signature / date
Project # 1004994

FORM V: SUBDIVISION VARIANCES & VACATIONS

BULK LAND VARIANCE

(PUBLIC HEARING CASE)

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

VACATION OF PUBLIC RIGHT-OF-WAY

VACATION OF PUBLIC EASEMENT *not completed*

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

SUBDIVISION DESIGN VARIANCE (VARIANCE FROM MINIMUM STANDARDS OF THE DEVELOPMENT PROCESS MANUAL)

SIDEWALK DESIGN VARIANCE

SIDEWALK WAIVER

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

TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

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

VACATION OF PRIVATE EASEMENT

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

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

Billy J. Goolsby Applicant name (print)
Billy J. Goolsby Applicant signature / date 6/30/06

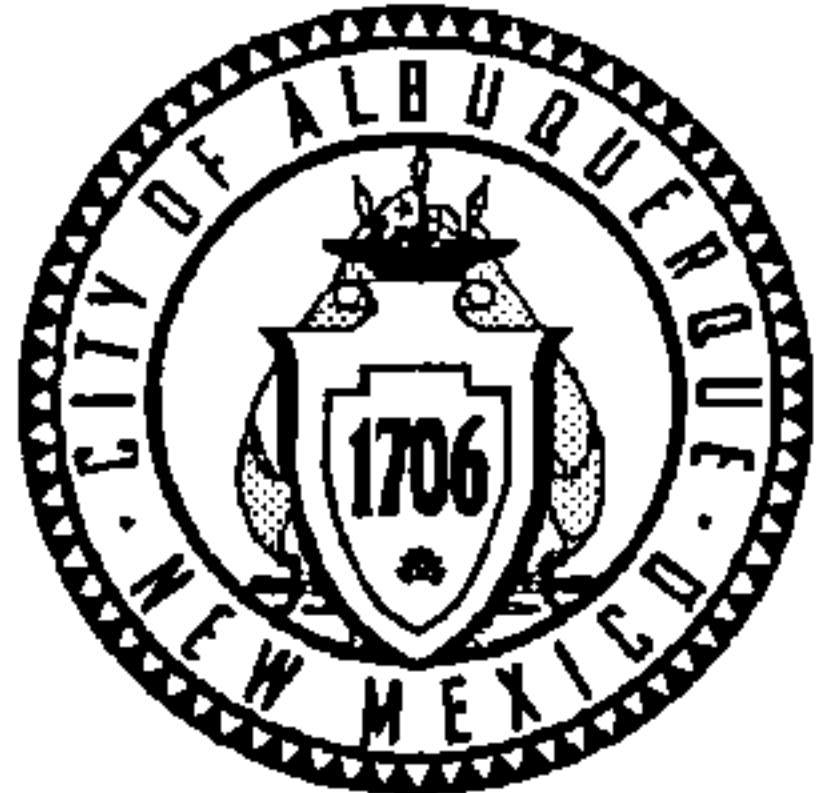
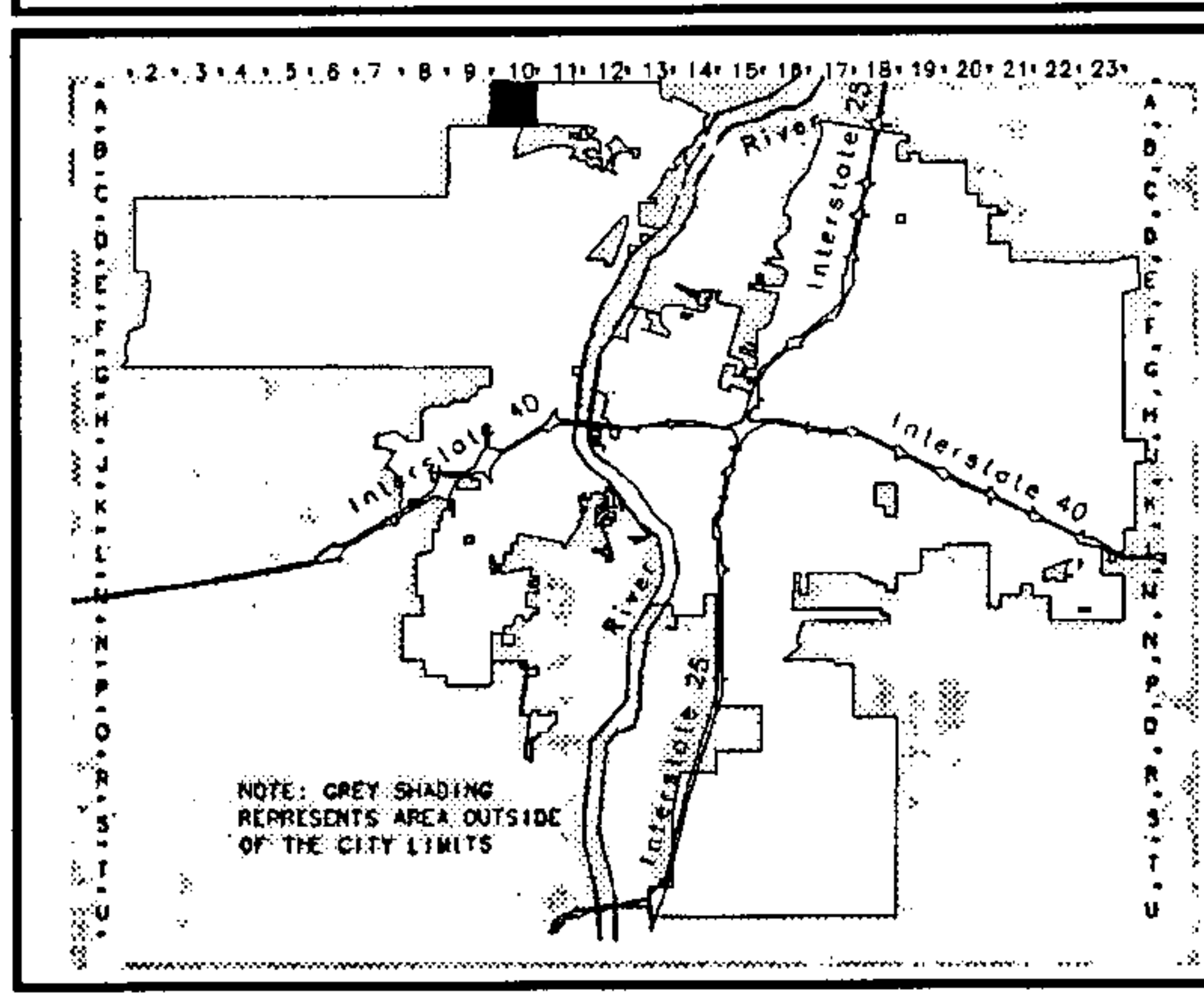
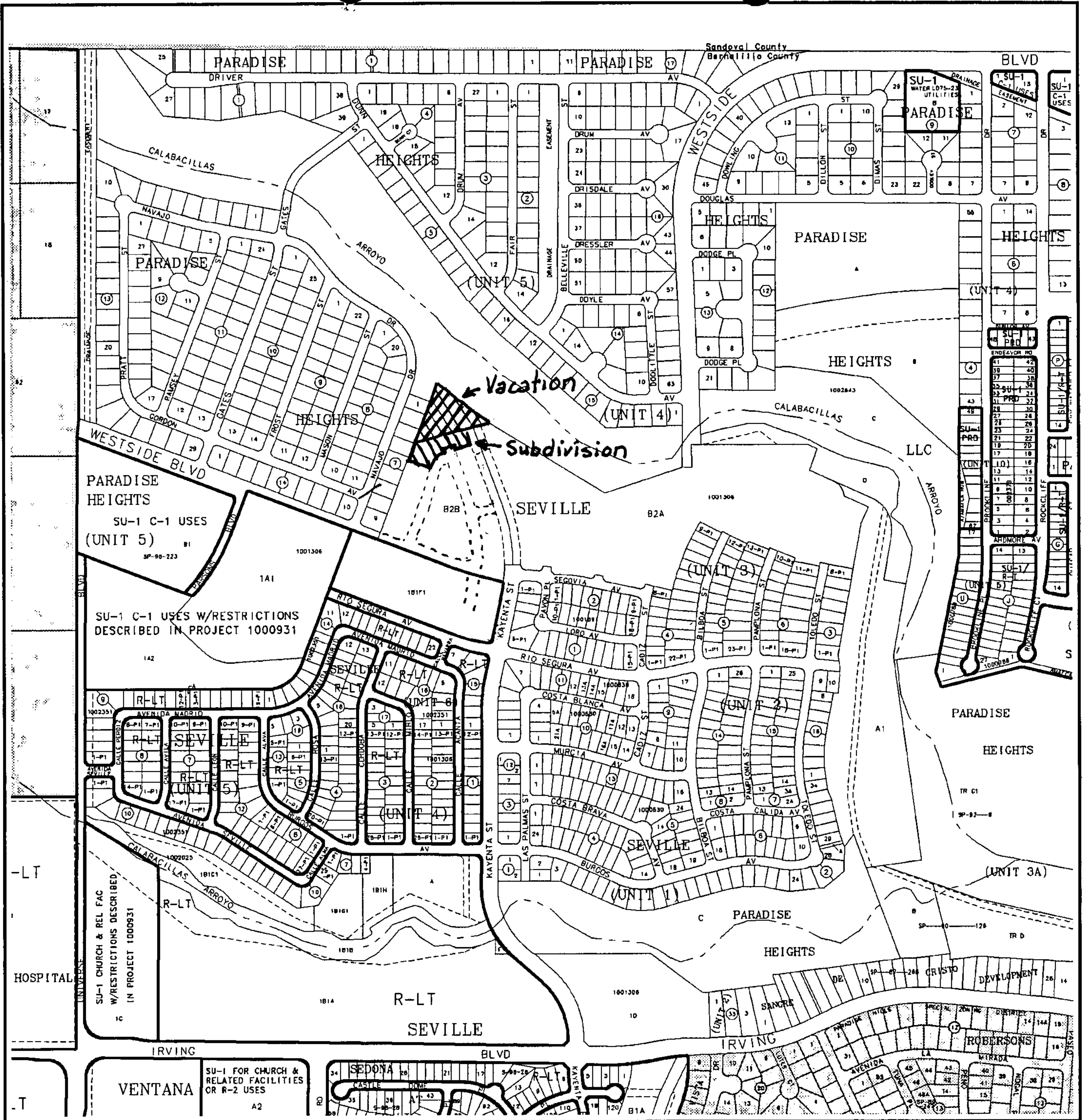


Form revised 4/03, 10/03 and JUNE 2005

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

Application case num here
06DRB - 00947
06DRB - 00948

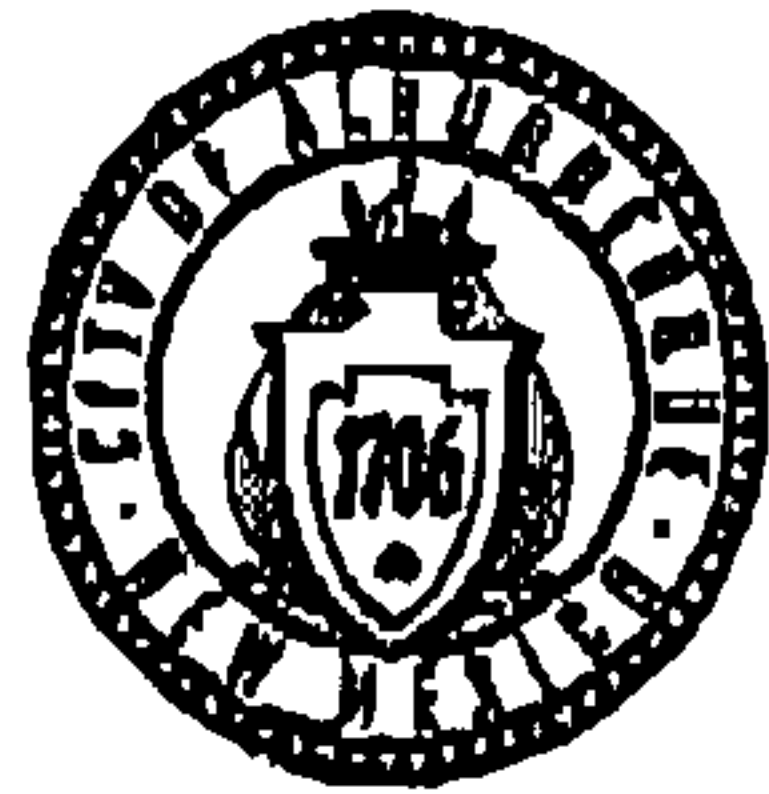
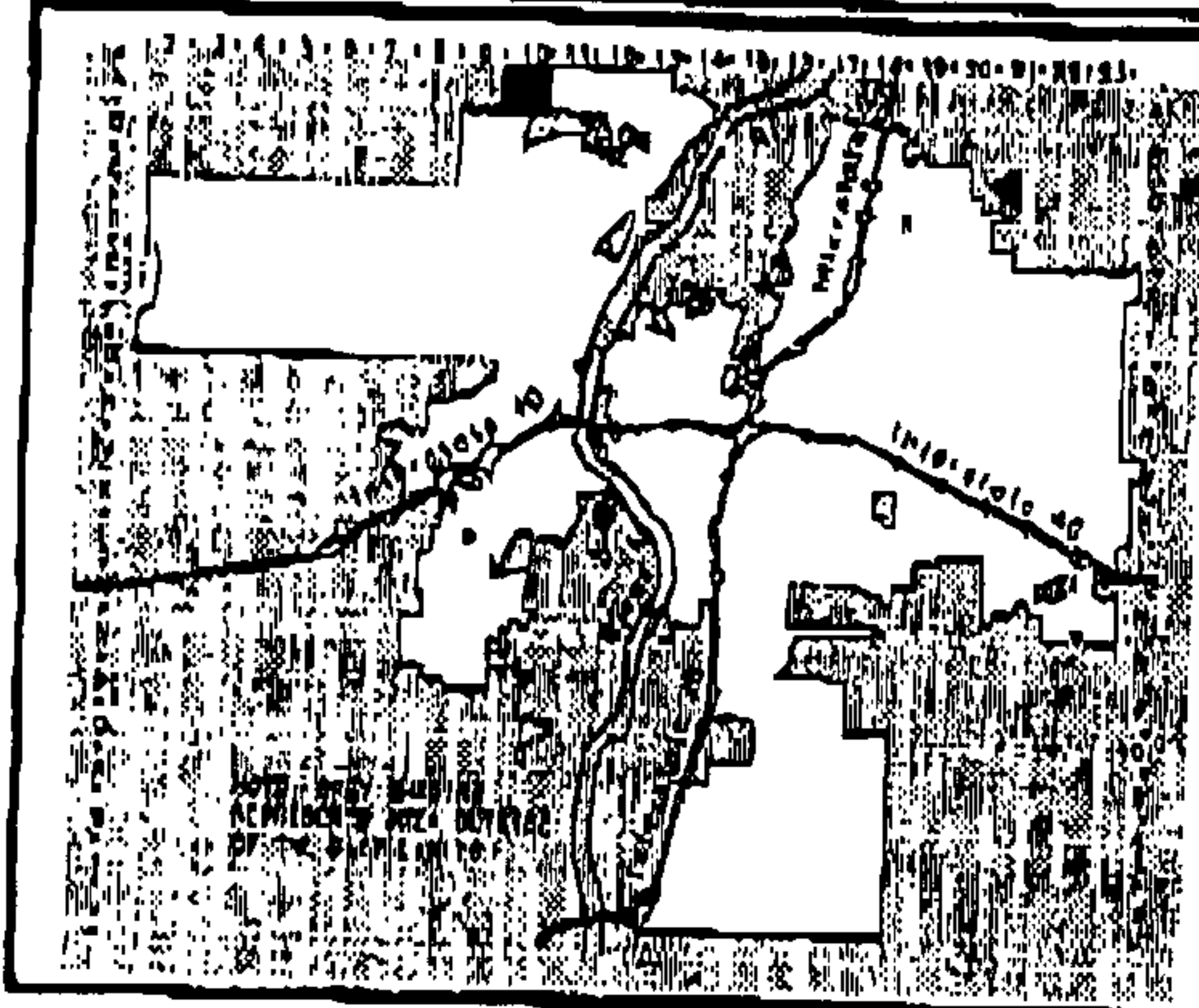
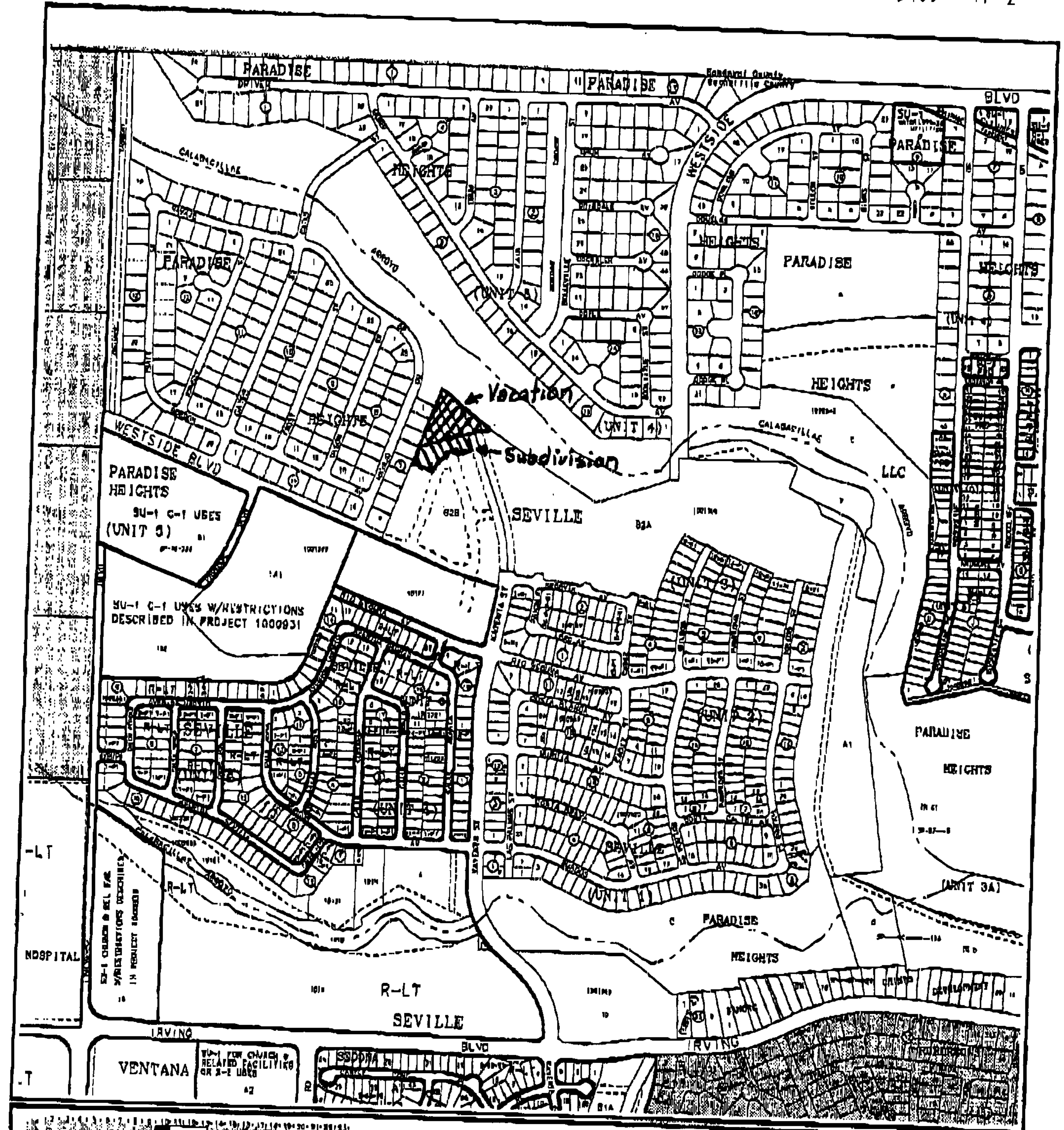
Sandy Handley 07/03/06
 Planner signature / date
Project # 1004994



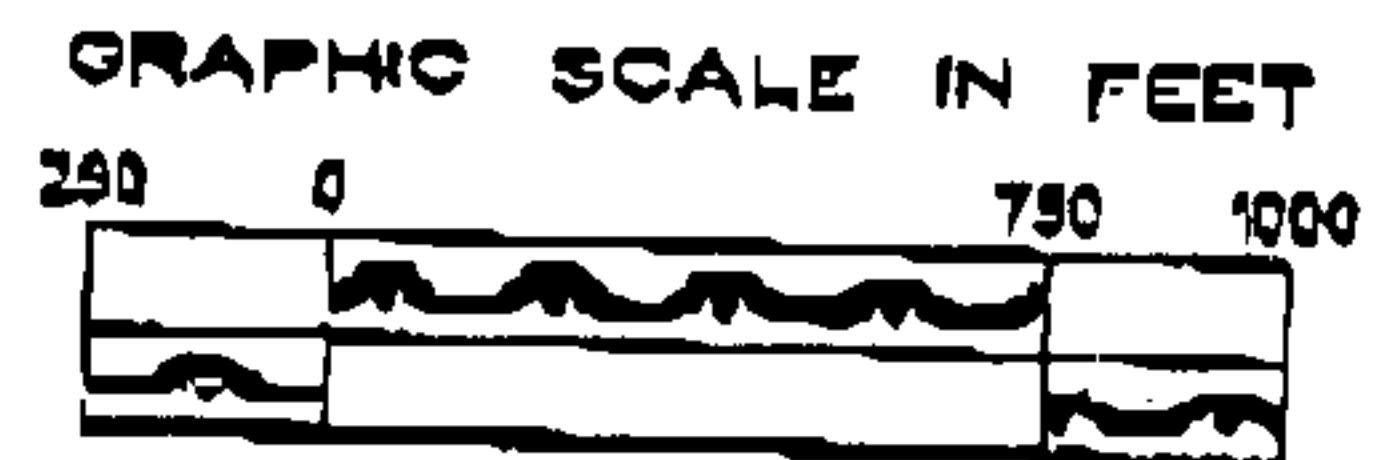
Albuquerque **G**eographic **I**nformation **S**ystem
PLANNING DEPARTMENT
 © Copyright 2003



Zone Atlas Page
A-10-Z
 Map Amended through November 01, 2003



AMERICAN GEOPHYSICS INTERNATIONAL, INC.
PLANNING DEPARTMENT
© Copyright 2006



Zone Atlas Page

A-10-Z

Map Amended through November 03, 2003



D. Mark Goodwin & Associates, P.A.
Consulting Engineers

P.O. BOX 90606, ALBUQUERQUE, NM 87199
(505) 828-2200 FAX 797-9539

June 30, 2006

Ms. Sheran Matson
DRB Chair
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

Re: Seville Subdivision, Unit 7A

Dear Ms. Matson:

Attached hereto is our request for approval of the preliminary plat, right-of-way vacation and sidewalk deferral for the referenced project.

The requested action will subdivide 1 Tract into 6 Lots and public right-of-way for McMahon Blvd. Zoning for this 2.1132 acre site is R-LT south of McMahon Blvd. and R-1 for the portion north of McMahon Blvd. Primary access to the site will be off of Calle Merida, NW and Calle Gandia, NW from the Seville Subdivision adjacent to the south of the site. Internal streets will be public, and as such, will be built per DPM requirements. Construction of internal sidewalks is to be deferred so they aren't damaged during home construction.

A perimeter wall exhibit is enclosed, herewith. The attached picture shows the existing perimeter wall for Seville Subdivision of which this subdivision is part. The wall as shown will be continued around this portion to complete the perimeter of Seville.

Water and sewer service to this site will be supplied by New Mexico Utility Inc.

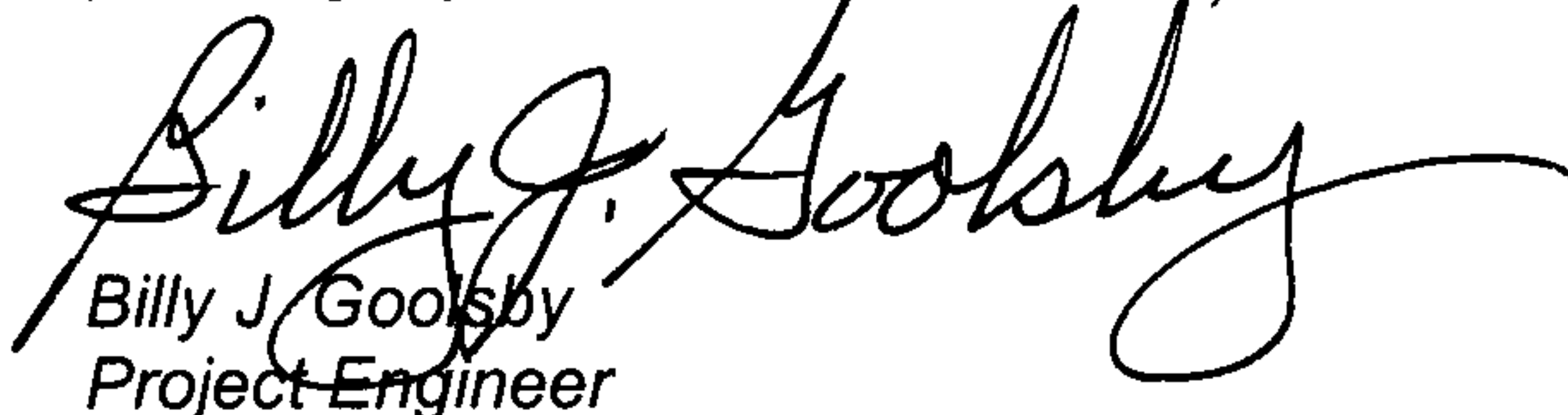
A site Drainage Report has been submitted to the City of Albuquerque which identifies the proposed drainage infrastructure necessary in developing this site.

Public utility easements are to be granted with this platting action.

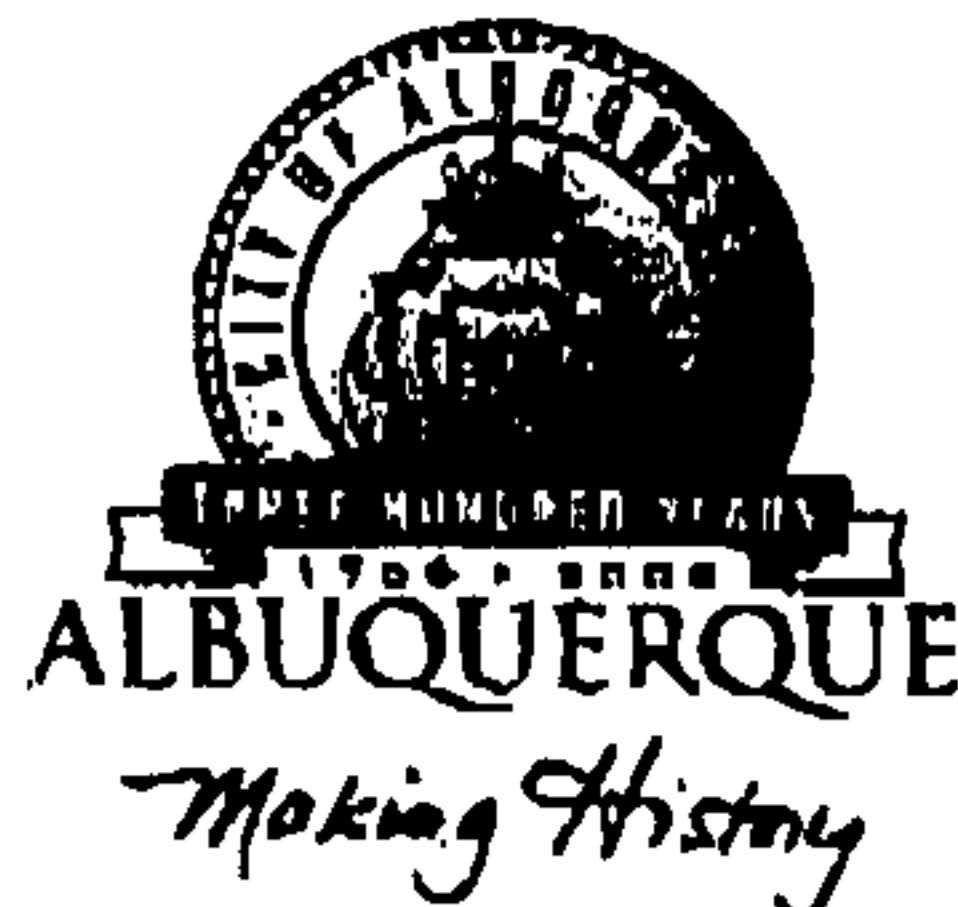
Please feel free to call me if you have any questions.

Sincerely,

MARK GOODWIN & ASSOCIATES, PA


Billy J. Goolsby
Project Engineer

BJG/bg



City of Albuquerque

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

Date: June 30, 2006

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

This letter will serve to notify you that on June 30, 2006
(date)

TO CONTACT NAME: Susan Rasinski
COMPANY/AGENCY: Mark Goodwin & Associates
ADDRESS/ZIP: RD. Box 90606
PHONE/FAX #: 828-2200 / 797-9539 FAX

Contacted the Office of Neighborhood Coordination requesting the contact names for any Recognized Neighborhood Associations affected by their request concerning a Zoning Action or Site Development Plan, etc. at Legal Description is tract B-2-B1, Sevilla, Unit 7
zone map page(s) A-10-2.

Our records indicate that as of 6-30-06, there were no Recognized
(date)
Neighborhood Associations in this area.

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

Sincerely,



OFFICE OF NEIGHBORHOOD COORDINATION

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

PAID RECEIPT

APPLICANT NAME JD HOME BUILDER CORP
 AGENT MARK GOODWIN & ASSOC.
 ADDRESS PO BOX 90606
 PROJECT & APP # 1004994/06DRB949
 PROJECT NAME TRB-2-B-1, SEVILLE UNIT 7A

DUPLICATE
 City of Albuquerque
 Treasury Division

7/6/2006 11:06AM LOC: ANNX
 RECEIPT# 00065447 WSH 007 TRANSH 0016
 ACCOUNT 441006 Fund 0110 TRSNAL
 Activity 4983000 \$185.00
 TRANS AMT \$185.00
 J24 MISC \$0.00
 CK CHANGE

- \$ 441032/3424000 Conflict Management Fee
- \$ 185.00 441006/4983000 DRB Actions
- \$ 441006/4971000 EPC/AA/LUCC Actions & All Appeals
- \$ 441018/4971000 Public Notification
- \$ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY***
 Major/Minor Subdivision Site Development Plan Bldg Permit
 Letter of Map Revision Conditional Letter of Map Revision
 Traffic Impact Study
- \$ 185.00 TOTAL AMOUNT DUE

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

D. MARK GOODWIN AND ASSOCIATES, P.A.
 P.O. BOX 90606
 ALBUQUERQUE, NM 87199
 (505) 828-2200

DATE July 1, 06 95-681/1070

PAY TO THE ORDER OF City of Albuquerque \$ 185.00

One hundred eighty five NO/100 DOLLARS

BANK OF THE WEST
 5901 MENAUL BLVD. NE
 ALBUQUERQUE, NM 87110

FOR Seville Unit 7A Susan Pasulka

000853 107006813 283007003

Thank You

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

PAID RECEIPT

APPLICANT NAME JD HOME BUILDER CORP
 AGENT MARK GOODWIN & ASSOCIATES PA
 ADDRESS PO BOX 90606
 PROJECT & APP # 1000630/06DRB 00947, 00949, 00949
 PROJECT NAME SEVILLE SUBDIVISION, UNIT 7

City Of Albuquerque
Treasury Division

7/3/2006 3:51PM LOC: ANNX
 RECEIPT# 00060742 WSH# 008 TRANSH# 0036
 Account 441018 Fund 0110
 Activity 4971000 TRSLJS
 Trans Amt \$1,060.00
 J24 Misc

\$75.00
Thank You

- \$ 20.00 441032/3424000 Conflict Management Fee
- \$ 865.00 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
- \$ 960.00 TOTAL AMOUNT DUE

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

7/3/2006 3:51PM LOC: ANNX
 RECEIPT# 00060741 WSH# 008 TRANSH# 0036
 Account 441006 Fund 0110
 Activity 4983000 TRSLJS
 Trans Amt \$1,060.00
 J24 Misc

City Of Albuquerque
Treasury Division

City Of Albuquerque
Treasury Division

7/3/2006 3:51PM LOC: ANNX
 RECEIPT# 00060740 WSH# 008 TRANSH# 0036
 Account 441032 Fund 0110
 Activity 3424000 TRSLJS
 Trans Amt \$1,060.00
 J24 Misc

Counterreceipt Doc 6/21/04

\$865.00
Thank You

\$20.00
Thank You

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

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

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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

4. TIME

Signs must be posted from JULY 18th, 2006 to AUGUST 2nd, 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.

Silly J. Lushley
(Applicant or Agent)

7/03/06
(Date)

I issued 1 signs for this application, 07/03/06 *Sandy Handley*
(Date) (Staff Member)

DRB PROJECT NUMBER: 1004994