



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-70262 (P&F)
Project Name: UNIVERSITY HEIGHTS
Agent: WAYJOHN SURVEYING INC

Project # 1005443
Phone No.: 255-2052

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 10/2/07 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

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



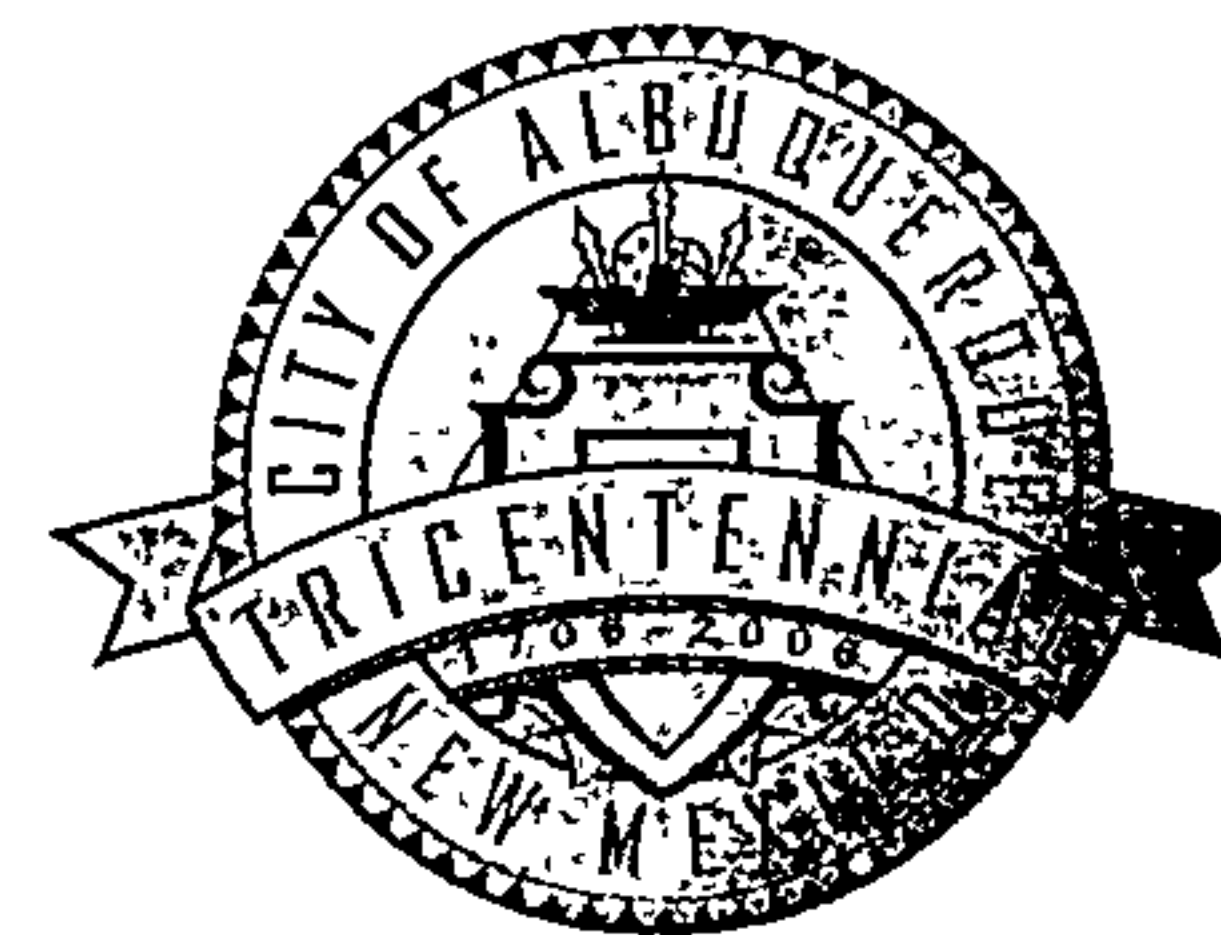
Planning must record this plat. Please submit the following items:

- The original plat and a mylar copy for the County Clerk.
- Tax certificate from the County Treasurer.
- Recording fee (checks payable to the County Clerk). RECORDED DATE: _____
- Tax printout from the County Assessor.

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

Project Number 1005443

CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1005443

AGENDA ITEM NO: 10

SUBJECT:

Final Plat
Preliminary Plat

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

An approved drainage report dated 9-27-07 is on file for Preliminary Plat approval.

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APPROVED ; DENIED ___; DEFERRED ___; COMMENTS PROVIDED ___; WITHDRAWN ___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
(K-16/D073 – 213 VASSAR DR SE)

DATE: OCTOBER 3, 2007
505-924-3986

10



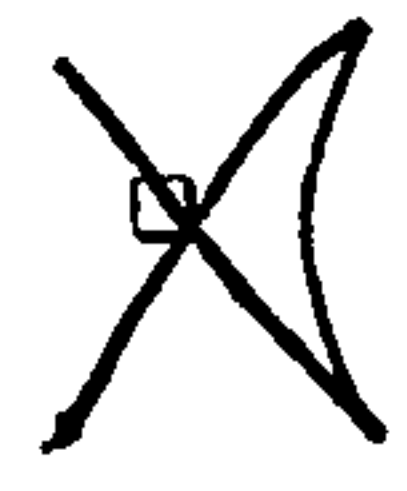
COMPLETED 10/08/07 SH
DRB CASE ACTION LOG (PREL & FINAL)
REVISED 9/28/05

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-70262 (P&F)	Project # 1005443
Project Name: UNIVERSITY HEIGHTS	
Agent: WAYJOHN SURVEYING INC	Phone No.: 255-2052

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 10/2/07 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

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



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

Project Number 1005443

CITY OF ALBUQUERQUE



PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1005443

AGENDA ITEM NO: 12

SUBJECT:

Final Plat
Preliminary Plat

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

P.O. Box 1293

An approved drainage report must be on file prior to Preliminary Plat approval.

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION:

10-3-07

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: SEPTEMBER 26, 2007
505-924-3986

0

**CITY OF ALBUQUERQUE
Planning Department
September 26, 2007
DRB COMMENTS**

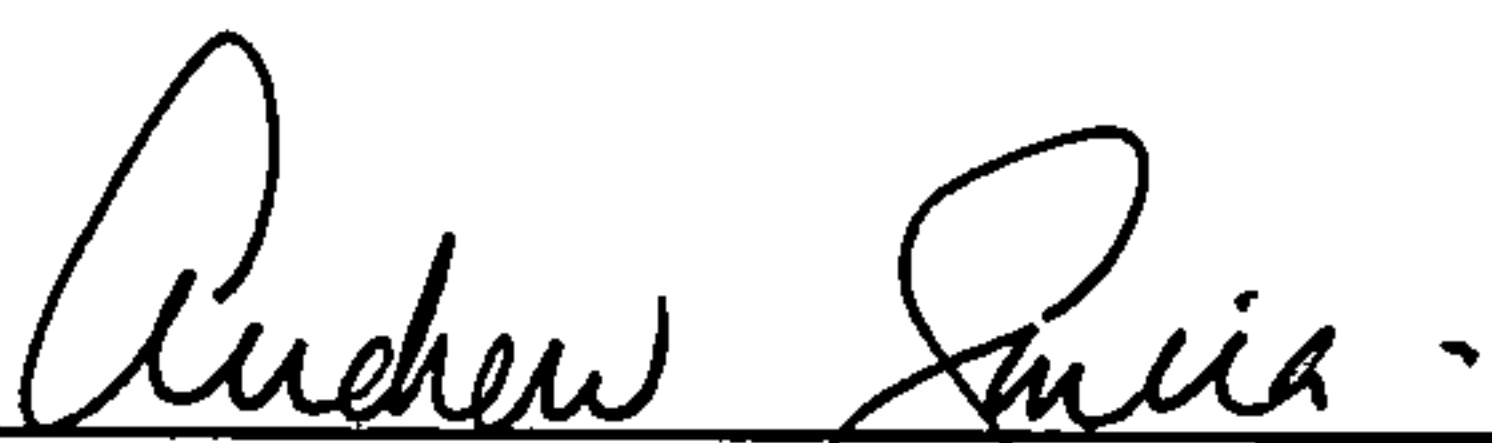
ITEM # 12

PROJECT # 1005443

APPLICATION # 07-70262

RE: Lots 17 & 18, Block 23, University heights/p&f

Planning has no objection to this request, but will take delegation to record the plat.



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

5443

DXF Electronic Approval Form

DRB Project Case #: 1005443

Subdivision Name: UNIVERSITY HEIGHTS BLOCK 23 LOTS 17A 17B 18A 18B

Surveyor: THOMAS D JOHNSTON

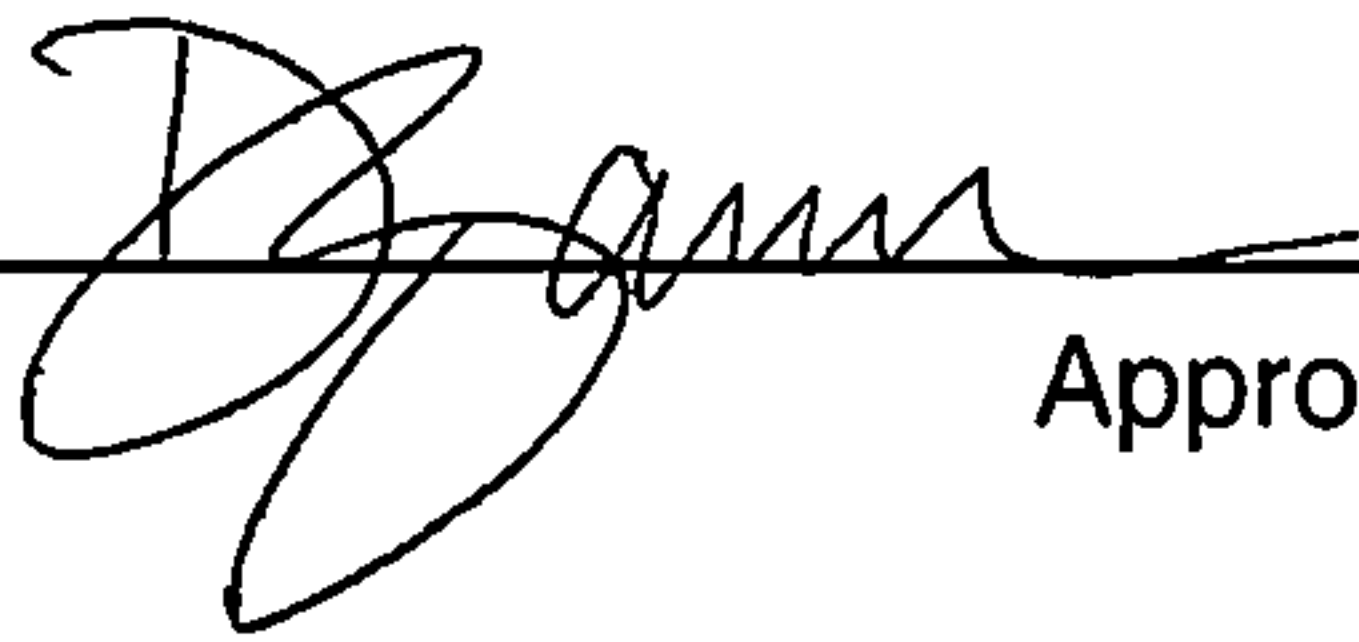
Contact Person: THOMAS D JOHNSTON

Contact Information: 255-2052

DXF Received: 9/18/2007

Hard Copy Received: 9/18/2007

Coordinate System: NMSP Grid (NAD 27)


Approved

09.19.2007
Date

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

AGIS Use Only
Copied fc 5443 to agiscov on 9/19/2007 Contact person notified on 9/19/2007



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

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1005443

AGENDA ITEM NO: 12

SUBJECT:

Sketch Plat

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

P.O. Box 1293

An approved drainage report must be on file prior to Preliminary Plat approval.

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION:

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

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

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee

DATE: MARCH 21, 2007

DEVELOPMENT REVIEW BOARD
TRANSPORTATION DEVELOPMENT
Standard Comment Sheet

DRB-1005443 Item No. 12 Zone Atlas K-16

DATE ON AGENDA 3-21-07

INFRASTRUCTURE REQUIRED YES () NO

CROSS REFERENCE: _____

TYPE OF APPROVAL REQUESTED:

- SKETCH PLAT () PRELIMINARY PLAT () FINAL PLAT
() SITE PLAN REVIEW AND COMMENT () SITE PLAN FOR SUBDIVISION
() SITE PLAN FOR BUILDING PERMIT

No. Comment

- 1) What is the change from one lot into two lots?
- 2) Assuming these will be P2 designated lots.
- 3) How will the drive pads work? Is there any parking on Vassar? (A 25' lot width does not allow on street parking)
- 4) What is distance from face of curb to the property line?
- 5) Will the alley be used for access? (20' alley?)
- 6) What is the sidewalk width?

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

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
March 21, 2007
DRB Comments**

ITEM # 12

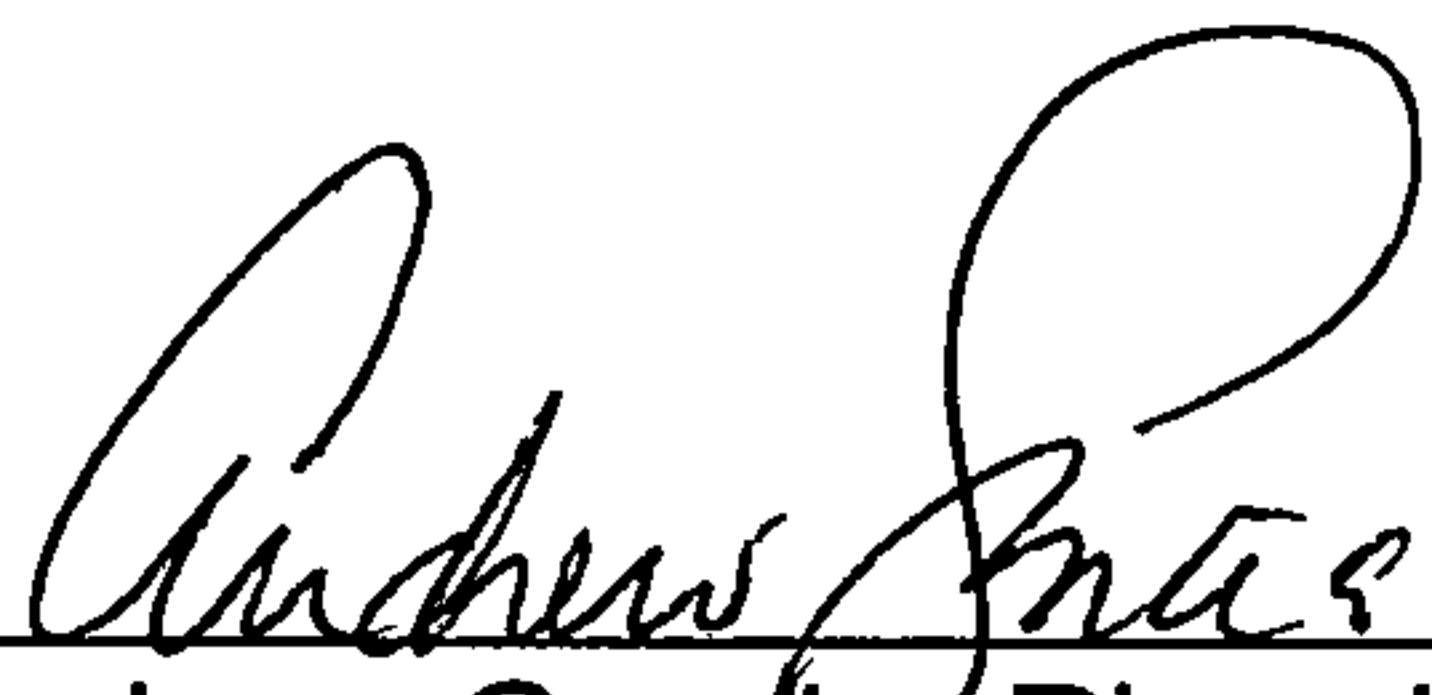
PROJECT # 1005443

APPLICATION # 07-00331

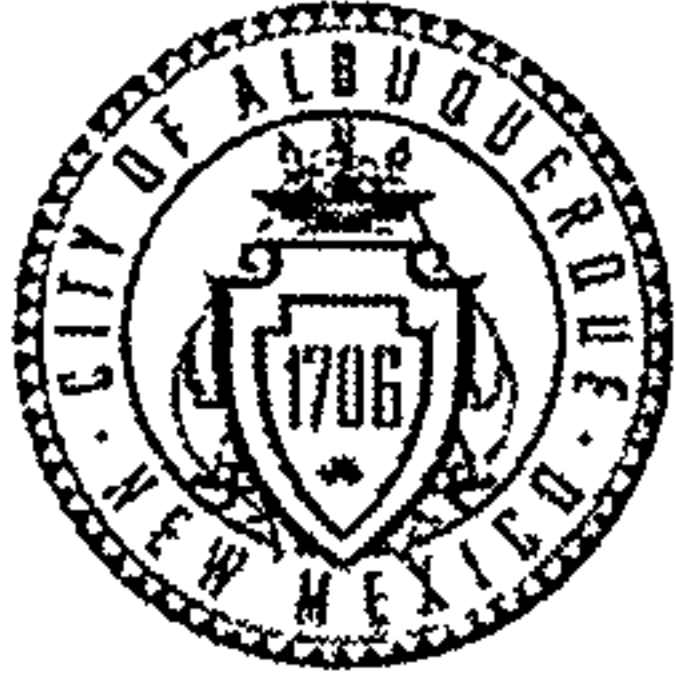
**RE: Lots 17 & 18, Block 23, University Heights
Subdivision/sketch**

Follow the University Neighborhood Sector Development Plan guidelines for development.

The residential subdivider must comply with City Council Resolution R-06-74 regarding the Pre Development Facility Fee Agreement with Albuquerque Public Schools (APS) prior to DRB approval of any residential platting actions.



Andrew Garcia, Planning Alternate
924-3861 Fax 924-3864 agarcia@cabq.gov



IMPACT FEES – # 1005443

**Development Review Board 3/21/07 Agenda Item #12
Sketch Plat: Lots 17 & 18, Block 23, University Heights
Subdivision**

The number of dwelling units on this property needs to be verified. Construction of a new (ADDITIONAL) dwelling(s) within the proposed subdivision will require payment of Impact Fees. Based on a dwelling size of approximately 2,000 square feet, it is estimated that impact fees will total approximately \$1,332 for each additional dwelling.

**JACK CLOUD
IMPACT FEE ADMINISTRATOR**

PLANNING TRACKING LOG

Date	Project Name & #	Action Request	Action Taken
3/21/07	University #1 Proj 1005443	Sketch	Comments Given

**CITY OF ALBUQUERQUE
Planning Department
September 26, 2007
DRB COMMENTS**

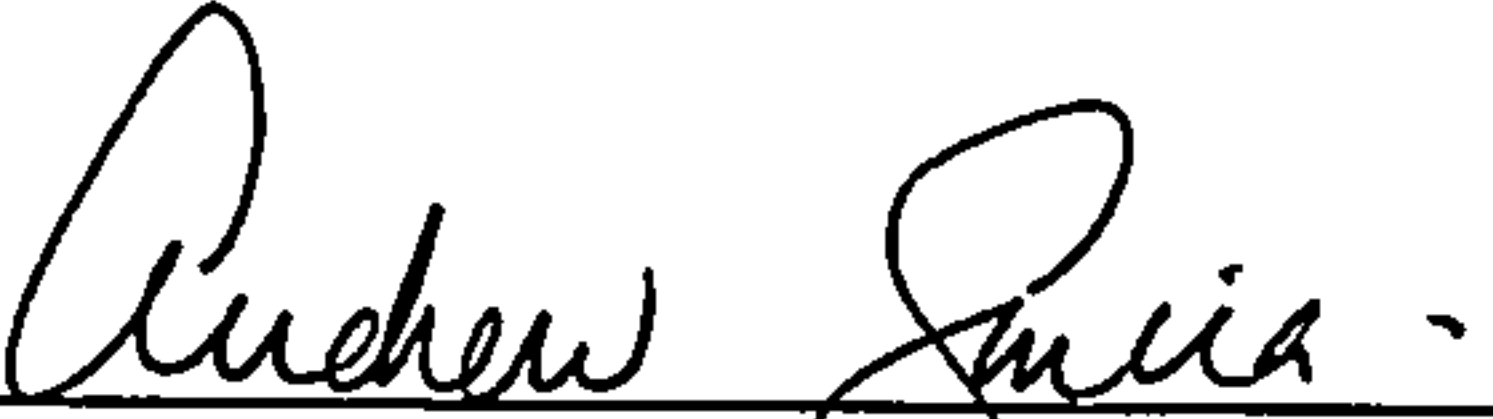
ITEM # 12

PROJECT # 1005443

APPLICATION # 07-70262

RE: Lots 17 & 18, Block 23, University heights/p&f

Planning has no objection to this request, but will take delegation to record the plat.



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

CITY OF ALBUQUERQUE



PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1005443

AGENDA ITEM NO: 12

SUBJECT:

Final Plat
Preliminary Plat

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

P.O. Box 1293

An approved drainage report must be on file prior to Preliminary Plat approval.

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION:

10-3-07

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

505-924-3986

DATE: SEPTEMBER 26, 2007

0

CITY OF ALBUQUERQUE



PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1005443

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Preliminary Plat

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ENGINEERING COMMENTS:

P.O. Box 1293

An approved drainage report dated 9-27-07 is on file for Preliminary Plat approval.

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
(K-16/D073 – 213 VASSAR DR SE)

DATE: OCTOBER 3, 2007
505-924-3986

#12

City of Albuquerque Planning Department

One Stop Shop – Development and Building Services

09/18/2007 Issued By: PLNABG

Permit Number: 2007 070 262

Category Code 910

Application Number: 07DRB-70262, Minor - Preliminary/ Final Plat Approval

Address:

Location Description: VASSAR DR SE BETWEEN SILVER AVE SE AND LEAD AVE SE

Project Number: 1005443

Applicant

Rivera Investments

1020 Lomas Blvd Nw
Albuquerque, NM 87102
244-3800

Agent / Contact

Wayjohn Surveying Inc
Thomas Johnston
330 Louisiana Blvd Ne
Albuquerque, NM 87108

wayjohnsurv@aol.com

Application Fees

441018/4971000	Public Notification	
441032/3424000	Conflict Mgmt Fee	\$20.00
441006/4983000	DRB Actions	\$425.00
TOTAL:		\$445.00

City Of Albuquerque
Treasury Division

9/18/2007 12:00PM LOC: ANNX
 WSH 006 TRANS# 0011
 RECEIPT# 00082213-00082213
 PERMIT# 2007070262 TRSCCS
 Trans Amt \$445.00
 Conflict Manag. Fee \$20.00
 DRB Actions \$425.00
 CK \$445.00
 CHANGE \$0.00

Thank You

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

10/03/2007 Issued By: PLNABG

Permit Number: 2007 070 262 **Category Code 910**

Application Number: 07DRB-70262, Minor - Preliminary/ Final Plat Approval

Address:

Location Description: VASSAR DR SE BETWEEN SILVER AVE SE AND LEAD AVE SE

Project Number: 1005443

Applicant
Rivera Investments

1020 Lomas Blvd Nw
Albuquerque, NM 87102
244-3800

Agent / Contact
Wayjohn Surveying Inc
Thomas Johnston
330 Louisiana Blvd Ne
Albuquerque, NM 87108

wayjohnsur@aol.com

Application Fees

441018/4971000	Public Notification	
441032/3424000	Conflict Mgmt Fee	
441008/4983000	DRB Actions	\$50.00
TOTAL:		\$50.00

City Of Albuquerque
Treasury Division

10/3/2007 8:53AM LOC: ANNX
WS# 007 TRANS# 0005
RECEIPT# 00088817-00088817
PERMIT# 2007070262 TRSMSP
Trans Amt \$50.00
DRB Actions \$50.00
CK \$50.00
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

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

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

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

APPLICANT INFORMATION:

Professional/Agent (if any): WAY JOHN SURVEYING INC. PHONE: 255-2052
ADDRESS: 330 LOUISIANA BLVD NE FAX: 255-2887
CITY: ALBUQUERQUE STATE NM ZIP 87108 E-MAIL: WAYJOHNSURV@AOL.COM

APPLICANT: RIVERA INVESTMENTS INC (FRED RIVERA) PHONE: 244-3800
ADDRESS: 1020 LOMAS BLVD NW FAX: 244-3808
CITY: ALBUQUERQUE STATE NM ZIP 87102 E-MAIL: _____

Proprietary interest in site: OWNER List all owners: _____

DESCRIPTION OF REQUEST: MINOR PRELIMINARY/FINAL PLAT

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. 17 & 18 Block: 23 Unit: _____
Subdiv/Addn/TBKA: UNIVERSITY HEIGHTS
Existing Zoning: SU2-DR Proposed zoning: SAME
Zone Atlas page(s): K-16 UPC Code: 101605721019432406 MRGCD Map No _____

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z-, V-, S-, etc.): 07-00331

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? NO
No. of existing lots: 2 No. of proposed lots: 4 Total area of site (acres): 0.3258
LOCATION OF PROPERTY BY STREETS: On or Near: VASSAR DRIVE SE
Between: SILVER AVENUE SE and LEAD AVENUE SE
Check-off if project was previously reviewed by Sketch Plat/Plan or Pre-application Review Team . Date of review: 3/21/07

SIGNATURE [Signature] DATE 9/17/07

(Print) THOMAS D. JOHNSTON, WAY JOHN SURVEYING INC. Applicant: Agent:

FOR OFFICIAL USE ONLY

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

Application case numbers	Action	S.F.	Fees
07DRB - 70262	PPF	513	\$ 425. ⁰⁰
			\$ 20. ⁰⁰
			\$
			\$
			\$
			\$
			Total
			\$ 445. ⁰⁰

Hearing date September 26, 2007

[Signature] 9/18/07
Planner signature / date

Project # 1005443

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

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

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

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

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

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

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

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

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

- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings
- Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
- Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 copies**
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- Fee (see schedule)
- List any original and/or related file numbers on the cover application
- Infrastructure list if required (**verify with DRB Engineer**)
- DXF file and hard copy of final plat data for AGIS is required.

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

- PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.
- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
 - List any original and/or related file numbers on the cover application
- Amended preliminary plat approval expires after one year**

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

THOMAS D. JOHNSTON, W.S. JOHN SURVEYOR
Applicant name (print)

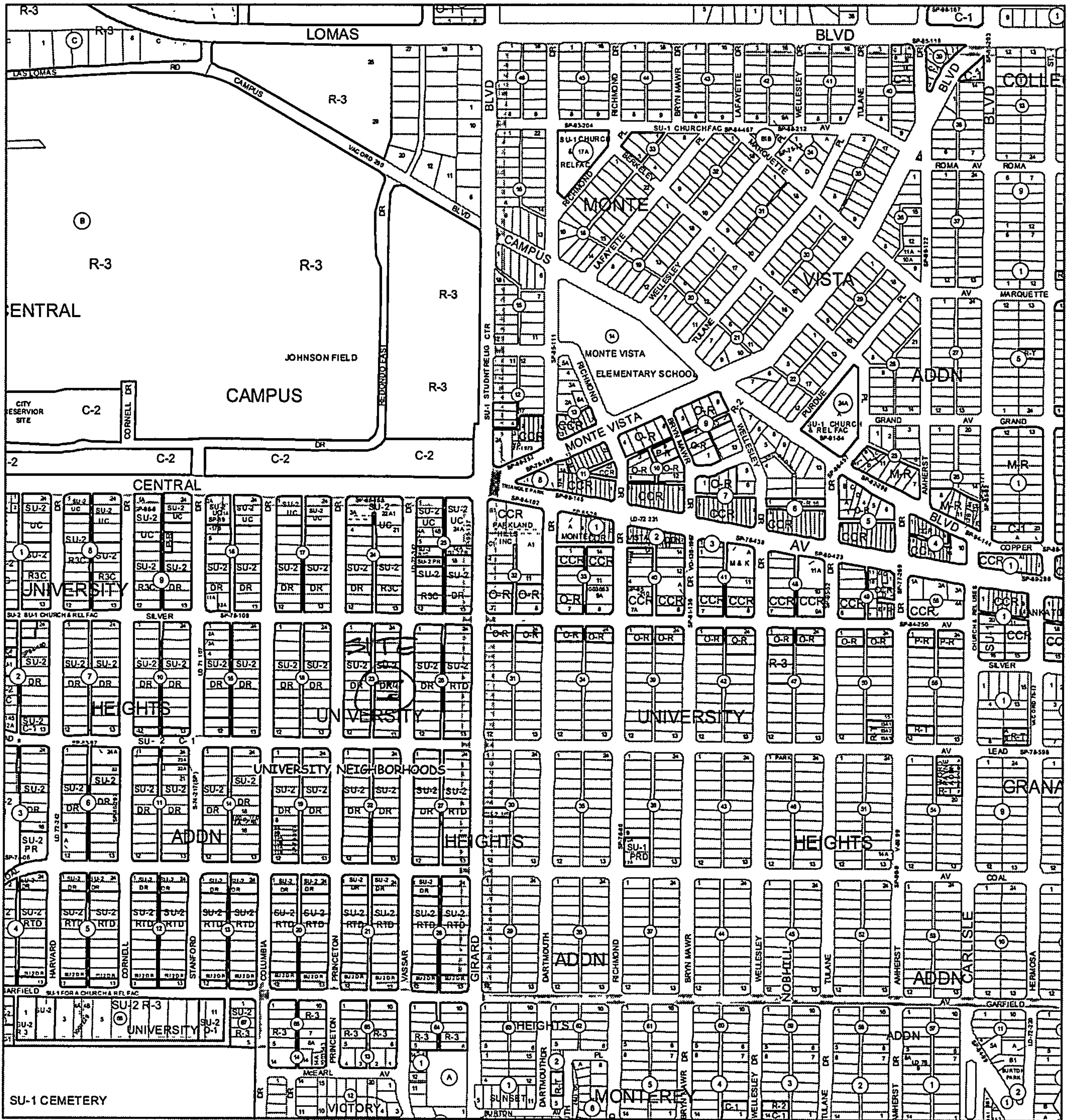
[Signature] 9.17.07
Applicant signature / date



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

Application case numbers
07 DRB - -70262

Form revised 4/07
[Signature] 9/18/07
Planner signature / date
Project # 1005443



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

AGIS
Albuquerque Geographic Information System

Note: Grey Shading Represents Area Outside of the City Limits

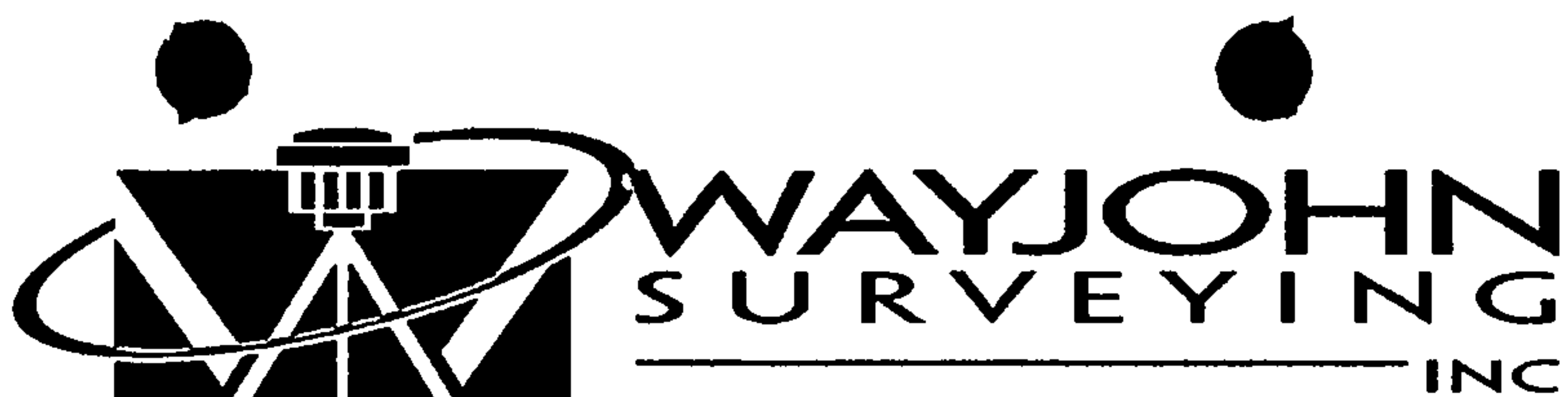
Zone Atlas Page:
K-16-Z

Selected Symbols

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

0 750 1,500
Feet

Map amended through: 3/14/2006



330 Louisiana Blvd., N.E. • Albuquerque, NM 87108 • Phone: (505) 255-2052 • Fax: (505) 255-2887

September 17, 2007

Planning Department
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

RE: Minor Preliminary/Final Plat of Lots 17-A, 17-B, 18-A & 18-B, Block 23, University Heights – Project No. 1005443

To Whom It May Concern:

I am submitting a request for minor preliminary and final plat to create four lots from two existing lots. The lots will be used to construct townhomes.

Thank you for your time in considering this matter. If you have any questions, please give me a call at the above number.

Regards,

A handwritten signature in black ink, appearing to read 'T. Johnston', written over a white background.

Thomas D. Johnston, PS, PE
President, Wayjohn Surveying Inc.

5052443808

EXHIBIT B

FINAL
PRE-DEVELOPMENT FACILITIES FEE AGREEMENT

THIS AGREEMENT is made by and between the Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, New Mexico ("Albuquerque Public Schools" or "APS"), a public school district organized and existing pursuant to the laws of New Mexico,

and First Choice Custom Builders ("Developer") effective as of this 5th day of Sept., 2007 and pertains to the subdivision commonly known as 213 Vassar SE, and more particularly described as lot 17 & 18 Block 23 of University Heights Addn

(the "Subdivision".) The following individual lots comprise the subdivision:

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

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

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

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

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

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

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

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

1. Developer agrees to pay to APS a facilities fee for each dwelling unit to be constructed in the Subdivision.
2. The amount of the fee shall be:

Doc# 2007133287

09/18/2007 11:20 AM Page: 1 of 3
AGRE R: \$13.00 M. Toulouse, Bernalillo County



5052443808

- 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

Fred Rivera, Jr.
Name (typed or printed) and title

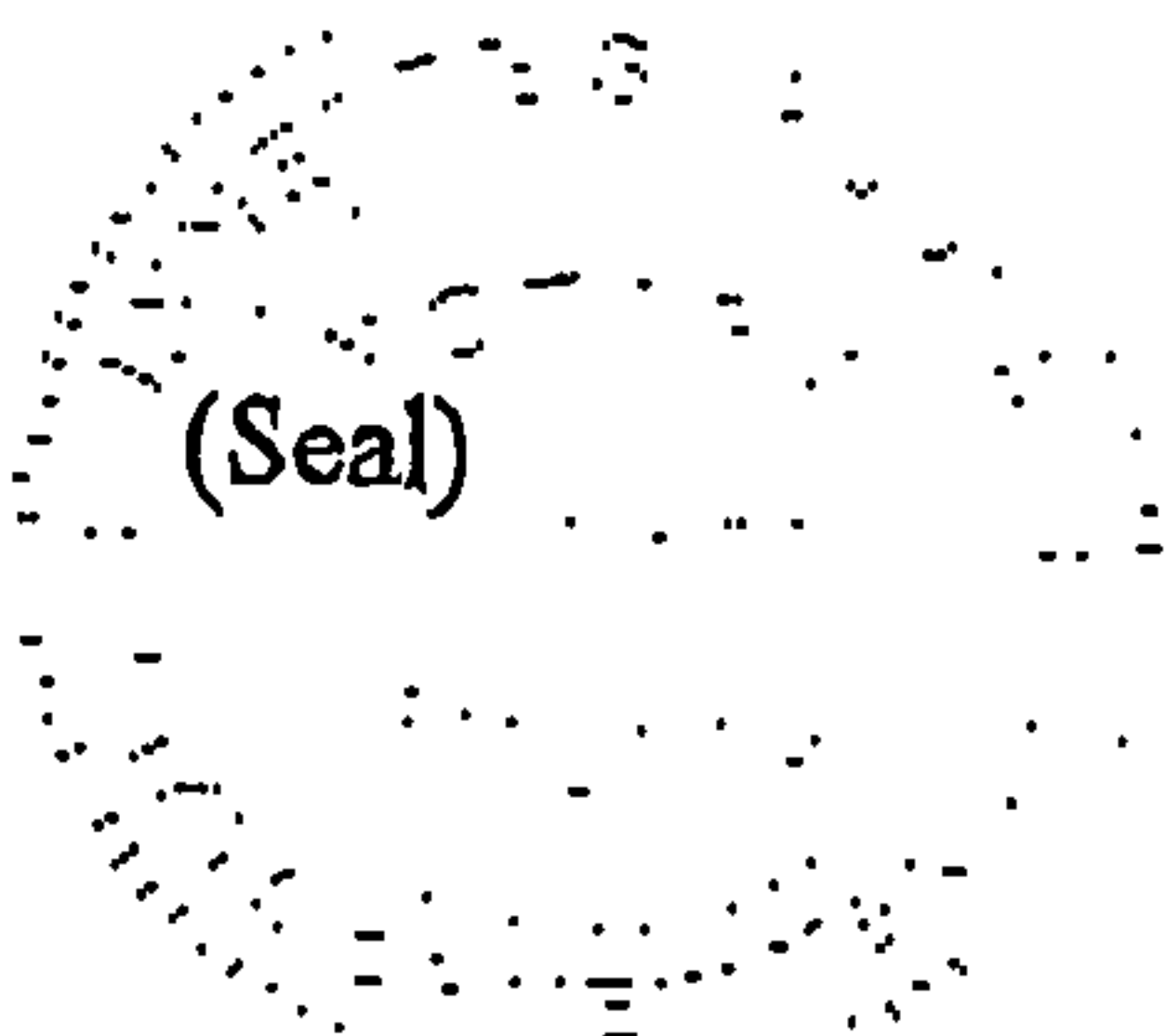
President

5052443808

Developer

STATE OF NEW MEXICO
COUNTY OF BERNALILLO

This instrument was acknowledged before me on 5th, by September
2007 as Witness of First Choice, a corporation.



(Seal)

[Signature]
Notary Public

My commission expires: 4/20/11

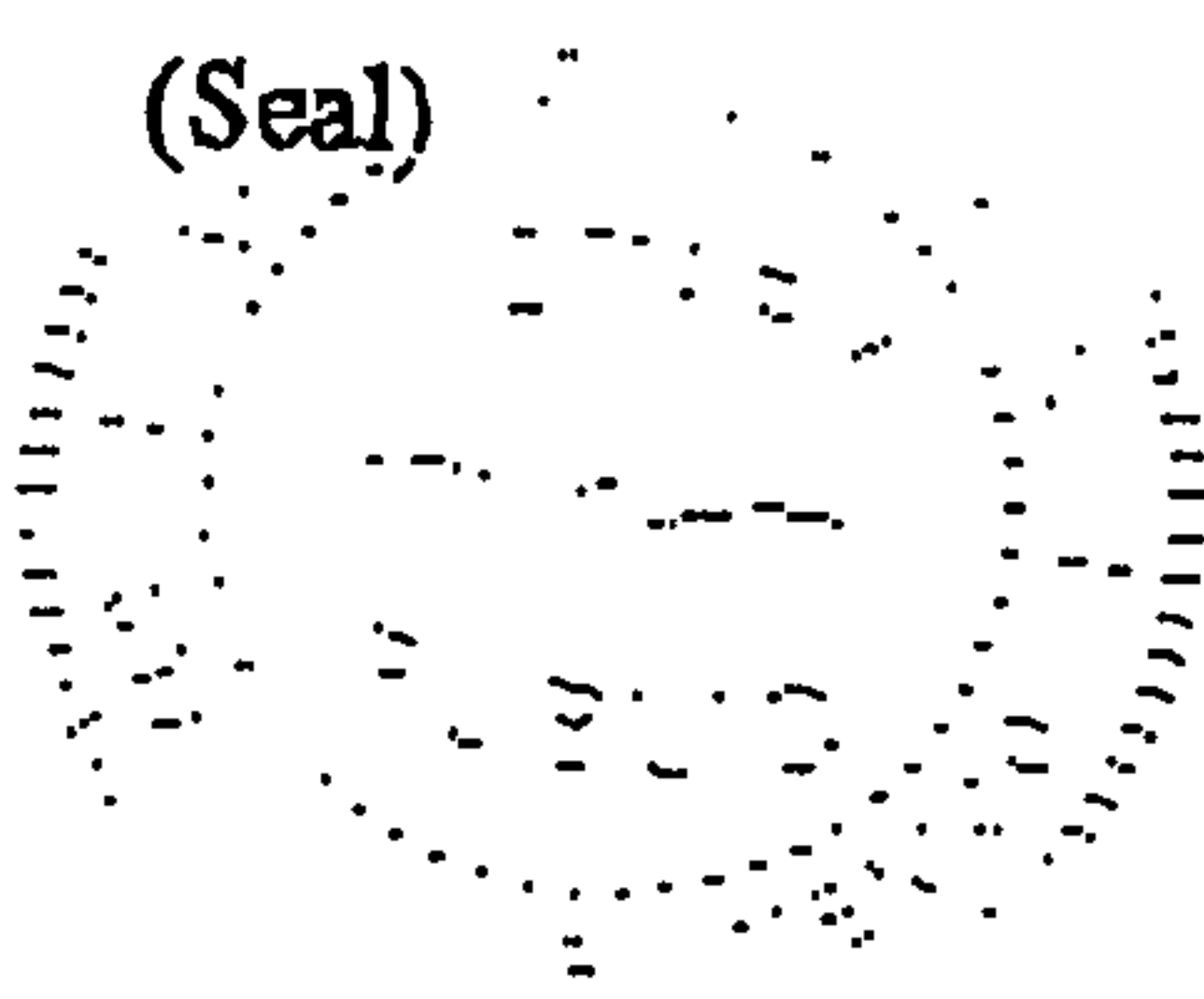
ALBUQUERQUE PUBLIC SCHOOLS

By: [Signature]
Signature

BETTY KING, PLANNER, APS CMP
Name (typed or printed) and title

STATE OF NEW MEXICO
COUNTY OF BERNALILLO

This instrument was acknowledged before me on September 6, 2007 by Betty King
as Planner, APS, CMP 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)

[Signature]
Notary Public

My commission expires: May 18, 2011

8-31-07

City of ABQ

DRB # 1005443

To Whom it may Concern,

I would like to request to be

put on the DRB Agenda for

9-12-07.

Respectfully

~~Fred Rivera~~

FRED RIVERA, IS

1st Choice Custom Builders

250-9040.

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

08/31/2007 Issued By: PLNABG

Permit Number: 07DR B00 331 **Category Code 910**

Application Number: DRDEF-00331, Deferral Of Ods Case

Address:

Location Description: CENTRAL AVE SE BETWEEN VASSAR SE AND LEAD AVE SE

Project Number: 1005443

Applicant
Rivera Investments Inc.

Agent / Contact
Rivera Investments Inc.

1020 Lomas Blvd Nw Suite 6
Albuquerque, NM 87102
244-3800
frivera354@aol.com

1020 Lomas Blvd Nw Suite 6
Albuquerque, NM 87102
244-3800
frivera354@aol.com

Application Fees

441008/4983000	DRB Deferral	\$50.00
TOTAL:		\$50.00

City Of Albuquerque
Treasury Division

8/31/2007 11:10AM LOC: ANNX
WS# 007 TRANS# 0027
RECEIPT# 00087477-00087477
PERMIT# 07DRB00331 TRSMSP
Trans Amt \$50.00
DRB Actions \$50.00
VI \$50.00
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

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

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

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

APPLICANT INFORMATION:

NAME: RIVERA INVESTMENTS INC. PHONE: 244-3800
 ADDRESS: 1020 THOMAS BLVD NW SUITE 6 FAX: 244-3808
 CITY: ALB. STATE: NM ZIP: 87102 E-MAIL: FRIVERA354@901.com
 Proprietary interest in site: OWNER List all owners: _____
 AGENT (if any): _____ PHONE: _____
 ADDRESS: _____ FAX: _____
 CITY: _____ STATE: _____ ZIP: _____ E-MAIL: _____

DESCRIPTION OF REQUEST: SUMMARY RE-PLAT SKETCH

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. LOT 17 & LOT 18 Block: 23 Unit: _____
 Subdiv. / Addn. UNIVERSITY HEIGHTS
 Current Zoning: SU2-DR Proposed zoning: NO CHANGE
 Zone Atlas page(s): K 16 No. of existing lots: 2 No. of proposed lots: 4
 Total area of site (acres): 0.326 Density if applicable: dwellings per gross acre: _____ dwellings per net acre: _____
 Within city limits? Yes. No. Within 1000FT of a landfill? _____
 UPC No. 101605721019432406 MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: CENTRAL ~~WASSAR~~ SE
 Between: CENTRAL SE VASSAR and LEAD SE

CASE HISTORY:

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

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

SIGNATURE Fred Rivera Pres DATE 3-13-07
 (Print) RIVERA INVESTMENTS INC. Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 4/04, 3/07

	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> INTERNAL ROUTING	<u>07DRB-00331</u>	<u>SK</u>		\$ <u>0-</u>
<input type="checkbox"/> All checklists are complete				\$ _____
<input type="checkbox"/> All fees have been collected				\$ _____
<input type="checkbox"/> All case #s are assigned				\$ _____
<input type="checkbox"/> AGIS copy has been sent				\$ _____
<input type="checkbox"/> Case history #s are listed				\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill				\$ _____
<input type="checkbox"/> F.H.D.P. density bonus				\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate				\$ _____
				Total
				\$ <u>0-</u>

Hearing date 3.21.07
Cheryl Simon 3/13/07 Project # 1005443
 Planner signature / date

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
- 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.

Rivera Investments Inc.
Applicant name (print)
John Rivera
Applicant signature / date

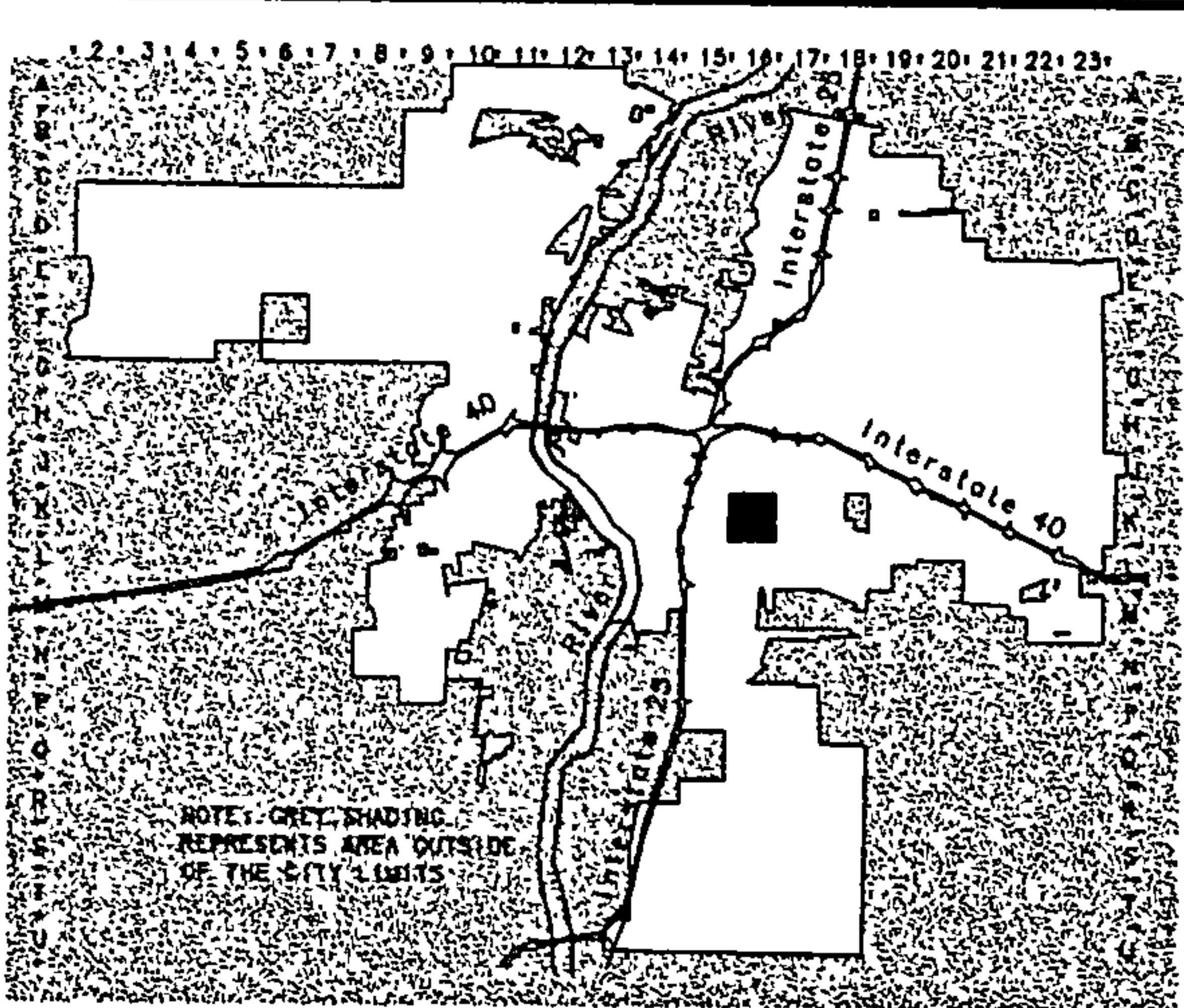


Form revised 8/04, 1/05, 10/05 & NOV 06

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

Application case numbers
07DRB - 00331

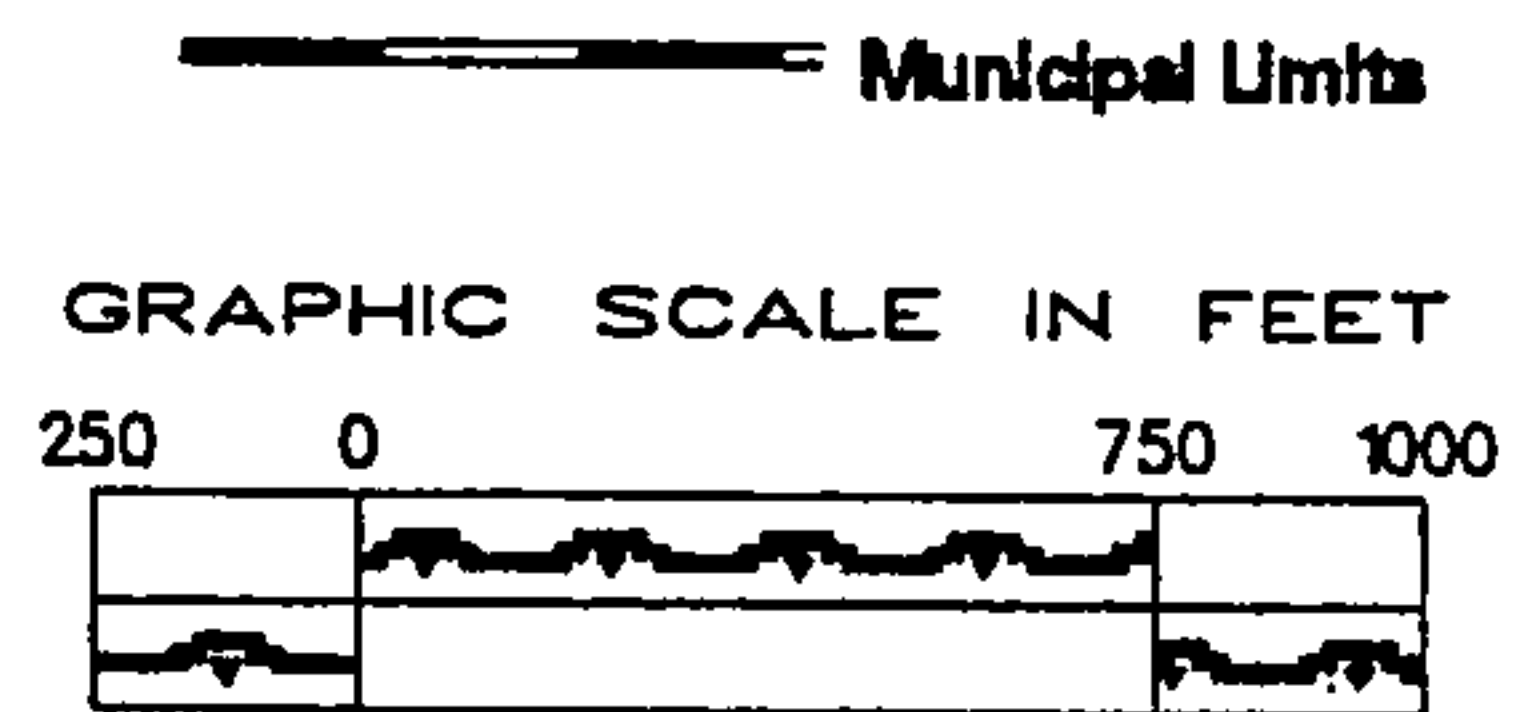
Olivera Senora 3/13/07
Planner signature / date
Project # 1005443



CITY OF
Albuquerque
AGIS
Geographic Information System
PLANNING DEPARTMENT

© Copyright 2000

These addresses are for information purposes only
and are not intended for Address Verification.



Address Map

K-16

Map Amended through August 30, 2000

FIRST-CHOICE CUSTOM BUILDERS
FIRST CHOICE REALTORS
DIVISIONS OF RIVERA INVESTMENTS INC.

DOB

3-13-07

To Whom it May Concern,

I AM REQUESTING A CHANGE

FROM 2 LOTS INTO 4 LOTS

@ 213 VASSAR. AND A CHANGE

FROM 1 LOT INTO 2 LOTS.

* NO ZONE CHANGE

Respectfully,

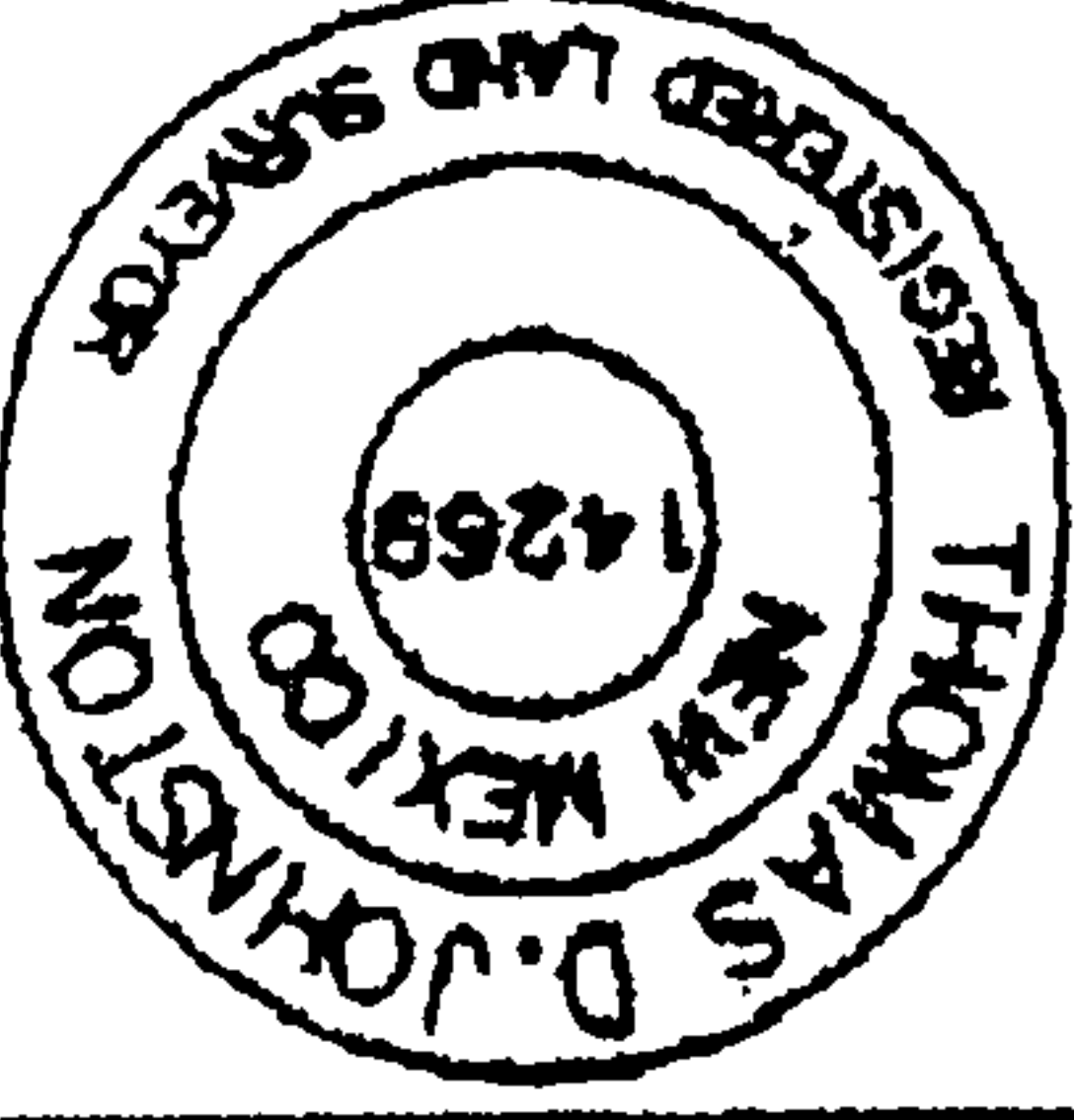
Fred Quiroz Pres.

Rivera Investments Inc.

330 Louisiana Blvd, NE Albuquerque, NM 87108
 Phone: (505) 255-2008 Fax: (505) 255-2007

WAYJOHN SURVEYING INC

LOT: 17 & 18
 BLOCK: 23
 SUBDIVISION: UNIVERSITY HEIGHTS
 TITLE CO.: FIRST AMERICAN
 GF NO.: 858836-AL01, JM
 DATE: 7/19/2006
 DRAWN BY: TRJ



PAGE NO.: 2 OF 2	BUYER: RIVERA INVESTMENTS, INC.
JOB NO.: SC-7-04-2006	SCALE: 1" = 30'

PLAT OF SURVEY SKETCH

NOTE: BEARINGS AND DISTANCES IN PARENTHESES ARE RECORD. ALL OTHERS ARE FIELD MEASURED. ALL FOUND AND ACCEPTED MONUMENTS TAGGED WITH WASHER # 14269.

• SET#4 REBAR AND CAP "WAYJOHN PS 14269"

○ FOUND 1/2" STEEL PIPE

LEGEND:



213 VASSAR DRIVE, S.E.
 (7.5' R.O.W.)

