

## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

October 30, 2013

**Project# 1006505**

13DRB-70681 MAJOR - 2YR SUBDIVISION IMPROVEMENT AGREEMENT  
EXTENSION (2YR SIA)

APPLIED ENGINEERING AND SURVEYING INC agents for EDDIE CORLEY, JR AND SR, LLC request the referenced/above action for Lot 17A, Block 9, Tract A, Unit B **NORTH ALBUQUERQUE ACRES** zoned SU-2/ IP/ NC, located on the north side of EAGLE ROCK AVE NE between I-25/ PAN AMERICAN FREEWAY NE and SAN PEDRO BLVD NE containing approximately 3.9321 acre(s). (C-18)[*Deferred from 10/16/13*]

At the October 30, 2013 Development Review Board meeting, a six month extension of the Subdivision Improvements Agreement was approved.

If you wish to appeal this decision, you must do so by November 14, 2013, in the manner described below.

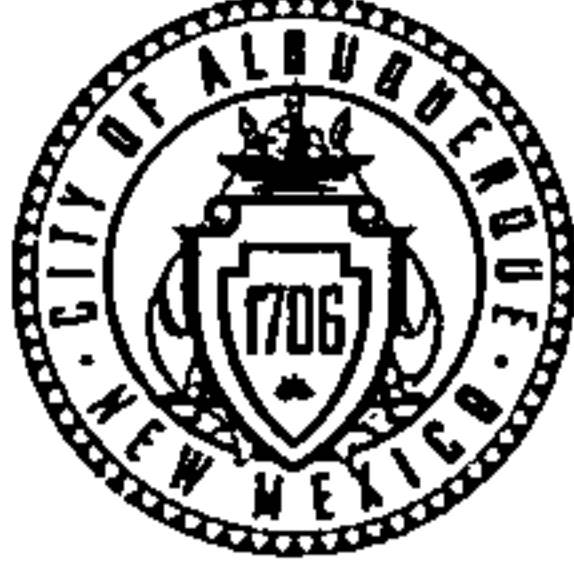
Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision. The date the determination in question is issued 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, DRB Chair

Cc: APPLIED ENGINEERING AND SURVEYING INC  
Marilyn Maldonado  
File



## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

October 24, 2012

**Project# 1006505**

12DRB-70299 MAJOR - 2YEAR EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT (2YR SIA)

APPLIED ENGINEERING AND SURVEYING INC agent(s) for EDDIE CORLEY, JR AND SR, LLC request(s) the referenced/above action(s) for Lot 17A, Block 9, Tract A, Unit B **NORTH ALBUQUERQUE ACRES** zoned SU-2/ IP/ NC, located on the north side of EAGLE ROCK AVE NE between I-25/ PAN AMERICAN FREEWAY NE and SAN PEDRO BLVD NE containing approximately 3.9321 acre(s). (C-18)[*Deferred from 10/17/12*]

At the October 24, 2012 Development Review Board meeting, a one year extension of the Subdivision Improvements Agreement was approved.

If you wish to appeal this decision, you must do so by November 8, 2012, in the manner described below.

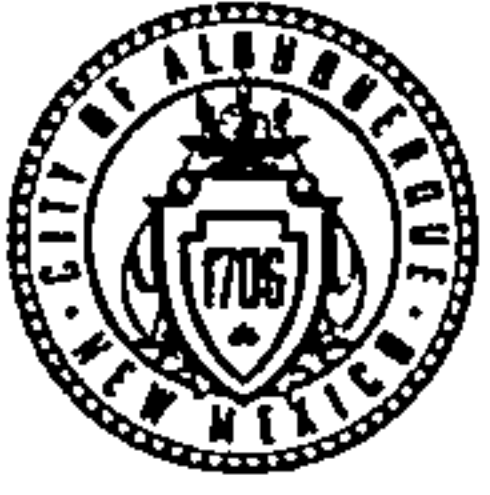
Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision. The date the determination in question is issued 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, DRB Chair

Cc: APPLIED ENGINEERING AND SURVEYING INC  
Marilyn Maldonado  
File



CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

October 17, 2012

**Project# 1006505**

12DRB-70299 MAJOR - 2YEAR EXTENSION OF SUBDIVISION IMPROVEMENTS  
AGREEMENT (2YR SIA)

APPLIED ENGINEERING AND SURVEYING INC agent(s) for EDDIE CORLEY, JR AND SR, LLC request(s) the referenced/above action(s) for Lot 17A, Block 9, Tract A, Unit B **NORTH ALBUQUERQUE ACRES** zoned SU-2/ IP/ NC, located on the north side of EAGLE ROCK AVE NE between I-25/ PAN AMERICAN FREEWAY NE and SAN PEDRO BLVD NE containing approximately 3.9321 acre(s). (C-18)

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| <b>AMAFCA</b><br>No comments.  |
| <b>COG</b><br>No comments received.  |
| <b>TRANSIT</b><br>No comments received.  |
| <b>ZONING ENFORCEMENT</b><br>No comments received.   |
| <b>NEIGHBORHOOD COORDINATION</b>   |
| <b>APS</b><br>No comments received.  |
| <b>POLICE DEPARTMENT</b><br>No Crime Prevention or CPTED comments concerning the proposed Major Subdivision Improvements Agreement Extension request at this time. |
| <b>FIRE DEPARTMENT</b><br>No comments.   |
| <b>PNM ELECTRIC &amp; GAS</b><br>No comments received.   |
| <b>COMCAST</b><br>No comments received.  |
| <b>QWEST</b><br>No comments received.  |
| <b>ENVIRONMENTAL HEALTH</b><br>No comments received.   |
| <b>M.R.G.C.D</b><br>1. Previously reviewed 11/19/2009.<br>2. No Adverse Comments.  |

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| <b>OPEN SPACE DIVISION</b><br>No comments received.  |
| <b>CITY ENGINEER</b><br>Hydrology has no objection.  |
| <b>TRANSPORTATION DEVELOPMENT</b><br>Please clarify what has not yet been built and provide an approximate timeline.<br>Has the Department of Municipal Development agreed to convert the San Pedro improvements into a procedure C-modified? If not, the applicant should be constructing the improvements. A shorter extension is preferred. |
| <b>PARKS AND RECREATION</b><br>No objection  |
| <b>ABCWUA</b>  |
| <b>PLANNING DEPARTMENT</b><br>Refer to comments from affected agencies plus any public hearing comments regarding proposed extensions.   |

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



## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

November 2, 2011

**Project# 1006505**

11DRB-70269 MAJOR - 2YEAR EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT (2YR SIA)

APPLIED ENGINEERING AND SURVEYING INC agent(s) for EDDIE CORLEY, JR AND SR, LLC request(s) the referenced/above action(s) for all or a portion of Lot(s) 17A, Block(s) 9, Tract A, Unit B **NORTH ALBUQUERQUE ACRES** zoned SU-2/ IP/ C, located on the north side of EAGLE ROCK AVE NE between I-25/ PAN AMERICAN FREEWAY NE and SAN PEDRO BLVD NE containing approximately 3.9321 acre(s). (C-18) ) [*Deferred from 10/19/11*]

At the November 2, 2011 Development Review Board meeting, a one year extension of the Subdivision Improvements Agreement was approved.

If you wish to appeal this decision, you must do so by November 11, 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, DRB Chair

Cc: Eddie Corley Jr. & Sr. LLC – P.O. Box 3869 – Albuquerque, NM 87190  
Cc: Applied Engr. & Survey – 1605 Blair Dr NE – Albuquerque, NM 87102  
Marilyn Maldonado  
file



CITY OF ALBUQUERQUE  
 PLANNING DEPARTMENT  
 DEVELOPMENT REVIEW BOARD

October 19, 2011

**Project# 1006505**  
 11DRB-70269 MAJOR - 2YEAR EXTENSION OF SUBDIVISION IMPROVEMENTS  
 AGREEMENT (2YR SIA)

APPLIED ENGINEERING AND SURVEYING INC agent(s) for EDDIE CORLEY, JR AND SR, LLC request(s) the referenced/above action(s) for all or a portion of Lot(s) 17A, Block(s) 9, Tract A, Unit B **NORTH ALBUQUERQUE ACRES** zoned SU-2/ IP/ C, located on the north side of EAGLE ROCK AVE NE between I-25/ PAN AMERICAN FREEWAY NE and SAN PEDRO BLVD NE containing approximately 3.9321 acre(s). (C-18)

|                                  |  |
|----------------------------------|--|
| <b>AMAFCA</b>                    | No comment.  |
| <b>COG</b>                       | No comments  |
| <b>TRANSIT</b>                   | No comment.  |
| <b>ZONING ENFORCEMENT</b>        | No comment.  |
| <b>NEIGHBORHOOD COORDINATION</b> | Letters sent to: <b>Nor Este NA (R) and Wildflower Area NA (R)</b>   |
| <b>APS</b>                       | This will have no adverse impacts to the APS district.   |
| <b>POLICE DEPARTMENT</b>         | No comments  |
| <b>FIRE DEPARTMENT</b>           | No comments  |
| <b>NM GAS</b>                    | No comments  |
| <b>PNM ELECTRIC</b>              | No adverse comments  |
| <b>COMCAST</b>                   | No comments  |
| <b>QWEST</b>                     | Concerning the subject case number(s), CenturyLink has no adverse comments at this time provided all utility easement rights are maintained. Prior to any final plat approval, we will need a copy for review. |
| <b>ENVIRONMENTAL HEALTH</b>      | No comments  |

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| <b>M.R.G.C.D</b><br>No comments   |
| <b>OPEN SPACE DIVISION</b><br>No comments provided  |
| <b>CITY ENGINEER</b><br>The storm drain has been constructed in San Pedro Blvd. Therefore, the ½ street section could be built. A shorter extension may be preferred. |
| <b>TRANSPORTATION DEVELOPMENT</b><br>A shorter extension is preferred   |
| <b>PARKS AND RECREATION</b><br>No objection to the extension of the SIA.  |
| <b>ABCWUA</b><br>No comment   |
| <b>PLANNING DEPARTMENT</b><br>Refer to comments from affected agencies plus any public hearing comments regarding proposed extension.                                 |

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

HEARINGS DATE: (10-19-11)(SIA)

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## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

December 2, 2009

**Project# 1006505**

09DRB-70343 MAJOR - 2YEAR EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT (2YR SIA)

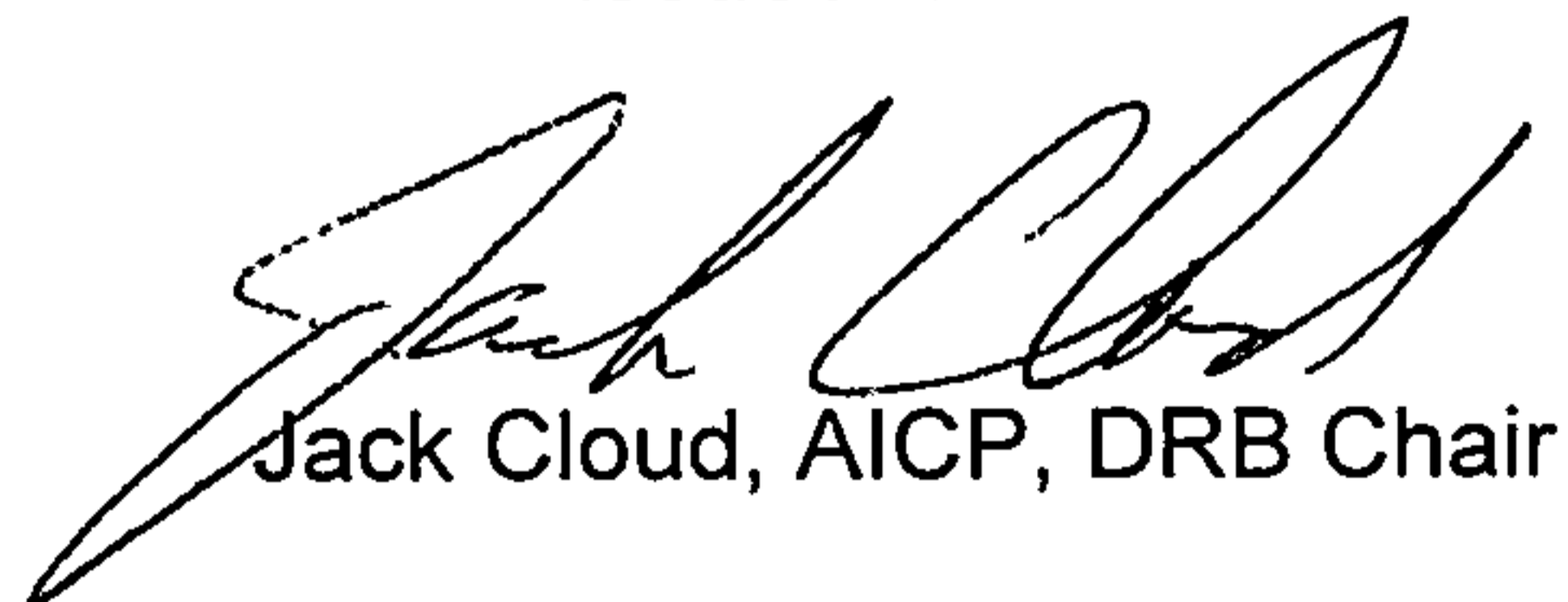
APPLIED ENGINEERING AND SURVEYING INC agent(s) for EDDIE CORLEY, JR AND SR, LLC request(s) the referenced/above action(s) for all or a portion of Lot(s) 17A, Block(s) 9, Tract A, Unit B **NORTH ALBUQUERQUE ACRES** zoned SU-2/ IP, located on the north side of EAGLE ROCK AVE NE between I-25/ PAN AMERICAN FREEWAY NE and SAN PEDRO BLVD NE containing approximately 3.9321 acre(s). (C-18)

At the December 2, 2009 Development Review Board meeting, the 2 year extension of the Subdivision Improvements Agreement was approved.

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). If you wish to appeal this decision, you must do so by December 17<sup>th</sup>, 2009 in the manner described below.

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



Jack Cloud, AICP, DRB Chair

Cc: Eddie Corley, Jr. & Sr., LLC – P.O. Box 3869 – Albuquerque, NM 87190  
Cc: Applied Engr. & Survey – 1605 Blair Dr NE – Albuquerque, NM 87102  
Marilyn Maldonado  
File

# DRB PUBLIC HEARING SIGN IN SHEETS

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PROJECT #: 1006505 AGENDA# 2 DATE: 12/2/02

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: \_\_\_\_\_



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CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

December 2, 2008

**Project# 1006505**

09DRB-70343 MAJOR - 2YEAR EXTENSION OF SUBDIVISION IMPROVEMENTS  
AGREEMENT

(2YR SIA)

APPLIED ENGINEERING AND SURVEYING INC agent(s) for EDDIE CORLEY, JR  
AND SR, LLC request(s) the referenced/above action(s) for all or a portion of Lot(s)  
17A, Block(s) 9, Tract A, Unit B **NORTH ALBUQUERQUE ACRES** zoned SU-2/ IP,  
located on the north side of EAGLE ROCK AVE NE between I-25/ PAN AMERICAN  
FREEWAY NE and SAN PEDRO BLVD NE containing approximately 3.9321 acre(s).  
(C-18)

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| <b>AMAFCA</b><br>No comment.   |
| <b>COG</b><br>MRCOG staff have no comment on this development application.   |
| <b>TRANSIT</b><br>Adjacent and nearby routes<br>Route #98, Wyoming commuter route is 1000' south from the SE corner of the property, on Alameda.<br><br>Adjacent bus stops<br>Nearest bus station is 1000' south from the SE corner of the property, on Alameda, serving the westbound #98<br>Commuter Route.<br><br>Site plan requirements<br>None<br><br>Large site TDM suggestions<br>None.<br><br>Other information<br>None. |
| <b>ZONING ENFORCEMENT</b><br>No comment.   |
| <b>NEIGHBORHOOD COORDINATION</b><br>Letters sent to: <b>Nor Este NA (R)</b><br><b>Wildflower Area NA (R)</b>   |
| <b>APS</b><br>No comment.  |
| <b>POLICE DEPARTMENT</b>   |

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| <b>FIRE DEPARTMENT</b><br>No comment.  | *<br>*<br>* |
| <b>PNM ELECTRIC &amp; GAS</b><br>No comment.   |             |
| <b>COMCAST</b><br>No comment.  |             |
| <b>QWEST</b><br>Concerning the subject case number(s), Qwest has no adverse comments at this time provided all utility easement rights are maintained. Prior to any final plat approval, we will need a copy for review. |             |
| <b>ENVIRONMENTAL HEALTH</b><br>No comment.   |             |
| <b>M.R.G.C.D</b><br>No Adverse Comments.   |             |
| <b>OPEN SPACE DIVISION</b><br>Open Space has no adverse comments   |             |
| <b>CITY ENGINEER</b><br>The Hydrology section has no objection to the extension request and should coordinate with DMD to possibly convert this to a Procedure C.  |             |
| <b>TRANSPORTATION DEVELOPMENT</b><br>Provide a copy of the recorded SIA. Clarify what items are not yet built.   |             |
| <b>PARKS AND RECREATION</b>  |             |
| <b>ABCWUA</b>  |             |
| <b>PLANNING DEPARTMENT</b><br>Refer to comments from affected agencies plus any public hearing comments regarding proposed extension.  |             |

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

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

**Meeting Date: December 2, 2009**

**Zone Atlas Page: C-18**

**Notification Radius: 100 Ft.**

**Project# 1006505**

**App# 09DRB-70343**

**Cross Reference and Location: EAGLE ROCK RD NE BETWEEN EAST FRONTAGE  
RD AND SAN PEDRO NE**

**Applicant:** APPLIED ENGINEERING & SURVEY  
1605 BLAIR DR NE  
ALBUQUERQUE, NM 87102

**Agent:** EDDIE CORLEY, JR & SR LLC  
PO BOX 3869  
ALBUQUERQUE, NM 87190

**Special Instructions:**

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

**Date Mailed: NOVEMBER 13, 2009**

**Signature: ERIN TREMLIN**

| Rec | UPC CODE                   | OWNER                            | OWNER ADDRESS               | OWNER CITY   | OWNER STATE | OWNER ZIP CODE | PROPERTY CLASS | TAX DISTRICT | LEGAL  |
|-----|----------------------------|----------------------------------|-----------------------------|--------------|-------------|----------------|----------------|--------------|--|
| 1   | 101806<br>419551<br>221011 | DAL SANTO JOHN & HELEN           | 1200 WASHINGTON NE          | ALBUQUERQUE  | NM          | 87110          | V              | A1A          | * 012 009TR A EAST T OF LOT12 NO ALBUQ AC UNIT B   |
| 2   | 101806<br>422051<br>221013 | WIRTH JOHN C J JR & BILLIE J     | 5604 ALAMEDA BLVD NE        | ALBUQUERQUE  | NM          | 87113          | C              | A1A          | *A1 9 REPLAT OF LOT "A" BLOCK 9 TRACT A UNIT B NORTH ALBUQUERQUE ACRES CONT 0.886 AC   |
| 3   | 101806<br>424551<br>221008 | NABOR FIDEL                      | 30101 AGOURA CT SUITE 201   | AGOURA HILLS | CA          | 91301          | V              | A1A          | LT B-1 (AMENDED REPLAT OF LTS A2 & B) BLK 9 TRACT A UNIT B NORTH ALBUQUERQUE ACRES CONT 70,040 SQ FT                                 |
| 4   | 101806<br>421045<br>520810 | OMEGA AUTOMOTIVE REAL ESTATE LTD | 930 WEST FIRST ST SUITE 303 | FORT WORTH   | TX          | 76102          | C              | A1A          | LT 14-A BLK 10 PLAT OF LOTS 14-A AND 21-A BLOCK 10 TRACT A UNIT B NORTH ALBUQUERQUE ACRES CONT 2.8716 AC                             |
| 5   | 101806<br>420551<br>221009 | WIRTH JOHN C J JR &              | 5604 ALAMEDA BLVD NE        | ALBUQUERQUE  | NM          | 87113          | C              | A1A          | *13 9 NORTH ALBUQUERQUE ACRES TRACT A UNIT B CONT 0.71 AC  |
| 6   | 101806<br>422349<br>221002 | JR & SR LLC                      | 7300 LOMAS BLVD NE          | ALBUQUERQUE  | NM          | 87110          | V              | A1A          | LT 17-A BLK 9 PLAT OF LOT 17-A BLOCK 9 TRACT A UNIT B NORTH ALBUQUERQUE ACRES CONT 4.7346 AC   |
| 7   | 101806<br>425245<br>820808 | MILLER FAMILY REAL ESTATE LLC    | 5995 ALAMEDA NE             | ALBUQUERQUE  | NM          | 87113          | C              | A1A          | * 016 010NO ALBU AC TR A UNIT B  |
| 8   | 101806<br>418851<br>221012 | STATE HIGHWAY COMM               | PO BOX 1149                 | SANTA FE     | NM          | 87504          | C              | A1A          | * 012 009NO ALBU AC TR A UNIT B W PORT LT 12   |
| 9   | 101806<br>529402<br>140101 | SANDIA MEMORIAL GARDEN LLC       | 4310 SARA RD SE             | RIO RANCHO   | NM          | 87124          | V              | A1A          | LTS 1 THRU 7 & 26 THRU 32 BLK 25 & LTS 1 THRU 3 & 30 THRU 32 BLK 26 & PORT OF VAC MODESTO AVE NE TR A UNIT B NORTH ALBUQUERQUE ACRES |
| 10  | 101806<br>423845<br>820809 | MILLER FAMILY REAL ESTATE LLC    | 5995 ALAMEDA NE             | ALBUQUERQUE  | NM          | 87113          | C              | A1A          | LT 15 BLK 10 NORTH ALBUQUERQUE ACRES TR A UNIT B CONT .8864 AC   |
| 11  | 101806<br>427245<br>811701 | BAUER & LOUCKS ENTERPRISES LLC   | 9320 SAN PEDRO DR NE        | ALBUQUERQUE  | NM          | 87113          | C              | A1A          | LOT 1 BLK 27 TRACT A UNIT B NORTH ALBUQUERQUE ACRES CONT. 0.7553 AC.   |

OR CURRENT RESIDENT  
101806427245811701  
BAUER & LOUCKS ENTERPRISES LLC  
9320 SAN PEDRO DR NE  
ALBUQUERQUE, NM 87113

OR CURRENT RESIDENT  
101806425245820808  
MILLER FAMILY REAL ESTATE LLC  
5995 ALAMEDA NE  
ALBUQUERQUE, NM 87113

OR CURRENT RESIDENT  
101806529402140101  
SANDIA MEMORY GARDEN LLC  
4310 SARA RD SE  
RIO RANCHO, NM 87124

Project# 1006505  
EDDIE CORLEY, JR & SR LLC  
PO BOX 3869  
ALBUQUERQUE, NM 87190

Project# 1006505  
JOE YARDUMIAN  
Nor Este NA  
7801 RC GORMAN AVE NE  
ALBUQUERQUE, NM 87122

OR CURRENT RESIDENT  
101806419551221011  
DAL SANTO JOHN & HELEN  
1200 WASHINGTON NE  
ALBUQUERQUE, NM 87110

OR CURRENT RESIDENT  
101806424551221008  
NABOR FIDEL  
30101 AGOURA CT SUITE 201  
AGOURA HILLS, CA 91301

OR CURRENT RESIDENT  
101806418851221012  
STATE HIGHWAY COMM  
PO BOX 1149  
SANTA FE, NM 87504

Project# 1006505  
APPLIED ENG. & SURVEY  
1605 BLAIR DR NE  
ALBUQUERQUE, NM 87102

Project# 1006505  
LARRY T CAUDILL  
Wildflower Area NA  
4915 WATERCRESS NE  
ALBUQUERQUE, NM 87113

OR CURRENT RESIDENT  
101806422349221002  
JR & SR LLC  
7300 LOMAS BLVD NE  
ALBUQUERQUE, NM 87110

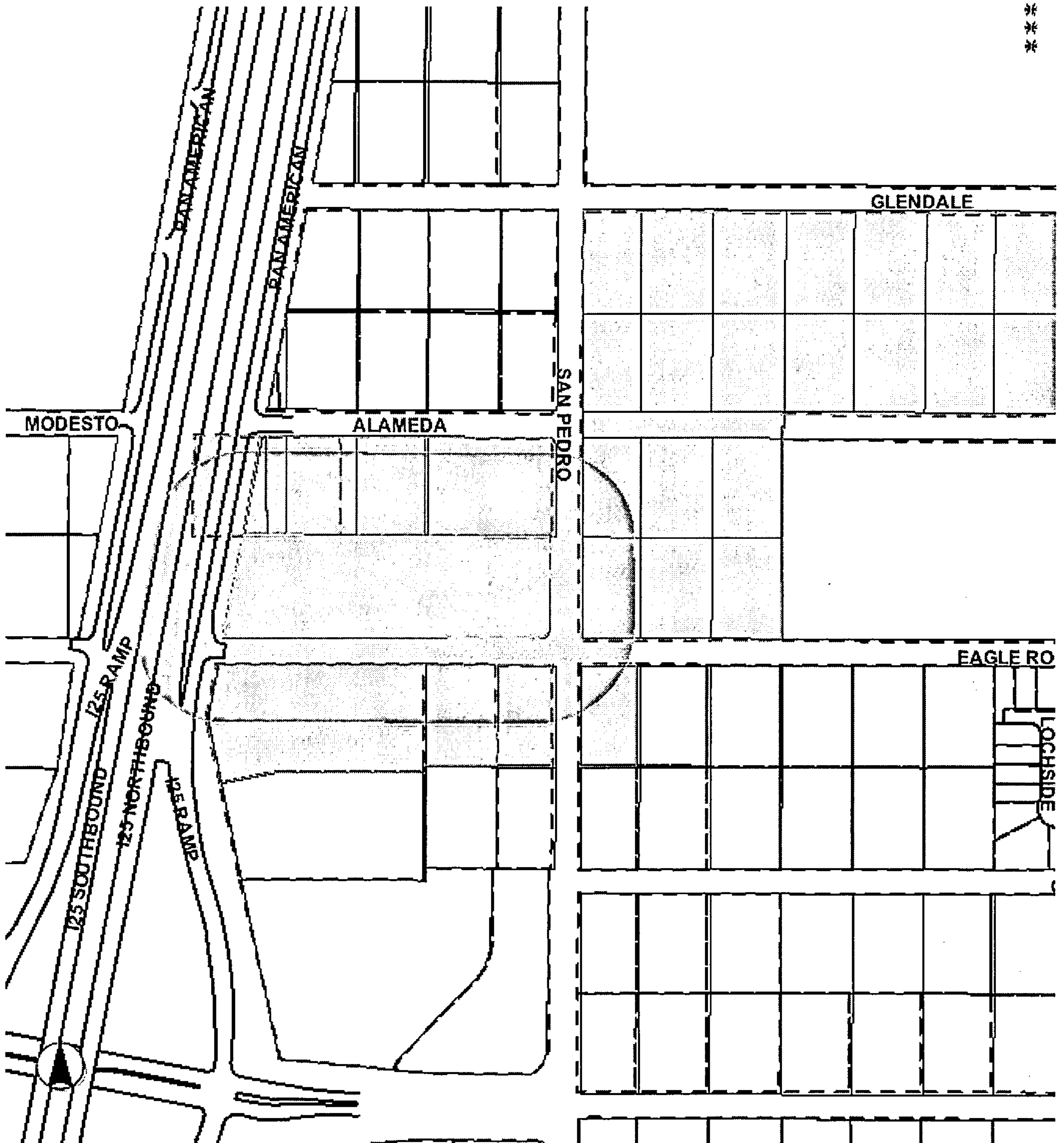
OR CURRENT RESIDENT  
101806421045520810  
OMEGA AUTOMOTIVE REAL ESTATE  
LTD  
930 WEST FIRST ST SUITE 303  
FORT WORTH, TX 76102

OR CURRENT RESIDENT  
101806420551221009  
WIRTH JOHN C J JR &  
5604 ALAMEDA BLVD NE  
ALBUQUERQUE, NM 87113

Project# 1006505  
JEFF PETERSON  
Nor Este NA  
7800 EAGLE ROCK AVE NE  
ALBUQUERQUE, NM 87122

Project# 1006505  
JOHN GAYDOS  
Wildflower Area NA  
4911 WATERCRESS DR NE  
ALBUQUERQUE, NM 87113

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**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, December 2, 2009, beginning at 9:00 a.m. for the purpose of considering the following:

**Project# 1000060**  
09DRB-70346 MAJOR - 2YEAR  
EXTENSION OF SUBDIVISION  
IMPROVEMENTS AGREEMENT  
(2YR SIA)

MODREWALL SPERLING LAWYERS agent(s) for SANDIA FOUNDATION request(s) the referenced/above action(s) for all or a portion of **GATEWAY SUBDIVISION** zoned SU-2/ C-3, located on the north side of LOMAS BLVD NE and the west side of INTERSTATE 25 containing approximately 24.8365 acre(s). (J-15)

**Project# 1006505**  
09DRB-70343 MAJOR - 2YEAR  
EXTENSION OF SUBDIVISION  
IMPROVEMENTS AGREEMENT  
(2YR SIA)

APPLIED ENGINEERING AND SURVEYING INC agent(s) for EDDIE CORLEY, JR AND SR, LLC request(s) the referenced/above action(s) for all or a portion of Lot(s) 17A, Block(s) 9, Tract A, Unit B **NORTH ALBUQUERQUE ACRES** zoned SU-2/ IP, located on the north side of EAGLE ROCK AVE NE between I-25/ PAN AMERICAN FREEWAY NE and SAN PEDRO BLVD NE containing approximately 3.9321 acre(s). (C-18)

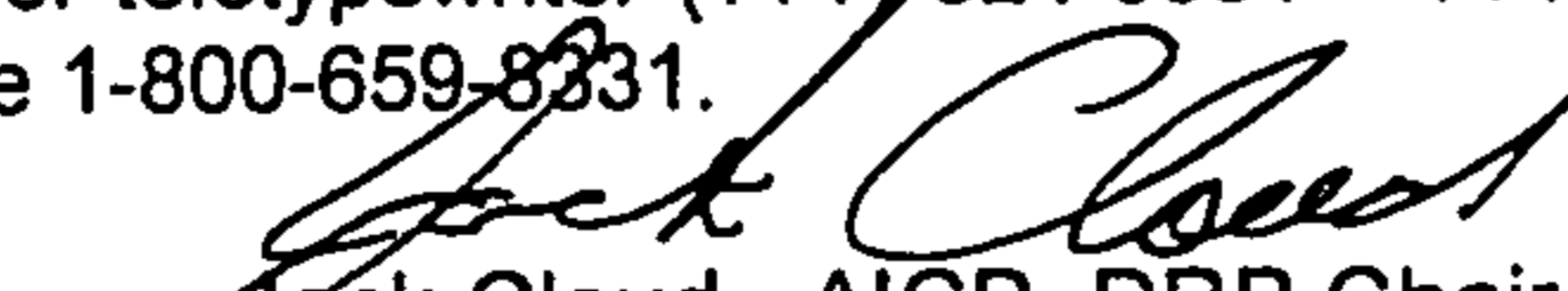
**Project# 1006602**  
09DRB-70347 VACATION OF PUBLIC  
UTILITY EASEMENT

BOHANNAN HUSTON INC agent(s) for DOUGLAS H PETERSON request(s) the referenced/above action(s) for all or a portion of **PARCEL A, VENTURA PLAZA** zoned SU-2/C-1, located on the southwest corner of PASEO DEL NORTE NE and VENTURA AVE NE containing approximately 3.28 acre(s). (D-20)

**Project# 1008060**  
09DRB-70344 VACATION OF PUBLIC  
UTILITY EASEMENT  
09DRB-70345 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL

SURV-TEK INC agent(s) for 6301 UPTOWN LLC request(s) the referenced/above action(s) for all or a portion of Lot(s) A-2-B-1 & B-1-A, **DALE J BELLAMAH'S JEANNEDALE UNIT 5**, zoned SU-3/ MIXED USE-UPT, located on the north side of UPTOWN BLVD NE between SAN PEDRO DR NE and AMERICA'S PKWY NE containing approximately 4.4842 acre(s). (H-18)

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, November 16, 2009.**



Completed AS

01-08\*08\*

# DRB CASE ACTION LOG (FINAL PLAT)

REVISED 10/08/07

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

DRB Application No.: 07DRB-70055

Project # 1006505

Project Name: NORTH ALBUQUERQUE ACRES UNIT B

Agent: SURVEYS SOUTHWEST

Phone No.: 998-0303

Your request was approved on 01-02-08 by the DRB with delegation of signature(s) to the following departments.

### OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- TRANSPORTATION: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
- UTILITIES: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
- CITY ENGINEER / AMAFCA: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
- PARKS / CIP: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
- PLANNING (Last to sign): \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

Created for:  
1-2-08

15



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34  
34

# DRB CASE ACTION LOG (FINAL PLAT)

REVISED 10/08/07

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

|  |                     |
|--|---------------------|
| DRB Application No.: 07DRB-70055             | Project # 1006505   |
| Project Name: NORTH ALBUQUERQUE ACRES UNIT B |                     |
| Agent: SURVEYS SOUTHWEST                     | Phone No.: 998-0303 |

Your request was approved on 01-02-08 by the DRB with delegation of signature(s) to the following departments.

### OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

UTILITIES: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

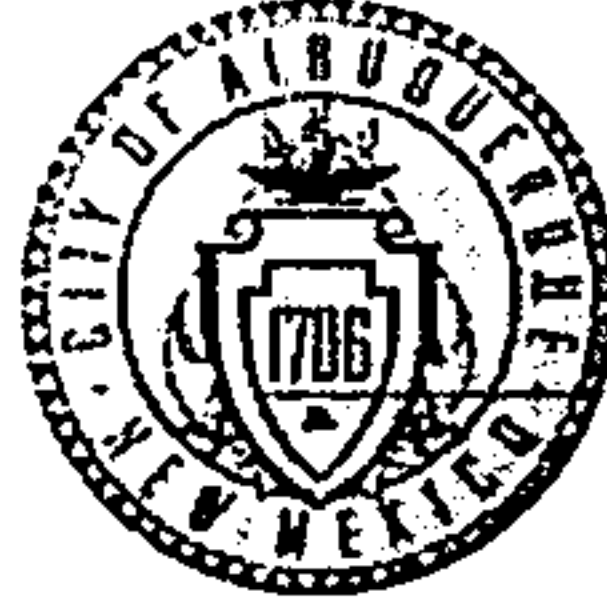
CITY ENGINEER / AMAFCA: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

PARKS / CIP: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

PLANNING (Last to sign): \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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

Created for:  
1-2-08



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**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

January 2, 2008 9:00 AM  
MEMBERS:

Jack Cloud, Acting Chair  
Angela Gomez, Administrative Assistant

Kristal Metro, Transportation Development  
Brad Bingham, Alternate City Engineer

Roger Green, ABCWUA  
Christina Sandoval, Parks & Recreation

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**CASES WHICH REQUIRE PUBLIC NOTIFICATION**

**MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS**

1. **Project# 1002176**  
07DRB-70423 MAJOR - 2YR SUBD IMP  
AGMT EXT (2YR SIA)  
MOUNTAIN WEST DEVELOPMENT CO. LLC  
request(s) the above action(s) for all or a portion of  
**COVERED WAGON**, zoned SU-1/RESIDENTIAL,  
located on the south side of CENTRAL AVE SE  
BETWEEN FOUR HILLS RD SE AND WATERFALL SE  
containing approximately 5.55 acre(s). **THE 9 MONTH  
EXTENSION OF THE SUBDIVISION IMPROVEMENT  
AGREEMENT (SIA) WAS APPROVED.**
  
2. **Project# 1004353**  
07DRB-70431 MAJOR - 2YR SUBD IMP  
AGMT EXT (2YR SIA)  
07DRB-70432 MAJOR - 2YR SUBD IMP  
AGMT EXT (2YR SIA)  
07DRB-70433 MAJOR - 2YR SUBD IMP  
AGMT EXT (2YR SIA)  
BOHANNAN HUSTON INC. agent(s) for LONGFORD  
AT THE TRAILS, LLC request(s) the above action(s) for  
all or a portion of **SANTA FE 2 AT THE TRAILS  
UNIT 2**, zoned SU-2/RD, located on the northwest corner  
of OAKRIDGE ST NW BETWEEN TREELINE AVENUE  
NW AND WOODMONT AVENUE NW containing  
approximately 17 acre(s). (C-9) **THE TWO MONTH  
EXTENSIONS OF THE SUBDIVISION IMPROVEMENT  
AGREEMENTS (SIA) WERE APPROVED.**
  
3. **Project# 1004606**  
07DRB-70430 MAJOR - 2YR SUBD IMP  
AGMT EXT (2YR SIA)  
BOHANNAN HUSTON INC agent(s) for THE TRAILS,  
LLC request(s) the above action(s) for all or a portion of  
**VALLE VISTA AT THE TRAILS UNIT 2**, zoned SU-  
2/SRLL, located on the southwest corner of WOODMONT  
AVE NW AND RAINBOW BLVD NW containing  
approximately 11.73 acre(s). (C-9) **THE ONE YEAR  
EXTENSION OF THE SUBDIVISION IMPROVEMENT  
AGREEMENT (SIA) WAS APPROVED.**

4. **Project# 1004546**  
07DRB-70416 MAJOR - 2YR SUBD IMP  
AGMT EXT (2YR SIA)

SOUTH COORS L.P. request(s) the above action(s) for all or a portion of Lot(s) A-1A-3A & A-1A-3B, **HUBBELL PLAZA**, zoned C-2, located on the northeast corner of CENTRAL AVE NW AND AIRPORT RD NW containing approximately 3.37 acre(s). (K-10-Z) **THE TWO YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENT AGREEMENT (SIA) WAS APPROVED.**

5. **Project# 1005029**  
07DRB-70426 MAJOR - PRELIMINARY  
PLAT APPROVAL  
07DRB-70427 VACATION OF PUBLIC  
EASEMENT  
07DRB-70428 SUBDN DESIGN  
VARIANCE FROM MIN DPM STDS  
07DRB-70429 MINOR - TEMP DEFR  
SWDK CONST

ADVANCED ENGINEERING AND CONSULTING agent(s) for SUNCAL NEW MEXICO INC. request(s) the above action(s) for all or a portion of Tract(s) B & J **THE CROSSING**, and Tract R, **STORMCLOUD SUBDIVISION**, zoned SU-2 FOR R-LT, located on the south side of TIERRA PINTADA BLVD NW BETWEEN CALLE AZUELO NW AND ARKANSAS RD NW containing approximately 4.05 acre(s). (H-9-Z) **WITH AN APPROVED GRADING AND DRAINAGE PLAN ENGINEER STAMP DATED 10/2/06 THE PRELIMINARY PLAT WAS APPROVED. THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE PER SECTION 14-14-7-2(A) (1) AND (B) (1)(3) OF THE SUBDIVISION ORDINANCE. THE DESIGN VARIANCE BASED ON SINGLE LOADED STREET WITH LOTS ON ONE SIDE ONLY WAS APPROVED. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

6. **Project# 1006964**  
07DRB-70417 VACATION OF PUBLIC  
RIGHT-OF-WAY

SANTOSH MODY agent(s) for BHARAT AND CHAMPA MODY request(s) the above action(s) for all of the east-west alley between Lot(s) 1- 5, **GILLET ADDITION**, zoned C-2 and Lot(s) 2-8 Block 1 **EVANS ADDITION**, zoned C-3, located south of CENTRAL AVE SE BETWEEN SAN MATEO AVE SE AND MADERIA DR SE. (K-18) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE PER SECTION 14-14-7-2(A) (1) AND (B) (1)(3) OF THE SUBDIVISION ORDINANCE. A PRIVATE DRAIN EASEMENT MUST BE MAINTAINED.**

7. **Project# 1006967**  
07DRB-70422 VACATION OF PUBLIC  
RIGHT-OF-WAY

DAC ENTERPRISES, INC agent(s) for FAIZEL KASSAM request(s) the above action(s) for a portion of Modesto Ave NE adjacent to Lot(s) 8-10, Block(s) 26, **NORTH ALBUQUERQUE ACRES TRACT 1, UNIT B**, located on the south side of MODESTO NE BETWEEN SAN PEDRO NE AND LOUISIANA NE (C-18) **DEFERRED TO 2/6/08 AT THE AGENT'S REQUEST.**

8. **Project# 1005357**  
07DRB-70392 MAJOR - PRELIMINARY  
PLAT APPROVAL

SURV-TEK INC agent(s) for OXBOW TOWN CENTER, LLC request(s) the above action(s) for all or a portion of Tract(s) X-1-A2 & X-2-A UNIVERSITY OF ALBUQUERQUE URBAN, UNIVERSITY OF ALBUQUERQUE URBAN CENTER TBK OXBOW TOWN CENTER, zoned SU-3, located on ST JOSEPH'S DRIVE NW BETWEEN COORS BLVD NW AND ATRISCO DRIVE NW containing approximately 47.72 acre(s). (G-11) *(Deferred from 12/12/07)* **WITH THE APPROVAL OF THE SITE DEVELOPMENT PLANS, THE PRELIMINARY/FINAL PLAT WAS APPROVED.**

07DRB-70395 EPC APPROVED SDP  
FOR SUBDIVISION

GEORGE RAINHART & ASSOCIATES agent(s) for SUNLAND DEVELOPMENT GROUP, LLC request(s) the above action(s) for all or a portion of Tract(s) X-1-A1, X-1-AZ, X-2-A, UNIVERSITY OF ALBUQUERQUE URBAN CENTER, zoned SU-3 (R-2, C-2, 0-1), located on COORS BLVD NW AND ENCANTADA DEL SUR containing approximately 47.2 acre(s). (G-11) *[EPC Planner – Carmen Marrone] (Deferred from 12/12/07)* **THE SITE DEVELOPMENT PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING FOR CARMEN MARRONE'S INITIALS AND FOR 3 COPIES.**

07DRB-70419 EPC APPROVED SDP  
FOR BUILD PERMIT

GEORGE RAINHART ARCHITECTS & ASSOCIATES agent(s) for SUNLAND DEVELOPMENT GROUP LLC request(s) the above action(s) for all or a portion of Tract(s) X-1-A-1, X-1-A-2, X-2-A, UNIVERSITY OF ALBUQUERQUE URBAN CENTER, zoned SU-3/ R-2,C-2,0-1 USES, located on ST JOSEPH'S DR NW BETWEEN COORS BLVD NW AND ATRISCO DR NW containing approximately 47.2 acre(s). (G-11) *[EPC Planner – Stephanie Shumsky (Deferred from 12/12/07)]* **THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO TRANSPORTATION TO ADDRESS COMMENTS, AND TO THE CITY ENGINEER FOR SIA, STAFF PLANNERS INITIALS, AND FOR 3 COPIES.**

9. **Project# 1000539**  
07DRB-70400 VACATION OF PUBLIC  
EASEMENT  
07DRB-70401 VACATION OF PRIVATE  
EASEMENT  
07DRB-70402 MINOR - TEMP DEFR  
SWDK CONST  
07DRB-70403 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL

MARK GOODWIN AND ASSOCIATES PA agent(s) for HOPE CHRISTIAN SCHOOL request(s) the above action(s) for all or a portion of Lot(s) 6, 7, 8-A, 9A-1, 10 & 26, Block(s) 11, **NORTH ALBUQUERQUE ACRES Unit(s) A**, zoned SU-1 PRIVATE SCHOOL, located on PALOMAS NE BETWEEN SAN PEDRO AND LOUISIANA containing approximately 6.75 acre(s). (D-18) (*Deferred from 12/19/07*) **THE VACATION OF PUBLIC EASEMENT WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE PER SECTION 14-14-7-2(A) (1) AND (B) (1)(3) OF THE SUBDIVISION ORDINANCE. THE VACATION OF PRIVATE EASEMENT WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE PER SECTION 14-14-7-2(A) (1) AND (B) (1)(3) OF THE SUBDIVISION ORDINANCE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 1/2/08. THE PRELIMINARY PLAT WAS APPROVED. FINAL PLAT WAS DEFERRED PENDING APPROVAL OF THE SIA.**

10. **Project# 1005182**  
07DRB-70309 MAJOR - FINAL PLAT  
APPROVAL

WILSON AND COMPANY INC agent(s) for LA CUENTISTA II, LLC request(s) the above action(s) for all or a portion of Tract C, **LA CUENTISTA SUBDIVISION Unit 2**, zoned SU2-SRSL, located on ROSA PARKS ROAD NW BETWEEN ALOE ROAD NW AND KIMMICK DRIVE containing approximately 35.4714 acre(s). (C-10 C-11 (*Deferred from 10/17/07 & 10/24/07*)) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING TO RECORD.**

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

11. **Project# 1003479**  
07DRB-70438 EPC APPROVED SDP  
FOR BUILD PERMIT

DAC ENTERPRISES INC agent(s) for EDDIE & CHRISTINE LOPEZ request(s) the above action(s) for all or a portion of Lot E, **ST ANTHONY ORPHANAGE ADDITION**, zoned SU-1 FOR C-1 Residential, located on 12TH ST NW BETWEEN INDIAN SCHOOL RD NW AND I-40 containing approximately 1.4 acre(s). [REF: 06EPC-00955] (H-13) [*Catalina Lehner- EPC Planner*] (*Deferred from 12/19/07*) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION TO ADDRESS COMMENTS, AND TO CITY ENGINEER FOR SIA, 3 COPIES, AND PLANNERS INITIALS.**

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

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12. **Project# 1005539**  
07DRB-70446 MINOR - TEMP DEFR  
SWDK CONST
- WILSON AND COMPANY INC agent(s) for MGME DEVELOPMENT INC request(s) the above action(s) for all or a portion of Lot 1, Block 5, **VOLCANO CLIFFS Unit 26**, zoned SU-2-SRLL, located on KIMMICK DR NW BETWEEN ROSA PARKS RD NW AND VALIENTE RD NW containing approximately 3.49 acre(s). (C-11) **THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**
13. **Project# 1005343**  
07DRB-70450 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL
- SURVEYS SOUTHWEST LTD agent(s) for MONEER HINDI request(s) the above action(s) for all or a portion of Lot(s) 3, **PORTION OF SKYLINE RD NE MANKIN INC**, zoned C-2, located on I-40 AND SLYLINE RD NE containing approximately 1.8641 acre(s). (L-22) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 1/2/08 THE PRELIMINARY PLAT WAS APPROVED. FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA. ON THE FINAL PLAT, INDICATION OF ALL VACATED RIGHT OF WAY EASEMENTS SHOULD BE RETAINED.**
14. **Project# 1006840**  
07DRB-70443 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL
- SURVEYS SOUTHWEST LTD agent(s) for GEORGE LOPEZ request(s) the above action(s) for all or a portion of Lot(s) 33-35, Block(s) D, **KIMO ADDITION**, zoned R-1, located on I-40 BETWEEN INDIAN SCHOOL RD NE AND VALENCIA DR NE containing approximately .1456 acre(s). (J-18) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 1/2/08 THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**
15. ~~Project# 1006505~~  
07DRB-70055 MINOR - FINAL PLAT  
APPROVAL
- SURVEYS SOUTHWEST LTD agent(s) for EDDIE CORLEY requet(s ) the above action(s) for all or a portion of Lot(s) 17, 18, 19, 20 & portion of 21, Block(s) 9, Tract(s) A, **NORTH ALBUQUERQUE ACRES, Unit(s) B**, zoned SU-2 IP, located on EAGLE ROCK AVE NE BETWEEN PAN AMERICAN FREEWAY NE AND SAN PEDRO DR NE containing approximately 4.7346 acre(s). (C-18) *(Deferred from 6/20/07)* **THE FINAL PLAT WAS APROVED 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**

16. **Project# 1007005**  
07DRB-70451 SKETCH PLAT REVIEW  
AND COMMENT

AUGUSTINE ROMERO agent(s) for AUGUSTINE ROMERO request(s) the above action(s) for all or a portion of Tract(s) A2, **EUFELIA A GABALDON**, zoned R-1, located on GABALDON NW BETWEEN BEACH NW AND CARLOTA NW containing approximately 1.6 acre(s). (H-12) **THE ABOBE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**

17. Approval of the Development Review Board Minutes for November 21<sup>st</sup> and November 28<sup>th</sup>

Other Matters: None.

ADJOURNED: 11:10



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# 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-70055 (P&F)  
Project Name: NORTH ALBUQ ACES UNIT B  
Agent: Surveys Southwest

Project # 1006505  
Phone No.: 998-0303

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

TRANSPORTATION: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

UTILITIES: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

CITY ENGINEER / AMAFCA: S&A  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

PARKS / CIP: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

PLANNING (Last to sign): \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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

Project Number

1006505

6505

### DXF Electronic Approval Form

DRB Project Case #: 1006505

Subdivision Name: NORTH ALBUQUERQUE ACRES UNIT B TRACT A BLOCK 9 LOT 17A

Surveyor: MITCH REYNOLDS

Contact Person: SARAH AMATO

Contact Information: 998-0303

DXF Received: 6/12/2007

Hard Copy Received: 6/12/2007

Coordinate System: Ground rotated to NMSP Grid

  
Approved

6-13-2007  
Date

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

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#### AGIS Use Only

Copied to 6505 to agiscov on 6/13/2007 Contact person notified on 6/13/2007



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**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

June 20, 2007

9:00 a.m.

**MEMBERS:**

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

Wilfred Gallegos, Transportation Development  
Kristal Metro, Alternate City Engineer

Roger Green, Utility Development  
Christina Sandoval, Parks & Recreation

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

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

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

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

Adjourned: 11:10 A.M.

**CASES WHICH REQUIRE PUBLIC NOTIFICATION**  
**MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS**

- 1. **Project# 1004178**  
07DRB-70020 MAJOR - 2YR SUBD IMP  
AGMT (2YR SIA)

GARCIA/KRAEMER & ASSOCIATES agent(s) for NM ONE CALL request(s) the above action(s) for all or a portion of Block(s) 27, Tract(s) G-1 & G-2, **MESA VILLAGE** zoned O-1, located on EUBANK BLVD NE BETWEEN LOMAS BLVD NE AND WALKER NE containing approximately 2.2 acre(s). (J-20) **THE TWO-YEAR SIA WAS APPROVED.**

2. **Project# 1003857**  
07DRB-70017 MAJOR - PRELIMINARY  
PLAT APPROVAL  
07DRB-70018 MINOR - TEMP DEFR  
SWDK CONST

BRASHER AND LORENZ INC agent(s) for MIKE GONZALES request(s) the above action(s) for all or a portion of Lot(s) A, **BARELAS TOWN HOMES** zoned SU-2 FOR RT, located on SIMPIER LN SW BETWEEN FOURTH ST SW AND EIGHTH ST SW containing approximately 1.0618 acre(s). [REF: 06DRB-01300] (L-14) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 06/20/07 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 05/11/07 THE PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITIONS OF FINAL PLAT APPROVAL: A SIDEWALK WAIVER REQUEST AND SUBDIVISION DESIGN VARIANCE ARE REQUIRED. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

3. **Project# 1005343**  
07DRB-70016 VACATION OF PUBLIC  
RIGHT-OF-WAY

SURVEYS SOUTHWEST LTD agent(s) for MONEER HINDI request(s) the above action(s) for all or a portion of Lot(s) 3-A, **MANKIN INC** zoned C-2, located on SKYLINE RD NE BETWEEN I-40 AND CENTRAL AVE NE. [REF: 07DRB00066, 07DRB00067] (L-22) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

4. **Project# 1006502**  
07DRB-70015 VACATION OF PUBLIC  
EASEMENT

A & J HOMES INC agent(s) for BEATRICE ALCON request(s) the above action(s) for all or a portion of Lot(s) FF, Block(s) 4, **THE PALISADES REPLAT** zoned R-1, located on LA BAJADA CT NW BETWEEN PALISADES NW AND LA RAJADA DR NW containing approximately .2475 acre(s). (J-11) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

5. **Project# 1006503**  
07DRB-70019 MAJOR - SDP FOR  
BUILDING PERMIT

CHESH ENT INC request(s) the above action(s) for all or a portion of Lot(s) 6, **JOURNAL CENTER, UNIT 2**, zoned IP, located on MASTHEAD NE BETWEEN WASHINGTON NE AND JEFFERSON NE containing approximately .53 acre(s). (D-17) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR REMOVAL OF THE ENCROACHMENTS IN THE 20-FOOT WATERLINE EASEMENT AND TRANSPORTATION DEVELOPMENT FOR ADA RAMP, SMALL CAR SPACE PAINTING, PARKING COUNTS, CITY STANDARD DRAWING NOTES, 15-DAY APPEAL PERIOD AND 3 COPIES OF THE SITE PLAN.**

6. **Project # 1002962**  
07DRB-00613 Major-SiteDev Plan Subd  
07DRB-00615 Major-SiteDev Plan  
BldPermit

BOHANNAN HUSTON INC agent(s) for CANTATA AT THE TRAILS INC request(s) the above action(s) for Tract 5 and a portion of Tract 4 OS, THE TRAILS, UNIT 2, (to be known as **CANTATA AT THE TRAILS**) zoned SU-2 UR located on OAKRIDGE ST NW between WOODMONT AVE NW and UNIVERSE NW containing approximately 25 acre(s). [REF: 04DRB-01322] [Deferred from 06/06/07 & 06/20/07] (C-9) **DEFERRED AT AGENT'S REQUEST TO 06/27/07.**

7. **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 & 6/20/07] (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 7/18/07.**

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 & 6/20/07] (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 7/18/07.**

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 & 6/20/07] (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 7/18/07.**

8. **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 & 6/20/07] (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 7/18/07.**

9. **Project # 1004075**  
06DRB-01537 Major-Vacation of Pub  
Right-of-Way  
06DRB-01539 Minor-Vacation of Private  
Easements

BOHANNAN HUSTON INC agent(s) for MESA DEL SOL LLC request(s) the above action(s) for all or a portion of Tract(s) 4A, 4B, 4C and 1 through 15, **MESA DEL SOL**, zoned SU-2 PLANNED COMMUNITY, located on INTERSTATE 25 SW, between BROADWAY BLVD SW and LOS PICAROS RD SW containing approximately 2,294 acre(s). [REF: 06DRB-00744] [Deferred from 11/15/06,12/13/06, 1/3/07,1/17/07, 2/7/07, 2/28/07, 3/21/07,04/11/07, 05/02/07 & 5/30/07 & 6/20/07]. (R-16, Q-16, R-15, R-17, S-14, S-16, S-17, T-16) **DEFERRED AT THE AGENT'S REQUEST TO 7/11/07.**

10. **Project # 1005564**  
07DRB-00619 Major-Preliminary Plat  
Approval

MARK SNAPP agent(s) for CALITERRA DEVELOPMENT request(s) the above action(s) for all or any portion of Tract(s) 212-BIA & 210-BIA, **RIO PERLES ADDITION**, zoned R-2, located on AMADO NW between RICE RD NW and SERNA RD NW containing approximately 1 acre(s). [Deferred from 06/06/07 & 6/20/07] (H-12) **DEFERRED AT THE AGENT'S REQUEST TO 7/25/07.**

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

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

11. **Project# 1000762**  
07DRB-70053 EPC APPROVED SDP  
FOR SUBDIVISION

CONSENSUS PLANNING agent(s) for FOUNTAIN HILLS PLAZA LLC request(s) the above action(s) for all or a portion of Tract(s) 2B, **ALBUQUERQUE WEST, UNIT 1**, zoned SU-1 FOR IP USES W/ EXCEPTIONS, located on PASEO DEL NORTE NW BETWEEN PARADISE BLVD NW AND EAGLE RANCH RD NW containing approximately 21 acre(s). [Carmen Marrone for Stephanie Shumsky, EPC Case Planner] (C-12) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR SEVERAL COMMENTS AND TO PLANNING FOR 3 COPIES.**

12. **Project# 1005482**  
07DRB-70059 EPC APPROVED SDP  
FOR BUILD PERMIT

DESIGN PLUS LLC agent(s) for STONEBRIDGE INVESTMENT GROUP request(s) the above action(s) for all or a portion of Tract(s) 2 & 3, **MIRA MESA ESTATES**, zoned C-2 SC, located on HANOVER RD NW BETWEEN 64<sup>th</sup> ST NW AND 68<sup>th</sup> ST NW containing approximately 5 acre(s). [Anna Di Mambro, EPC Case Planner] [Deferred from 6/20/07] (J-10) **DEFERRED AT THE AGENT'S REQUEST TO 6/27/07.**

**13. Project# 1006505**

07DRB-70021 MINOR - SDP FOR BUILDING PERMIT

CLAUDIO VIGIL ARCHITECTS agent(s) for EDDIE CORLEY JR & SR LLC request(s) the above action(s) for all or a portion of Lot(s) 17, 18, 19, 20 & a portion 21, Tract(s) A, Block(s) 9, NORTH ALBUQUERQUE ACRES, UNIT B, (to be known as **CORLEY'S ALBUQUERQUE**) zoned SU-2 FOR IP USES, located on EAGLE ROCK ROAD NE BETWEEN EAST FRONTAGE ROAD NE AND SAN PEDRO NE containing approximately 3.9 acre(s). [Deferred from 06/06/07 & 6/13/07] (C-18) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES.**

07DRB-70055 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL

SURVEYS SOUTHWEST LTD agent(s) for EDDIE CORLEY request(s) the above action(s) for all or a portion of Lot(s) 17, 18, 19, 20 & portion of 21, Block(s) 9, Tract(s) A, **NORTH ALBUQUERQUE ACRES, Unit(s) B**, zoned SU-2 IP, located on EAGLE ROCK AVE NE BETWEEN PAN AMERICAN FREEWAY NE AND SAN PEDRO DR NE containing approximately 4.7346 acre(s). (C-18) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/20/07 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 5/21/07 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

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

**14. Project# 1004878**

07DRB-70050 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL

SURVEYS SOUTHWEST LTD agent(s) for GEORGE METZGAR request(s) the above action(s) for all or a portion of Lot(s) 9-A, 9-B, 9-C & 9-D, Block(s) A, **SOUTH BROADWAY ACRES, Unit(s) 1**, zoned SU-2 MR, located on BETHEL DR SE AND TOPEKA ST SE containing approximately 1.2413 acre(s). (M-14) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

**15. Project# 1005240**

07DRB-70056 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL

SURVEYS SOUTHWEST LTD agent(s) for ROBIN HENDREXSON request(s) the above action(s) for all or a portion of Tract(s) H-1 & K-1, **GATEWAY INDUSTRIAL PARK**, zoned SU-1 FOR PLANNED IND DEVELOP, located on BROADWAY BLVD NE BETWEEN CLAREMONT AVE NE AND MENAUL BLVD NE containing approximately 4.3249 acre(s). (H-14/15) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**



16. **Project# 1004161**  
07DRB-70040 MAJOR - FINAL PLAT  
APPROVAL

HIGH MESA CONSULTING GROUP agent(s) for WILLIAM AND BENITA BRENNAN request(s) the above action(s) for all or a portion of Lot(s) 4 & 5, **RIVERSIDE PLAZA**, zoned SU-1 FOR PRD/8DU/ACRE REQ. LANDSCAPE, located on WINTER HAVEN RD NW BETWEEN LA ORILLA RD NW AND MONTANO PLAZA DRIVE NW containing approximately 3.1719 acre(s). (E-12) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR 2 SEWER ACCOUNTS FOR THE EXISTING HOMES AND TO PLANNING FOR HOMEOWNERS ASSOCIATION COMMENTS AND RESTRICTIONS, PARK NOTE AND OPEN SPACE REQUIREMENT.**

17. **Project# 1000072**  
07DRB-70041 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL

DR HORTON request(s) the above action(s) for all or a portion of Tract(s) AA & BB, Block(s) 1, **CARMEL SUBDIVISION**, zoned R-D, located on CARMELITO LOOP NE BETWEEN HOLLY AVE NE AND CARMEL AVE NE containing approximately .1491 acre(s). [Indef Def from 6/20/07](C-18) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

18. **Project #1003828**  
07DRB-00717 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL

WILLIAM T CANIGLIA, agent(s) for CANDELARIA VILLAGE COMPANY request(s) the above action(s) for all or a portion of Lot(s) 38, **CANDELARIA VILLAGE**, zoned R-1, located on 12<sup>TH</sup> ST NW and DON FRANCISCO PL NW containing approximately 0.338 acre(s). [Defer from 06/20/07] (G-13) **DEFERRED AT THE AGENT'S REQUEST TO 7/11/07.**

19. **Project# 1003445**  
07DRB-70054 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL

BOHANNAN HUSTON INC agent(s) for FOUNTAIN HILLS PLAZA LLC request(s) the above action(s) for Tract(s) B-1-A, C-1-A, D-1-A & Lot(s) 6-A-1-A, A and 10-A-2, Block(s) D, Unit 1, ALBUQUERQUE WEST, **FOUNTAIN HILLS** and Tract(s) B, RICHLAND HILLS, UNIT 1, zoned SU-1 FOR IP USES W/EXCEPTIONS & PDA TO INCLUDE C-3 USES, located on NUNZIO AVE NW between PARADISE BLVD NW and PASEO DEL NORTE NW containing approximately 39.9074 acre(s). [REF: 07DRB00261] (C-12) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/20/07 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 6/04/07 THE PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITIONS OF FINAL PLAT: VACATE THE 10-FOOT PUBLIC UTILITY EASEMENT, MAINTENANCE AND BENEFICIARIES OF 24-FOOT EASEMENT AND NOTE 5, A ROUNDABOUT DESIGN AND ENSURE 1-FOOT PUBLIC RIGHT-OF-WAY EASEMENT IS EXCLUSIVE OF 10-FOOT PUBLIC UTILITY EASEMENT. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

20. **Project# 1003364**  
07DRB-70003 EPC APPROVED SDP  
FOR BUILD PERMIT

TAFAZZUL HUSSAIN agent(s) for PHILLIP LINDBORG request(s) the above action(s) for all or a portion of Lot(s) 1-A-1-A1, Block(s) 10, Tract(s) 2, **NORTH ALBUQUERQUE ACRES, UNIT 3**, zoned SU-2 MIXED USE, located on HOLLY AVE NE BETWEEN LOUISIANA NE AND WYOMING NE containing approximately 1 acre(s). [Anna DiMambro, EPC Case Planner] [Indef deferred from 5/30/07] [Defer from 06/20/07] (C-19) **DEFERRED AT THE AGENT'S REQUEST TO 6/27/07.**

21. **Project# 1003692**  
07DRB-70035 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL

WILSON AND COMPANY INC agent(s) for ALBUQUERQUE PUBLIC SCHOOLS request(s) the above action(s) for all or a portion of Tract(s) A, B, AND C, LANDS OF ALBUQUERQUE PUBLIC SCHOOLS (to be known as **HEIGHTS COMMUNITY CENTER**) zoned SU-2 for O-1, located on BUENA VISTA AVE SE BETWEEN ST. CYR AVE SE AND COAL AVE SE containing approximately 7.916 acre(s)(K-15) [Deferred from 6/13/07 & Indef Deferred on 06/20/07] **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

**NO ACTION IS TAKEN ON THESE CASES:**

**APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING**

22. **Project# 1006543**  
07DRB-70058 SKETCH PLAT REVIEW  
AND COMMENT

SURVEYS SOUTHWEST LTD agent(s) for ALBERTSON'S INC request(s) the above action(s) for all or a portion of Tract(s) 61 A-1, **TOWN OF ATRISCO GRANT, UNIT 6**, zoned C-2, located on CENTRAL AVE SW BETWEEN COORS BLVD SW AND AMANDA ST SW containing approximately 6.195 acre(s). (K 10) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

23. **Project# 1006541**  
07DRB-70057 SKETCH PLAT REVIEW  
AND COMMENT

HOWARD KARNES & BARBARA REDISH agent(s) request(s) the above action(s) for all or a portion of Lot(s) 11 & 10, Block(s) D, **CHIMNEY RIDGE TOWNHOUSES, A BURNSIDE ENTERPRISE UNIT 6**, zoned SU-1 PUD, located on DEL CAMPO PL NE BETWEEN SAN PEDRO NE AND OSUNA NE. (F-8) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

24. Approval of the Development Review Board Minutes for June 13, 2007. **THE DEVELOPMENT REVIEW BOARD MINUTES FOR JUNE 13, 2007 WERE APPROVED BY THE BOARD.**

ADJOURNED: 11:10 A.M.



Completed  
7/6/07

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

REVISED 9/28/05

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

DRB Application No.: 07DRB-70021 (SBP)  
Project Name: CORLEY'S ALBUQUERQUE  
Agent: CLAUDIO VIGIL ARCHITECTS

Project # 1006505  
Phone No.: 842-1113

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 6/28/07 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): Scarpice or Ag \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

Project Number 1006505



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

REVISED 9/28/05

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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.: <u>07DRB-70021 (SBP)</u> | Project # <u>1006505</u>   |
| Project Name: <u>CORLEY'S ALBUQUERQUE</u>     |                            |
| Agent: <u>CLAUDIO VIGIL ARCHITECTS</u>        | Phone No.: <u>842-1113</u> |

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 6/28/07 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): Scapies
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

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

Project Number 1006505



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**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

June 20, 2007

9:00 a.m.

**MEMBERS:**

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

Wilfred Gallegos, Transportation Development  
Kristal Metro, Alternate City Engineer

Roger Green, Utility Development  
Christina Sandoval, Parks & Recreation

\*\*\*\*\*

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

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

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

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

Adjourned: 11:10 A.M.

B. Changes and/or Additions to the Agenda

C. New or Old Business

**CASES WHICH REQUIRE PUBLIC NOTIFICATION**

**MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS**

1. **Project# 1004178**  
07DRB-70020 MAJOR - 2YR SUBD IMP  
AGMT (2YR SIA)

GARCIA/KRAEMER & ASSOCIATES agent(s) for NM ONE CALL request(s) the above action(s) for all or a portion of Block(s) 27, Tract(s) G-1 & G-2, **MESA VILLAGE** zoned O-1, located on EUBANK BLVD NE BETWEEN LOMAS BLVD NE AND WALKER NE containing approximately 2.2 acre(s). (J-20) **THE TWO-YEAR SIA WAS APPROVED.**

2. **Project# 1003857**  
07DRB-70017 MAJOR - PRELIMINARY  
PLAT APPROVAL  
07DRB-70018 MINOR - TEMP DEFR  
SWDK CONST

BRASHER AND LORENZ INC agent(s) for MIKE GONZALES request(s) the above action(s) for all or a portion of Lot(s) A, **BARELAS TOWN HOMES** zoned SU-2 FOR RT, located on SIMPIER LN SW BETWEEN FOURTH ST SW AND EIGHTH ST SW containing approximately 1.0618 acre(s). [REF: 06DRB-01300] (L-14) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 06/20/07 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 05/11/07 THE PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITIONS OF FINAL PLAT APPROVAL: A SIDEWALK WAIVER REQUEST AND SUBDIVISION DESIGN VARIANCE ARE REQUIRED. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

3. **Project# 1005343**  
07DRB-70016 VACATION OF PUBLIC  
RIGHT-OF-WAY

SURVEYS SOUTHWEST LTD agent(s) for MONEER HINDI request(s) the above action(s) for all or a portion of Lot(s) 3-A, **MANKIN INC** zoned C-2, located on SKYLINE RD NE BETWEEN I-40 AND CENTRAL AVE NE. [REF: 07DRB00066, 07DRB00067] (L-22) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

4. **Project# 1006502**  
07DRB-70015 VACATION OF PUBLIC  
EASEMENT

A & J HOMES INC agent(s) for BEATRICE ALCON request(s) the above action(s) for all or a portion of Lot(s) FF, Block(s) 4, **THE PALISADES REPLAT** zoned R-1, located on LA BAJADA CT NW BETWEEN PALISADES NW AND LA RAJADA DR NW containing approximately .2475 acre(s). (J-11) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

5. **Project# 1006503**  
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BUILDING PERMIT

CHESH ENT INC request(s) the above action(s) for all or a portion of Lot(s) 6, **JOURNAL CENTER, UNIT 2**, zoned IP, located on MASTHEAD NE BETWEEN WASHINGTON NE AND JEFFERSON NE containing approximately .53 acre(s). (D-17) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR REMOVAL OF THE ENCROACHMENTS IN THE 20-FOOT WATERLINE EASEMENT AND TRANSPORTATION DEVELOPMENT FOR ADA RAMP, SMALL CAR SPACE PAINTING, PARKING COUNTS, CITY STANDARD DRAWING NOTES, 15-DAY APPEAL PERIOD AND 3 COPIES OF THE SITE PLAN.**

6. **Project # 1002962**  
07DRB-00613 Major-SiteDev Plan Subd  
07DRB-00615 Major-SiteDev Plan  
BldPermit

BOHANNAN HUSTON INC agent(s) for CANTATA AT THE TRAILS INC request(s) the above action(s) for Tract 5 and a portion of Tract 4 OS, THE TRAILS, UNIT 2, (to be known as **CANTATA AT THE TRAILS**) zoned SU-2 UR located on OAKRIDGE ST NW between WOODMONT AVE NW and UNIVERSE NW containing approximately 25 acre(s). [REF: 04DRB-01322] [Deferred from 06/06/07 & 06/20/07] (C-9) **DEFERRED AT AGENT'S REQUEST TO 06/27/07.**

7. **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 & 6/20/07] (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 7/18/07.**

- 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 & 6/20/07] (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 7/18/07.**

- 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 & 6/20/07] (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 7/18/07.**

8. **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 & 6/20/07] (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 7/18/07.**

9. **Project # 1004075**  
06DRB-01537 Major-Vacation of Pub  
Right-of-Way  
06DRB-01539 Minor-Vacation of Private  
Easements

BOHANNAN HUSTON INC agent(s) for MESA DEL SOL LLC request(s) the above action(s) for all or a portion of Tract(s) 4A, 4B, 4C and 1 through 15, **MESA DEL SOL**, zoned SU-2 PLANNED COMMUNITY, located on INTERSTATE 25 SW, between BROADWAY BLVD SW and LOS PICAROS RD SW containing approximately 2,294 acre(s). [REF: 06DRB-00744] [Deferred from 11/15/06,12/13/06, 1/3/07,1/17/07, 2/7/07, 2/28/07, 3/21/07,04/11/07, 05/02/07 & 5/30/07 & 6/20/07]. (R-16, Q-16, R-15, R-17, S-14, S-16, S-17, T-16) **DEFERRED AT THE AGENT'S REQUEST TO 7/11/07.**

10. **Project # 1005564**  
07DRB-00619 Major-Preliminary Plat  
Approval

MARK SNAPP agent(s) for CALITERRA DEVELOPMENT request(s) the above action(s) for all or any portion of Tract(s) 212-BIA & 210-BIA, **RIO PERLES ADDITION**, zoned R-2, located on AMADO NW between RICE RD NW and SERNA RD NW containing approximately 1 acre(s). [Deferred from 06/06/07 & 6/20/07] (H-12) **DEFERRED AT THE AGENT'S REQUEST TO 7/25/07.**

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

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

11. **Project# 1000762**  
07DRB-70053 EPC APPROVED SDP  
FOR SUBDIVISION

CONSENSUS PLANNING agent(s) for FOUNTAIN HILLS PLAZA LLC request(s) the above action(s) for all or a portion of Tract(s) 2B, **ALBUQUERQUE WEST, UNIT 1**, zoned SU-1 FOR IP USES W/ EXCEPTIONS, located on PASEO DEL NORTE NW BETWEEN PARADISE BLVD NW AND EAGLE RANCH RD NW containing approximately 21 acre(s). [Carmen Marrone for Stephanie Shumsky, EPC Case Planner] (C-12) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR SEVERAL COMMENTS AND TO PLANNING FOR 3 COPIES.**

12. **Project# 1005482**  
07DRB-70059 EPC APPROVED SDP  
FOR BUILD PERMIT

DESIGN PLUS LLC agent(s) for STONEBRIDGE INVESTMENT GROUP request(s) the above action(s) for all or a portion of Tract(s) 2 & 3, **MIRA MESA ESTATES**, zoned C-2 SC, located on HANOVER RD NW BETWEEN 64<sup>th</sup> ST NW AND 68<sup>th</sup> ST NW containing approximately 5 acre(s). [Anna Di Mambro, EPC Case Planner] [Deferred from 6/20/07] (J-10) **DEFERRED AT THE AGENT'S REQUEST TO 6/27/07.**



13. **Project# 1006505**  
07DRB-70021 MINOR - SDP FOR  
BUILDING PERMIT

CLAUDIO VIGIL ARCHITECTS agent(s) for EDDIE CORLEY JR & SR LLC request(s) the above action(s) for all or a portion of Lot(s) 17, 18, 19, 20 & a portion 21, Tract(s) A, Block(s) 9, NORTH ALBUQUERQUE ACRES, UNIT B, (to be known as **CORLEY'S ALBUQUERQUE**) zoned SU-2 FOR IP USES, located on EAGLE ROCK ROAD NE BETWEEN EAST FRONTAGE ROAD NE AND SAN PEDRO NE containing approximately 3.9 acre(s). [Deferred from 06/06/07 & 6/13/07] (C-18) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES.**

07DRB-70055 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL

*SEE OTHER FILE  
(PENCIL FILE TO  
BE MOVED TO THIS  
FILE)*

SURVEYS SOUTHWEST LTD agent(s) for EDDIE CORLEY request(s) the above action(s) for all or a portion of Lot(s) 17, 18, 19, 20 & portion of 21, Block(s) 9, Tract(s) A, **NORTH ALBUQUERQUE ACRES, Unit(s) B**, zoned SU-2 IP, located on EAGLE ROCK AVE NE BETWEEN PAN AMERICAN FREEWAY NE AND SAN PEDRO DR NE containing approximately 4.7346 acre(s). (C-18) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/20/07 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 5/21/07 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

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

14. **Project# 1004878**  
07DRB-70050 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL

SURVEYS SOUTHWEST LTD agent(s) for GEORGE METZGAR request(s) the above action(s) for all or a portion of Lot(s) 9-A, 9-B, 9-C & 9-D, Block(s) A, **SOUTH BROADWAY ACRES, Unit(s) 1**, zoned SU-2 MR, located on BETHEL DR SE AND TOPEKA ST SE containing approximately 1.2413 acre(s). (M-14) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

15. **Project# 1005240**  
07DRB-70056 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL

SURVEYS SOUTHWEST LTD agent(s) for ROBIN HENDREXSON request(s) the above action(s) for all or a portion of Tract(s) H-1 & K-1, **GATEWAY INDUSTRIAL PARK**, zoned SU-1 FOR PLANNED IND DEVELOP, located on BROADWAY BLVD NE BETWEEN CLAREMONT AVE NE AND MENAUL BLVD NE containing approximately 4.3249 acre(s). (H-14/15) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

16. **Project# 1004161**  
07DRB-70040 MAJOR - FINAL PLAT APPROVAL
- HIGH MESA CONSULTING GROUP agent(s) for WILLIAM AND BENITA BRENNAN request(s) the above action(s) for all or a portion of Lot(s) 4 & 5, **RIVERSIDE PLAZA**, zoned SU-1 FOR PRD/8DU/ACRE REQ. LANDSCAPE, located on WINTER HAVEN RD NW BETWEEN LA ORILLA RD NW AND MONTANO PLAZA DRIVE NW containing approximately 3.1719 acre(s). (E-12) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR 2 SEWER ACCOUNTS FOR THE EXISTING HOMES AND TO PLANNING FOR HOMEOWNERS ASSOCIATION COMMENTS AND RESTRICTIONS, PARK NOTE AND OPEN SPACE REQUIREMENT.**
17. **Project# 1000072**  
07DRB-70041 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL
- DR HORTON request(s) the above action(s) for all or a portion of Tract(s) AA & BB, Block(s) 1, **CARMEL SUBDIVISION**, zoned R-D, located on CARMELITO LOOP NE BETWEEN HOLLY AVE NE AND CARMEL AVE NE containing approximately .1491 acre(s). [Indef Def from 6/20/07](C-18) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**
18. **Project #1003828**  
07DRB-00717 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL
- WILLIAM T CANIGLIA, agent(s) for CANDELARIA VILLAGE COMPANY request(s) the above action(s) for all or a portion of Lot(s) 38, **CANDELARIA VILLAGE**, zoned R-1, located on 12<sup>TH</sup> ST NW and DON FRANCISCO PL NW containing approximately 0.338 acre(s). [Defer from 06/20/07] (G-13) **DEFERRED AT THE AGENT'S REQUEST TO 7/11/07.**
19. **Project# 1003445**  
07DRB-70054 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL
- BOHANNAN HUSTON INC agent(s) for FOUNTAIN HILLS PLAZA LLC request(s) the above action(s) for Tract(s) B-1-A, C-1-A, D-1-A & Lot(s) 6-A-1-A, A and 10-A-2, Block(s) D, Unit 1, ALBUQUERQUE WEST, **FOUNTAIN HILLS** and Tract(s) B, RICHLAND HILLS, UNIT 1, zoned SU-1 FOR IP USES W/EXCEPTIONS & PDA TO INCLUDE C-3 USES, located on NUNZIO AVE NW between PARADISE BLVD NW and PASEO DEL NORTE NW containing approximately 39.9074 acre(s). [REF: 07DRB00261] (C-12) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/20/07 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 6/04/07 THE PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITIONS OF FINAL PLAT: VACATE THE 10-FOOT PUBLIC UTILITY EASEMENT, MAINTENANCE AND BENEFICIARIES OF 24-FOOT EASEMENT AND NOTE 5, A ROUNDABOUT DESIGN AND ENSURE 1-FOOT PUBLIC RIGHT-OF-WAY EASEMENT IS EXCLUSIVE OF 10-FOOT PUBLIC UTILITY EASEMENT. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

20. **Project# 1003364**  
07DRB-70003 EPC APPROVED SDP  
FOR BUILD PERMIT

TAFAZZUL HUSSAIN agent(s) for PHILLIP LINDBORG request(s) the above action(s) for all or a portion of Lot(s) 1-A-1-A1, Block(s) 10, Tract(s) 2, **NORTH ALBUQUERQUE ACRES, UNIT 3**, zoned SU-2 MIXED USE, located on HOLLY AVE NE BETWEEN LOUISIANA NE AND WYOMING NE containing approximately 1 acre(s). [Anna DiMambro, EPC Case Planner] [Indef deferred from 5/30/07] [Defer from 06/20/07] (C-19) **DEFERRED AT THE AGENT'S REQUEST TO 6/27/07.**

21. **Project# 1003692**  
07DRB-70035 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL

WILSON AND COMPANY INC agent(s) for ALBUQUERQUE PUBLIC SCHOOLS request(s) the above action(s) for all or a portion of Tract(s) A, B, AND C, LANDS OF ALBUQUERQUE PUBLIC SCHOOLS (to be known as **HEIGHTS COMMUNITY CENTER**) zoned SU-2 for O-1, located on BUENA VISTA AVE SE BETWEEN ST. CYR AVE SE AND COAL AVE SE containing approximately 7.916 acre(s)(K-15) [Deferred from 6/13/07 & Indef Deferred on 06/20/07] **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

**NO ACTION IS TAKEN ON THESE CASES:**

**APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING**

22. **Project# 1006543**  
07DRB-70058 SKETCH PLAT REVIEW  
AND COMMENT

SURVEYS SOUTHWEST LTD agent(s) for ALBERTSON'S INC request(s) the above action(s) for all or a portion of Tract(s) 61 A-1, **TOWN OF ATRISCO GRANT, UNIT 6**, zoned C-2, located on CENTRAL AVE SW BETWEEN COORS BLVD SW AND AMANDA ST SW containing approximately 6.195 acre(s). (K 10) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

23. **Project# 1006541**  
07DRB-70057 SKETCH PLAT REVIEW  
AND COMMENT

HOWARD KARNES & BARBARA REDISH agent(s) request(s) the above action(s) for all or a portion of Lot(s) 11 & 10, Block(s) D, **CHIMNEY RIDGE TOWNHOUSES, A BURNSIDE ENTERPRISE UNIT 6**, zoned SU-1 PUD, located on DEL CAMPO PL NE BETWEEN SAN PEDRO NE AND OSUNA NE. (F-8) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

24. Approval of the Development Review Board Minutes for June 13, 2007. **THE DEVELOPMENT REVIEW BOARD MINUTES FOR JUNE 13, 2007 WERE APPROVED BY THE BOARD.**

ADJOURNED: 11:10 A.M.

# CITY OF ALBUQUERQUE



PLANNING DEPARTMENT  
DEVELOPMENT AND BUILDING SERVICES  
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1006505

AGENDA ITEM NO: 13

SUBJECT:

Final Plat  
Preliminary Plat  
Site Plan for Building Permit

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

P.O. Box 1293

An executed SIA is required prior to site plan sign off by the City Engineer.  
Infrastructure list comments. - *addressed*  
An approved grading and drainage plan dated 5-21-07 is on file for Preliminary Plat approval.

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION: *Signed IL FP-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  
(C-18/D078 - CORLEY'S OF ALBUQUERQUE)

DATE: JUNE 20, 2007

# 93

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

PAID RECEIPT

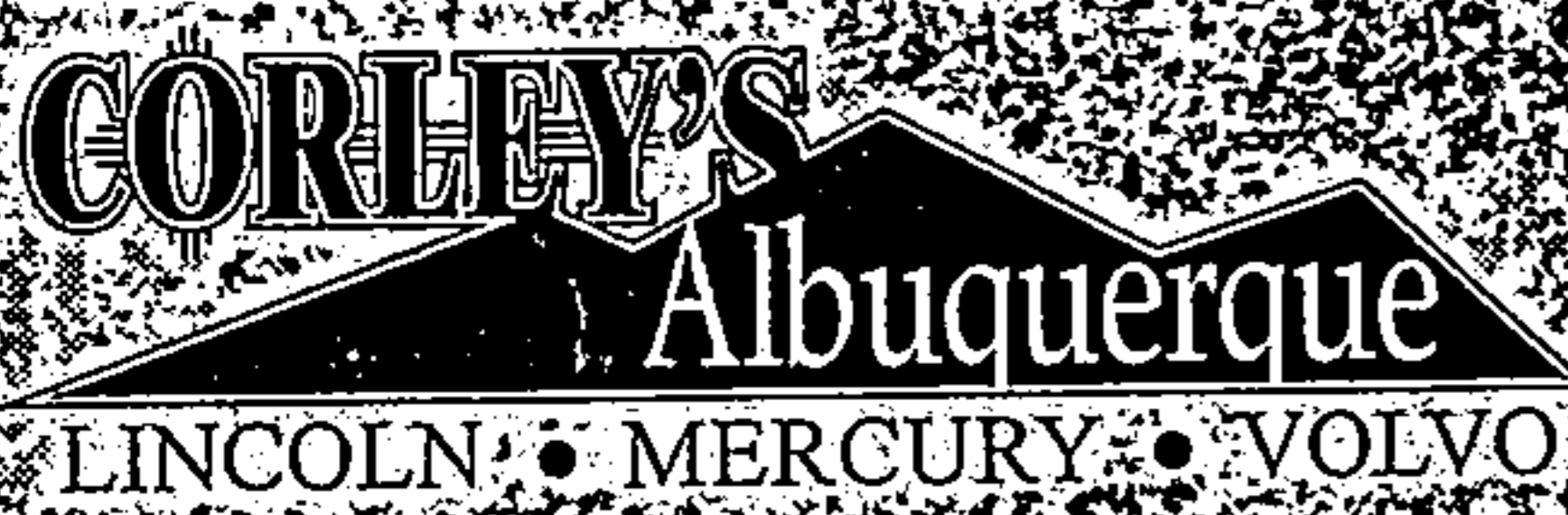
APPLICANT NAME \_\_\_\_\_  
 AGENT CORLEY ALBUQ  
 ADDRESS \_\_\_\_\_  
 PROJECT & APP # 1006505 / 07DRB70071  
 PROJECT NAME CORLEY'S ALBUQUERQUE

\$ \_\_\_\_\_ 441032/3424000 Conflict Management Fee  
 \$ 50.00 441006/4983000 DRB Actions DEFERRAL 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.

DO NOT CASH • NON-ENCAISSABLE • NO COBRAR • DO NOT CASH • NON-ENCAISSABLE • NO COBRAR

THE FACE OF THIS DOCUMENT HAS A COLORED BACKGROUND ON WHITE PAPER



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<http://www.mercuryvehicles.com> • <http://www.lincolnvehicles.com>  
<http://www.corleyauto.com>

CHECK# 68331  
 68333

95-219  
 1070

PAY **FIFTY DOLLARS AND 00/100**

TO THE ORDER OF **CITY OF ALBUQUERQUE**

DATE 06/18/07

RECEIVED 6007803 MSH 006 TRANS 0081

ACCOUNT 441006

ACTIVITY 441006

TRF# AKT

AMOUNT **\$50.00**

VOID AFTER 180 DAYS

MP

MP

WELLS FARGO BANK  
 P.O. Box 1081  
 ALBUQUERQUE, NEW MEXICO 87103-1081

⑈068333⑈ 1:107002192: 9295739305⑈

CK

CHANGE

\$50.00  
 \$50.00  
 \$0.00

# SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 2/22/07

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

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

EAmb 02-18-07  
Applicant or Agent Signature / Date

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

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

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

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

### Accompanying Material

- A. 8-1/2" x 11" reduction for each plan sheet.
- B. **Written project summary.** Each application must include a brief narrative description of the proposed project, its primary features and how compatibility with the surrounding context has been achieved.

## SHEET #1 - SITE PLAN

### A. General Information

- 1. Date of drawing and/or last revision
- 2. Scale: 1.0 acre or less 1" = 10'  
1.0 - 5.0 acres 1" = 20'  
Over 5 acres 1" = 50'  
Over 20 acres 1" = 100' [Other scales as approved by staff]
- 3. Bar scale
- 4. North arrow
- 5. Scaled vicinity map
- 6. Property lines (clearly identify)
- 7. Existing and proposed easements (identify each)
- 8. Phases of development including location and square footages of structures, circulation, parking and landscaping

# SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 2/22/07

## B. Proposed Development

### 1. Structural

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

### 2. Parking and Internal Circulation

- A. Parking layout with spaces numbered per aisle and totaled.
  - 1. Location and typical dimensions, including handicapped spaces
  - 2. Calculations: spaces required: 77 provided: 77  
Handicapped spaces required: 4 provided: 4  
Motorcycle spaces required: 3 provided: 3
- B. Bicycle parking & facilities
  - 1. Bicycle racks, spaces required: 4 provided: 4
  - N/A 2. Other bicycle facilities, if applicable
- C. Vehicular Circulation (Refer to Chapter 23 of DPM)
  - 1. Ingress and egress locations, including width and curve radii dimensions
  - 2. Drive aisle locations, including width and curve radii dimensions
  - 3. End aisle locations, including width and curve radii dimensions
  - 4. Location & orientation of refuse enclosure, with dimensions
  - 5. Curb cut locations and dimensions
- D. Pedestrian Circulation
  - 1. Location and dimensions of all sidewalks and pedestrian paths
  - 2. Location and dimension of drive aisle crossings, including paving treatment
  - 3. Location and description of amenities, including patios, benches, tables, etc.

### 3. Streets and Circulation

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

# SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 2/22/07

- N/A 2. Pedestrian trails and linkages
- N/A 3. Bus facilities, including routes, bays and shelters existing or required

## 4. Utilities

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

## 5. Phasing

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

## SHEET #2 - LANDSCAPING PLAN

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

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

## SHEET #3 - PRELIMINARY GRADING PLAN -

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

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



# SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 12/22/07

## A. General Information

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

## B. Grading Information

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

# SHEET #4 - BUILDING AND STRUCTURE ELEVATIONS

## A. General Information

- A. Scale (minimum of 1/8" or as approved by Planning Staff).
- B. Bar Scale
- C. Detailed Building Elevations for each facade
  - 1. Identify facade orientation
  - 2. Dimensions of facade elements, including overall height and width
  - 3. Location, material and colors of windows, doors and framing
  - 4. Materials and colors of all building elements and structures
  - 5. For EPC and DRB submittals only – Color renderings or similar illustrations
- E. Site Development Plans for single family residential projects with multiple units may require submittal of specific information on building features in lieu of elevation drawings for each building. Applicants are advised to discussed submittal requirements with Planning Department staff.

## B. Signage

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

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



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**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

June 13, 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  
David Flores in for Parks & Recreation

\*\*\*\*\*

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

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

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

- A. Call to Order: 9:00 A.M. Adjourned: 10:25 A.M.
- B. Changes and/or Additions to the Agenda
- C. New or Old Business

**CASES WHICH REQUIRE PUBLIC NOTIFICATION**

**MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS**

1. **Project # 1000945**  
07DRB-00621 Major-Two Year SIA  
ADVANCED ENGINEERING AND CONSULTING LLC agent(s) for EAGLE ROCK PROPERTIES LLC request(s) the above action(s) for all or any portion of Lot(s) 22, Block(s) 26, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned SU-2 IP located on EAGLE ROCK AVE NE between SAN PEDRO DR NE and LOUISIANA BLVD NE containing approximately 1 acre(s). [REF:06DRB-00710] [Deferred from 6/13/07] (C-18) **DEFERRED AT THE AGENT'S REQUEST TO 07/18/07.**

2. **Project # 1004368**  
07DRB-00656 Major-SiteDev Plan  
BldPermit

TIERRA WEST LLC agent(s) for UNION PENSION TRANSACTION TRUST 93-2, request(s) the above action(s) for all or any portion of Tract(s) 4A2, **RENAISSANCE CENTER**, zoned SU-1, IP USES, located on RENAISSANCE BLVD NE between ALEXANDER NE and CULTURE DR NE containing approximately 1 acre(s). (F-16) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR CROSS ACCESS AND CROSS PARKING EASEMENTS AND SIDEWALK AND TO PLANNING FOR 3 COPIES OF THE SITE PLAN AND 15 DAY APPEAL PERIOD.**

3. **Project # 1005590**  
07DRB-00652 Major-Vacation of  
Public Easements  
07DRB-00654 Minor-Sketch Plat or  
Plan

JEFF MORTENSEN & ASSOCIATES agent(s) for ALBUQUERQUE PUBLIC SCHOOLS request(s) the above action(s) for all or any portion of Tract(s) A & B, **SUSIE RAYOS MARMON ELEMENTARY SCHOOL**, zoned R-D located on ILIFF RD NW between 72<sup>ND</sup> ST NW and 68<sup>TH</sup> ST NW containing approximately 15 acre(s). [REF: DRB 97-262] (H-10) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE GIVEN.**

4. **Project # 1003779**  
07DRB-00662 Major-Preliminary Plat  
Approval  
07DRB-00663 Major-Vacation of  
Public Right-of-Way  
07DRB-00665 Minor-Sidewalk Waiver  
07DRB-00666 Minor-Temp Defer  
SDWK

LARRY READ & ASSOCIATES agent(s) for ADIL RIZVI request(s) the above action(s) for all or any portion of Lot(s) 17 & 18, Block(s) 2, Tract(s) 2, NORTH ALBUQUERQUE ACRES, UNIT 3, **KUMAIL SUBDIVISION**, zoned R-D located on OAKLAND AVE NE, between WYOMING BLVD NE and LOUISIANA BLVD NE containing approximately 2 acre(s). (C-19) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 06/13/07 AND THE APPROVED GRADING PLAN ENGINEER STAMP DATED 01/3/05 THE PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITIONS OF FINAL PLAT: PROVIDE A 30- FEET RADIUS ON LOT 7-P-1, A SUBDIVISION DESIGN VARIANCE IS NEEDED FOR STREET CROSS SECTION. THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS WAS APPROVED AS SHOWN OF EXHIBIT C.**

5. **Project # 1000072**  
07DRB-00664 Major-Vacation of  
Public Easements

D R HORTON request(s) the above action(s) for all or any portion of Tract(s) BB & AA, Block(s) 1, **CARMEL SUBDIVISION**, zoned R-D located on CARMELITO LOOP NE between HOLLY AVE NE and CARMEL AVE NE containing approximately 1 acre(s). [REF: 04DRB-00033] (C-18) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE .**

6. **Project # 1002371**  
07DRB-00577 Major-Vacation of  
Public Easements  
07DRB-00576 Minor-Prelim&Final Plat  
Approval

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 (to be known as **HOFFMANTOWN WEST CHURCH**) zoned SU-1 for R-2 with church related uses, located on LA ORILLA RD NW between COORS BLVD NW and the CORRALES DRAIN containing approximately 17 acre(s). [REF: 02DRB01824, 03DRB02150, 05DRB00560, 03DRB02085, 03DRB02086, 03EPC01285, 07DRB00286] [Deferred from 5/30/07 & 06/06/07 & 6/13/07] (D-12) **DEFERRED AT THE AGENT'S REQUEST TO 06/27/07.**

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

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

7. **Project# 1004000**  
07DRB-70027 MINOR - SDP FOR  
BUILDING PERMIT

NCA ARCHITECTS PA agent(s) for NORTH VALLEY SEVENTH DAY ADVENTIST CHURCH request(s) the above action(s) for all or a portion of Tract(s) A-1, **EAGLE RANCH SUBDIVISION, WEST UNIT 2**, zoned SU-1 PDA TO INCLUDE C-3 USES, located on PARADISE BLVD NW BETWEEN EAGLE RANCH NW AND COORS NW containing approximately 3.48 acre(s). [Indef deferred on 6/13/07] (C-13) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

8. **Project# 1005317**  
07DRB-70036 EPC APPROVED SDP  
FOR BUILDING PERMIT

SITES SOUTHWEST agent(s) for CITY OF ALBUQUERQUE WATER UTILITY DEPT., WATER RESOURCES DIVISION request(s) the above action(s) for all or a portion of Tract(s) A, **ACADEMY ACRES SUBDIVISION, UNIT 5**, zoned C-3, located on FOREST HILLS DR. NE BETWEEN PAN AMERICAN HWY. NE AND PRESBYTERIAN HEALTHCARE SERVICES containing approximately 4.73 acre(s). [Carol Toffaleti, EPC Case Planner] (E-17/18) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR A COPY OF THE LEASE AGREEMENT AND FUTURE SIDEWALK AND LANDSCAPING PLACEMENT AND TO PLANNING FOR 3 COPIES.**

9. **Project# 1004735**  
07DRB-70022 EPC APPROVED SDP  
FOR BUILD PERMIT  
07DRB-70023 EPC APPROVED SDP  
FOR SUBDIVISION

DORMAN & BREEN ARCHITECTS agent(s) for TRAMWAY COMMUNITY CHURCH request(s) the above action(s) for all or a portion of Lot(s) 1-A, **TRAMWAY RIDGE**, zoned SU-1 FOR CHURCH AND RELATED FACILITIES, located on TRAMWAY RIDGE NE BETWEEN MANITOBA NE AND MONTGOMERY BLVD NE containing approximately 3.938 acre(s). [Catalina Lehner, EPC Case Planner] [Deferred from 06/06/07] (F-22) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND DELEGATED TO PLANNING FOR 3 COPIES. THE SITE PLAN FOR SUBDIVISION WAS APPROVED AND DELEGATED TO PLANNING FOR 3 COPIES.**

10. ~~**Project# 1006505**~~  
07DRB-70021 MINOR - SDP FOR  
BUILDING PERMIT

CLAUDIO VIGIL ARCHITECTS agent(s) for EDDIE CORLEY JR & SR LLC request(s) the above action(s) for all or a portion of Lot(s) 17, 18, 19, 20 & a portion 21, Tract(s) A, Block(s) 9, **NORTH ALBUQUERQUE ACRES, UNIT B**, (to be known as **CORLEY'S ALBUQUERQUE**) zoned SU-2 FOR IP USES, located on EAGLE ROCK ROAD NE BETWEEN EAST FRONTAGE ROAD NE AND SAN PEDRO NE containing approximately 3.9 acre(s). [Deferred from 06/06/07 & 6/13/07] (C-18) **DEFERRED AT THE AGENT'S REQUEST TO 06/20/07.**

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

11. **Project# 1004871**  
07DRB-70028 MINOR -  
PRELIMINARY/ FINAL PLAT  
APPROVAL
- SURVEYS SOUTHWEST LTD agent(s)<sup>\*\*</sup> for  
ALBUQUERQUE INN KEEPER, LLC request(s) the  
above action(s) for all or a portion of Tract(s) 1-A &  
2-A, **CAVAN SUNPORT CENTRE**, zoned SU-1 FOR  
PERMISSIVE O-1, C-2 & IP USES, located on ROSS  
AVE SE BETWEEN YALE BLVD SE AND  
INTERNATIONAL AVE SE containing approximately  
2.9833 acre(s). [REF: Z-93-122, DRB-94-599] [*Indef  
deferred from 6/13/07*] (L-16) **INDEFINITELY  
DEFERRED AT THE AGENT'S REQUEST.**
12. **Project# 1003692**  
07DRB-70035 MINOR -  
PRELIMINARY/ FINAL PLAT  
APPROVAL
- WILSON AND COMPANY INC agent(s) for  
ALBUQUERQUE PUBLIC SCHOOLS request(s) the  
above action(s) for all or a portion of Tract(s) A, B,  
AND C, LANDS OF ALBUQUERQUE PUBLIC  
SCHOOLS (to be known as **HEIGHTS COMMUNITY  
CENTER**) zoned SU-2 for O-1, located on BUENA  
VISTA AVE SE BETWEEN ST. CYR AVE SE AND  
COAL AVE SE containing approximately 7.916  
acre(s)(K-15) [*Deferred from 6/13/07*] **DEFERRED  
AT THE AGENT'S REQUEST TO 06/20/07.**
13. **Project# 1006518**  
07DRB-70039 MINOR -  
PRELIMINARY/ FINAL PLAT  
APPROVAL
- GEORGE T. RODRIGUEZ - DEVELOPMENT  
CONSULTANT agent(s) for COE AND PETERSON,  
LLC request(s) the above action(s) for all or a portion  
of Block(s) 6, Tract(s) 1, **DUKE CITY INDUSTRIAL  
AREA**, zoned C-3, located on RICHMOND DR NE  
BETWEEN CLAREMONT AVE NE AND LOS  
ARBOLES AVE NE containing approximately .856  
acre(s). (H-16) **THE PRELIMINARY AND FINAL  
PLAT WAS APPROVED WITH THE FINAL SIGN  
OFF DELEGATED TO TRANSPORTATION  
DEVELOPMENT FOR CLOSURE OF THE DRIVE  
PADS ON LOS ARBOLES AND DEDICATION  
ALONG CLAREMONT AND TO PLANNING FOR  
AMAFCA'S SIGNATURE AND TO RECORD.**

14. **Project# 1005141**  
07DRB-70037 MINOR -  
PRELIMINARY/ FINAL PLAT  
APPROVAL

ABQ ENGINEERING agent(s) for LOUISE ABQ 2005, LLC request(s) the above action(s) for all or a portion of Block(s) 11, Tract(s) L-1, **PANORAMA HEIGHTS**, zoned O-1, located on INDIAN SCHOOL RD NE BETWEEN EASTRIDGE DR NE AND CONSTITUTION AVE NE containing approximately 7.71 acre(s). (J-22) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 06/13/07 THE PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITIONS OF FINAL PLAT APPROVAL: A GRADING AND DRAINAGE PLAN AS REQUIRED AND THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR SIA.**

15. **Project # 1003790**  
07DRB-00299 Minor- 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). [*Final plat was indef deferred 4/4/07*] (B-18) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR CLARIFICATION OF LANGUAGE ON NOTE 8 AND PLANNING FOR AMAFCA'S SIGNATURE AND TO RECORD.**

16. **Project# 1002743**  
07DRB-70024 MAJOR - FINAL PLAT  
APPROVAL

DAC ENTERPRISES INC agent(s) for HARVEST LAND LLC request(s) the above action(s) for all or any portion of Tract(s) I & J, **LA LUZ DEL OESTE**, zoned SU-1 PRD located on COORS NW between WESTERN TRAILS NW and DELLYNE NW containing approximately 4 acre(s). [*Deferred from 6/06/07*] (F-11) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AMAFCA'S SIGNATURE AND TO RECORD.**

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

**THERE ARE NO SKETCH PLATS THIS WEEK. . . .**

17. Approval of the Development Review Board Minutes for June 6, 2007. **THE DEVELOPMENT REVIEW BOARD MINUTES FOR JUNE 6, 2007 WERE APPROVED BY THE BOARD.**

ADJOURNED: 10: 25 A.M.

# CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD – SPEED MEMO

**DRB CASE NO/PROJECT NO: 1006505**

**AGENDA ITEM NO: 10**

**SUBJECT:**

Site Plan for Building Permit

**ACTION REQUESTED:**

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

**ENGINEERING COMMENTS:**

An executed SIA is required prior to site plan sign off by the City Engineer.  
Concurrent platting action required.  
Infrastructure list comments.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

**RESOLUTION:**

6-20-07

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:** JUNE 6, 2007

(C-18/D078)





36  
36  
36

**DEVELOPMENT REVIEW BOARD  
ACTION SHEET**

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

June 6, 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: 11:15 A.M.

**CASES WHICH REQUIRE PUBLIC NOTIFICATION**

**MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS**

- 1. **Project # 1001140**  
07DRB-00606 Major-Two Year SIA

SCOTT COLE request(s) the above action(s) for all or any portion of Lot(s) 21, Tract(s) A, Block(s) 26, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned SU-2 for IP, located on EAGLE ROCK NE between SAN PEDRO NE and LOUISIANA NE containing approximately 1 acre(s). [REF: 01DRB00391, 03DRB00557, 05DRB00717] (C-18) **ONE YEAR EXTENTION OF THE SIA WAS APPROVED.**

- 2. **Project # 1005546**  
07DRB-00589 Major-Vacation of Pub Right-of-Way

SURV TEK INC agent(s) for BLACK FARMS LLC request(s) the above action(s) for **BLACK FARMS ESTATE, UNIT 2**, zoned RA-1 located on IRVING BLVD NW between VALLEY VIEW DR NW and RIVERFRONTE DR NW. [Deferred from 06/06/07] (C-13) **DEFERRED AT THE AGENT'S REQUEST TO 9/5/07.**

3. **Project # 1002962**  
07DRB-00613 Major-SiteDev Plan Subd  
07DRB-00615 Major-SiteDev Plan  
BldPermit

BOHANNAN HUSTON INC agent(s) for CANTATA AT THE TRAILS INC request(s) the above action(s) for Tract 5 and a portion of Tract 4 OS, THE TRAILS, UNIT 2, (to be known as **CANTATA AT THE TRAILS**) zoned SU-2 UR located on OAKRIDGE ST NW between WOODMONT AVE NW and UNIVERSE NW containing approximately 25 acre(s). [REF: 04DRB-01322] [Deferred from 06/06/07] (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 6/20/07.**

4. **Project # 1003094**  
07DRB-00616 Major-Preliminary Plat  
Approval  
07DRB-00617 Minor-Temp Defer SDWK

ISAACSON & ARFMAN PA agent(s) for ALVARADO-SG LLC C/O ROMERO ROSE LLC request(s) the above action(s) for all or any portion of Lot(s) 1-24, Block(s) 30, NEW MEXICO TOWN COMPANYS ORIGINAL TOWNSITE (to be known as **SILVER TOWNHOMES**) zoned SU-3 housing focus, located on SILVER AVE SW between 2<sup>nd</sup> ST SW and 3<sup>rd</sup> ST SW containing approximately 2 acre(s). [REF: 03DRB01886, 03DRB01997, 06DRB01787] (K-14) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/06/07 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 5/10/07 THE PRELIMINARY PLAT WAS APPROVED. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

5. **Project # 1005354**  
07DRB-00614 Major-Vacation of Public  
Easements

BOHANNAN HUSTON INC agent(s) for SAWMILL COMMUNITY LAND TRUST request(s) the above action(s) for all or any portion of Lot(s) B-2-A, **DUKE CITY LUMBER COMPANY ADDITION**, zoned SU2-S-I, located on BELLAMAH AVE NW between 18<sup>th</sup> ST NW and 19<sup>th</sup> ST NW containing approximately 8 acre(s). [REF: 07DRB-00499, 07DRB-00500] (J-13) **THE VACATION WAS APPROVED AS SHOWN OF EXHIBIT B IN THE PLANNING FILE WITH THE FOLLOWING CONDITION OF FINAL PLAT: THE EXISTING WATERLINE MUST BE RELOCATED AND ABANDONED AS REQUIRED BY THE WATER UTILITY DEPARTMENT.**

6. **Project # 1005564**  
07DRB-00619 Major-Preliminary Plat  
Approval

MARK SNAPP agent(s) for CALITERRA DEVELOPMENT request(s) the above action(s) for all or any portion of Tract(s) 212-BIA & 210-BIA, **RIO PERLES ADDITION**, zoned R-2, located on AMADO NW between RICE RD NW and SERNA RD NW containing approximately 1 acre(s). [Deferred from 06/06/07] (H-12) **DEFERRED AT THE AGENT'S REQUEST TO 6/20/07.**

7. **Project # 1002371**  
07DRB-00577 Major-Vacation of Public  
Easements  
07DRB-00576 Minor-Prelim&Final Plat  
Approval

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 (to be known as **HOFFMANTOWN WEST CHURCH**) zoned SU-1 for R-2 with church related uses, located on LA ORILLA RD NW between COORS BLVD NW and the CORRALES DRAIN containing approximately 17 acre(s). [REF: 02DRB01824, 03DRB02150, 05DRB00560, 03DRB02085, 03DRB02086, 03EPC01285, 07DRB00286] [Deferred from 5/30/07 & 06/06/07] (D-12) **DEFERRED AT THE AGENT'S REQUEST TO 6/20/07.**

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

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

8. **Project# 1004735**  
07DRB-70022 EPC APPROVED SDP  
FOR BUILD PERMIT  
07DRB-70023 EPC APPROVED SDP  
FOR SUBDIVISION

DORMAN & BREEN ARCHITECTS agent(s) for TRAMWAY COMMUNITY CHURCH request(s) the above action(s) for all or a portion of Lot(s) 1-A, **TRAMWAY RIDGE**, zoned SU-1 FOR CHURCH AND RELATED FACILITIES, located on TRAMWAY RIDGE NE BETWEEN MANITOBA NE AND MONTGOMERY BLVD NE containing approximately 3.938 acre(s). [Catalina Lehner, EPC Case Planner] [Deferred from 06/06/07] (F-22) **DEFERRED AT THE AGENT'S REQUEST TO 6/13/07.**

9. **Project# 1006505**  
07DRB-70021 MINOR - SDP FOR  
BUILDING PERMIT

CLAUDIO VIGIL ARCHITECTS agent(s) for EDDIE CORLEY JR & SR LLC request(s) the above action(s) for all or a portion of Lot(s) 17, 18, 19, 20 & a portion 21, Tract(s) A, Block(s) 9, **NORTH ALBUQUERQUE ACRES, UNIT B**, (to be known as **CORLEY'S ALBUQUERQUE**) zoned SU-2 FOR IP USES, located on EAGLE ROCK ROAD NE BETWEEN EAST FRONTAGE ROAD NE AND SAN PEDRO NE containing approximately 3.9 acre(s). [Deferred from 06/06/07] (C-18) **DEFERRED AT THE AGENT'S REQUEST TO 6/13/07.**

10. **Project # 1003993**  
07DRB-00591 Minor-SiteDev Plan  
BldPermit/EPC

SUJAY THAKUR request(s) the above action(s) for all or any portion of Tract(s) A-37-1, NE UNIT TOWN OF ATRISCO GRANT (to be known as **GLOBAL STORAGE**) zoned SU-1 O-1 located on COORS BLVD NW between ST JOSEPHS NW and SEQUOIA NW containing approximately 4 acre(s). [REF: 07EPC-00113, 07EPC-00112, 06DRB01003, 06DRB01005] [**Maggie Gould, EPC Case Planner**] [*Indef deferred on 5/16/07*] [*Deferred from 5/23/07*] (G-11) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/6/07 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND PLANNING FOR INFRASTRUCTURE LANGUAGE, SMALL CAR SPACES TO BE PAINTED ON PAVEMENT, AISLE WIDTHS TO BE LABELLED AND 3 COPIES OF THE PLAN.**

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

11. **Project# 1002743**  
07DRB-70024 MAJOR - FINAL PLAT  
APPROVAL

DAC ENTERPRISES, INC agent(s) for HARVEST LAND, LLC request(s) the above action(s) for all or a portion of Tract(s) I & J, **LA LUZ DEL OESTE**, zoned SU-1 FOR PRD, located on COORS BLVD NW BETWEEN WESTERN TRAIL NW AND DELLYNE NW containing approximately 4 acre(s). [*Deferred from 6/6/07*] (F-11) **DEFERRED AT THE AGENT'S REQUEST TO 6/13/07.**

12. **Project# 1006507**  
07DRB-70025 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL

COMMUNITY SCIENCES CORP agent(s) for K & M DEVELOPMENT INC request(s) the above action(s) for all or a portion of Lot(s) 17, 18, 19 & 20, Block(s) 30, RAYNOLDS ADDITION (to be known as **14<sup>TH</sup> & COAL SUBDIVISION, UNIT 1**) zoned SU-2/MFR, located on 14<sup>TH</sup> ST SW BETWEEN IRON SW AND LEAD SW containing approximately 0.33 acre(s). [REF: DRB 1005244] (K-13) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/6/07 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 6/1/07 THE PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITION OF FINAL PLAT: P-2 LOT DESIGNATIONS ARE REQUIRED ON ALL LOTS. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

13. **Project# 1006509**  
07DRB-70026 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL

COMMUNITY SCIENCES CORP agent(s) for K<sub>g</sub> & M DEVELOPMENT INC. request(s) the above action(s) for all or a portion of Lot(s) 13, 14, 15, 16, 17, 18 AND 19, Block(s) 29, **HUNING CASTLE ADDITION** zoned SU-2 FOR MFR, located on 14<sup>TH</sup> ST SW BETWEEN IRON SW AND LEAD SW containing approximately .68 acre(s). [REF: 1005244] (K-19) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/6/07 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 6/1/07 THE PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITION OF FINAL PLAT: P-2 LOT DESIGNATIONS ARE REQUIRED ON ALL LOTS. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

14. **Project# 1005182**  
07DRB-70014 AMENDMENT TO  
PRELIMINARY PLAT

WILSON AND COMPANY INC agent(s) for LA CUENTISTA II LLC request(s) the above action(s) for all or a portion of Tract(s) C, **LA CUENTISTA SUBDIVISION, UNIT 2**, zoned SU-2 SRSL, located on ROSA PARKS RD NW between ALOE RD NW and KIMMICK DR NW containing approximately 35.4714 acre(s). [REF: 1000922] [Deferred from 5/30/07] (C-10 & C-11) **WITH THE SIGNING OF THE NEW INFRASTRUCTURE LIST DATED 6/6/07 THE PREVIOUS INFRASTRUCTURE LIST IS VOID, HOWEVER, THIS INFRASTRUCTURE LIST WILL HAVE THE SAME DATE AS THE VOIDED ONE. THE AMENDED PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITIONS OF FINAL PLAT APPROVAL: REVISE GATE QUEQUING ANALYSIS, RE-EVALUATE RIGHT-OF-WAY WIDTHS AT ENTRANCES OF SUBDIVISION. THIS AMENDMENT DOES NOT EXTEND THE EXPIRATION DATE OF THE ALREADY APPROVED PRELIMINARY PLAT.**

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

**NO SKETCH PLATS THIS WEEK . . . .**

15. Approval of the Development Review Board Minutes for May 30, 2007. **THE DEVELOPMENT REVIEW BOARD MINUTES FOR MAY 30, 2007 WERE APPROVED BY THE BOARD.**

ADJOURNED: 11:15 A.M.

**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
May 30, 2007  
DRB Comments**

**ITEM # 9**

**PROJECT # 1006505                      APPLICATION # 07- 70021**

**Lots 17,18,19,20 & A Portion of 21, Tract A, Block 9, N.A.A.  
Unit B/SBP**

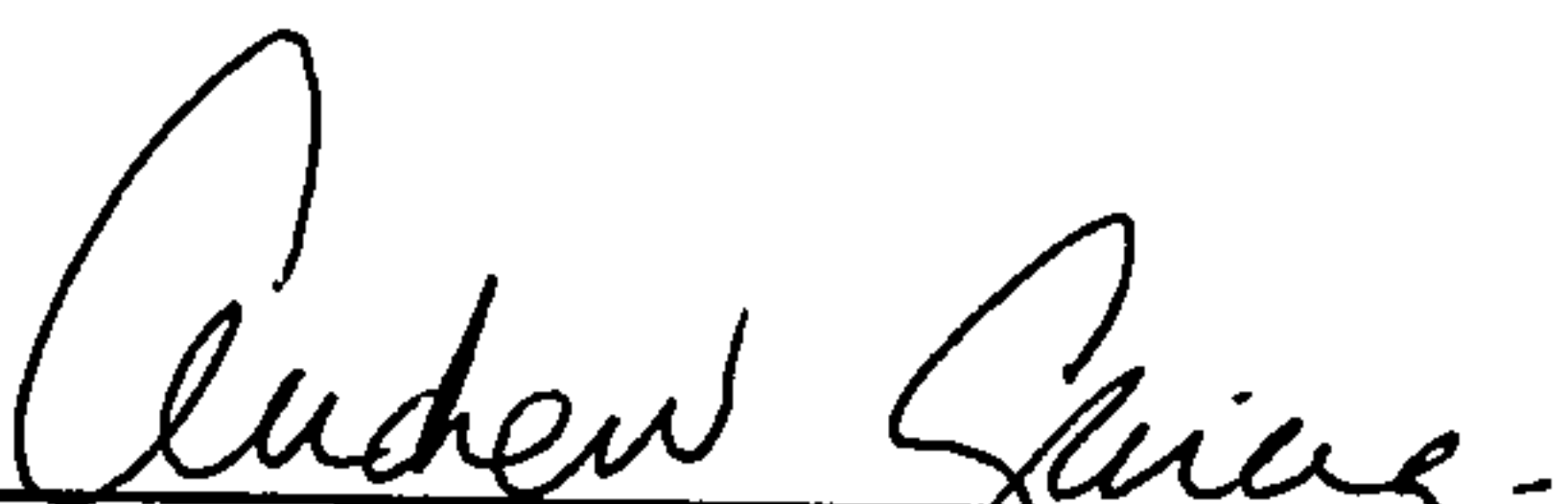
A re-plat is required for this project.

The Title block of submittal should be "Site Development Plan for Building Permit".

The Site Development Plan checklist should be signed.

Please identify the width of the sidewalk along the main façades of the buildings.

Buildings containing major facades greater than 100 feet in length shall incorporate outdoor seating adjacent to at least one of the facades, a minimum of one seat per 25 linear feet of building facade.

  
\_\_\_\_\_  
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: 1006505**

**AGENDA ITEM NO: 9**

**SUBJECT:**

Site Plan for Building Permit

**ACTION REQUESTED:**

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

**ENGINEERING COMMENTS:**

An executed SIA is required prior to site plan sign off by the City Engineer.  
Concurrent platting action required.  
Infrastructure list comments.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

**RESOLUTION:**

APPROVED \_\_\_; DENIED \_\_\_; DEFERRED X; COMMENTS PROVIDED \_\_\_; WITHDRAWN \_\_\_

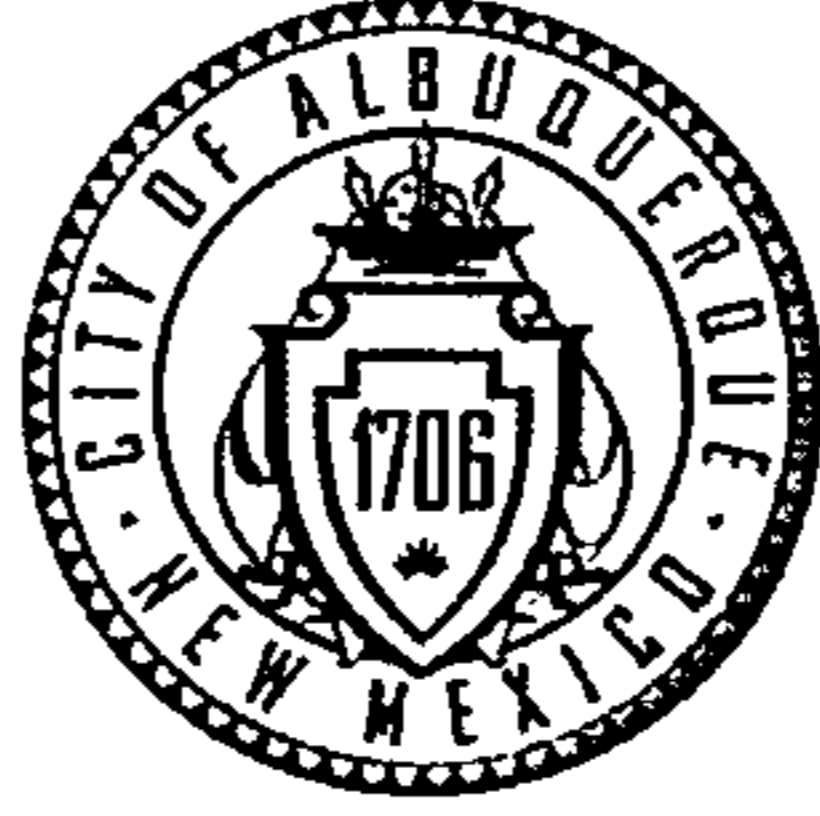
DELEGATED: (SEC-PLN) (SP-SUB) (SP-BP) (FP) TO: (UD) (CE) (TRANS) (PRKS) (PLNG)

**SIGNED:** Bradley L. Bingham  
City Engineer / AMAFCA Designee

**DATE:** JUNE 6, 2007

(C-18/D078)

6-13-07



**INTER-OFFICE MEMORANDUM**

**COMMENTING AGENCIES**

|                               |                                      |
|-------------------------------|--------------------------------------|
| <b>DEBBIE BAUMAN -</b>        | Transportation Development           |
| <b>SHABIH RIZVI -</b>         | Transit & Parking Department         |
| <b>KENDRA WATKINS/</b>        |                                      |
| <b>ANDREW GINGERICH -</b>     | Council of Governments               |
| <b>LYNN MAZUR -</b>           | AMAFCA                               |
| <b>STEVE SINK -</b>           | APD Crime Prevention                 |
| <b>SUSANNAH ABBEY -</b>       | Open Space Division                  |
| <b>ANTONIO CHINCHILLA -</b>   | Fire Department                      |
| <b>DAVID KILPATRICK -</b>     | Zoning Enforcement Inspector         |
| <b>STEPHANI WINKLEPLECK -</b> | Neighborhood Coordination            |
| <b>DANIEL ARAGON -</b>        | Public Service Company of New Mexico |
| <b>PATRICK SANCHEZ -</b>      | New Mexico Gas Company               |
| <b>APRIL WINTERS -</b>        | Albuquerque Public Schools           |
| <b>MICHELE RAMIREZ -</b>      | CenturyLink                          |
| <b>MIKE MORTUS -</b>          | Comcast Cable                        |
| <b>RAY GOMEZ -</b>            | Middle Rio Grande                    |
|                               | Conservancy District (MRGCD)         |
| <b>SUZANNE BUSCH -</b>        | Environmental Health                 |

Your comments on the following case(s) are requested. Board hearing date:

PROJECT # 1006505

**Wednesday, October 16, 2013**

Comments must be received by:

**Wednesday, October 9, 2013**

If comments are not received by this date, "no comments" will be listed on the staff report. Attached are copies of the requests. **If you have any questions, please contact me at 924-3946 or [agomez@cabq.gov](mailto:agomez@cabq.gov)**





Supplemental Form (SF)

**SUBDIVISION**

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

**SITE DEVELOPMENT PLAN**

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

**STORM DRAINAGE (Form D)**

- Storm Drainage Cost Allocation Plan

**S Z ZONING & PLANNING**

- Annexation
- Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
- Adoption of Rank 2 or 3 Plan or similar
- Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
- Street Name Change (Local & Collector)
- L A APPEAL / PROTEST of...**
  - Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

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 2<sup>nd</sup> 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): Eddie Corley, JR SR, LLC PHONE: (505) 260-2221  
 ADDRESS: P.O. Box 3869 FAX: \_\_\_\_\_  
 CITY: Albuquerque STATE NM ZIP 87190 E-MAIL: \_\_\_\_\_

APPLICANT: Applied Engg & Surveying Inc. PHONE: 505 480-8125  
 ADDRESS: 1605 Blair Dr NE FAX: 505 237-1456  
 CITY: Albuquerque STATE NM ZIP 87112 E-MAIL: galdaz47@yahoo.com  
 Proprietary interest in site: \_\_\_\_\_ List all owners: \_\_\_\_\_

DESCRIPTION OF REQUEST: Subdivision Improvement Agreement Extension for San Pedro Blvd NE

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. Lot 17A Block: 9 Unit: B  
 Subdiv/Addn/TBKA: North Albuquerque Acres  
 Existing Zoning: SU2 for IP Proposed zoning: SU2 for IP MRGCD Map No \_\_\_\_\_  
 Zone Atlas page(s): C-18 UPC Code: 1018064200351221003

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_Z\_V\_S\_ etc.):  
Project #1006505 DRB, City Project No. 724582

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill? No  
 No. of existing lots: 1 No. of proposed lots: 1 Total site area (acres): 3.90 AC

LOCATION OF PROPERTY BY STREETS: On or Near: Eagle Rock Road NE  
 Between: East Frontage Road and San Pedro NE

Check if project was previously reviewed by: Sketch Plat/Plan  or Pre-application Review Team(PRT)  Review Date: \_\_\_\_\_

SIGNATURE Gilbert Aldaz DATE 9-17-13  
 (Print Name) Gilbert Aldaz Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

Revised: 4/2012

| INTERNAL ROUTING  | Application case numbers | Action     | S.F.        | Fees                   |
|---|--------------------------|------------|-------------|------------------------|
| <input checked="" type="checkbox"/> All checklists are complete         | <u>2013 - 670681</u>     | <u>EIA</u> | <u>5(2)</u> | \$ <u>175.00</u>       |
| <input type="checkbox"/> All fees have been collected                   | _____                    | <u>ADV</u> | _____       | \$ <u>50.00</u>        |
| <input checked="" type="checkbox"/> All case #s are assigned            | _____                    | <u>CMF</u> | _____       | \$ <u>20.00</u>        |
| <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 type="checkbox"/> F.H.D.P. density bonus                         | _____                    | _____      | _____       | \$ _____               |
| <input type="checkbox"/> F.H.D.P. fee rebate                            | _____                    | _____      | _____       | \$ _____               |
| Hearing date <u>9-25-11</u> <u>10-16-13</u>                             |                          |            |             | Total \$ <u>145.00</u> |

[Signature] 17 SEPT 2013  
 Staff signature & Date

Project # 1006505

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

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

**MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL (DRB13)**

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

**Preliminary plat approval expires after one year.**

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

**MAJOR SUBDIVISION AMENDMENT TO PRELIMINARY PLAT (DRB11) (with significant changes)**

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

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

**Amended preliminary plat approval expires after one year.**

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

**MAJOR SUBDIVISION IMPROVEMENTS AGREEMENT EXTENSION (DRB09)**

**(Temporary sidewalk deferral extension use FORM-V)**

- Zone Atlas map with the entire property(ies) clearly outlined **C-18**
- 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 **#1006505**
- 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.

Gilbert Aldaz  
Applicant name (print)  
Gilbert Aldaz  
Applicant signature / date



Form revised October 2007

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

Application case numbers  
2013 - 070681  
\_\_\_\_\_  
\_\_\_\_\_

XL SIS 17 SEPT 2013  
Planner signature / date  
Project # 1006505

# 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 tear out less easily.

4. TIME

Signs must be posted from 10-1-13 To 10-16-13

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.

Albert Alda, KRA 9-17-13  
(Applicant or Agent) (Date)

I issued 3 signs for this application, 17 SEPT 2013 JE-SZ  
(Date) (Staff Member)

DRB PROJECT NUMBER: 1006505



Supplemental Form (SF)

|   |          |          |  |
|---|----------|----------|--|
| <input checked="" type="checkbox"/> Major subdivision action    | <b>S</b> | <b>Z</b> | <b>ZONING &amp; PLANNING</b>   |
| <input type="checkbox"/> Minor subdivision action               |          |          | Annexation   |
| <input type="checkbox"/> Vacation                               | <b>V</b> |          | Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans) |
| <input type="checkbox"/> Variance (Non-Zoning)                  |          |          | Adoption of Rank 2 or 3 Plan or similar  |
| <b>SITE DEVELOPMENT PLAN</b>                                    | <b>P</b> |          | Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations              |
| <input type="checkbox"/> for Subdivision                        |          |          |  |
| <input type="checkbox"/> for Building Permit                    |          |          |  |
| <input type="checkbox"/> Administrative Amendment/Approval (AA) |          |          |  |
| <input type="checkbox"/> IP Master Development Plan             | <b>D</b> |          | Street Name Change (Local & Collector)   |
| <input type="checkbox"/> Cert. of Appropriateness (LUCC)        | <b>L</b> | <b>A</b> | <b>APPEAL / PROTEST of...</b>  |
| <b>STORM DRAINAGE (Form D)</b>                                  |          |          | Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other                |
| <input type="checkbox"/> Storm Drainage Cost Allocation Plan    |          |          |  |

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2<sup>nd</sup> 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): Eddie Corley, JR & SR, LLC PHONE: (505) 260-2221  
 ADDRESS: P.O. Box 3869 FAX: \_\_\_\_\_  
 CITY: Albuquerque STATE NM ZIP 87190 E-MAIL: \_\_\_\_\_

APPLICANT: Applied Eng'g & Surveying Inc. PHONE: 505 480-8125  
 ADDRESS: 1605 Blair Dr. NE FAX: 505 237-1456  
 CITY: Albuquerque STATE NM ZIP 87112 E-MAIL: galdez47@yahoo.com  
 Proprietary interest in site: \_\_\_\_\_ List all owners: \_\_\_\_\_

DESCRIPTION OF REQUEST: Subdivision Improvement Agreement Extension for San Pedro Blvd NE

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. Lot 17A Block: 9 Unit: B  
 Subdiv/Addn/TBKA: North Albuquerque Acres  
 Existing Zoning: SU2 for IP Proposed zoning: SU2 for IP MRGCD Map No \_\_\_\_\_  
 Zone Atlas page(s): C-18 UPC Code: 1018064200351221003

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.):  
Project #1006505 DRB, City Project No. 724582

CASE INFORMATION:

Within city limits?  Yes Within 1000FT of a landfill?  No  
 No. of existing lots: 1 No. of proposed lots: 1 Total site area (acres): 3.90 AC  
 LOCATION OF PROPERTY BY STREETS: On or Near: Eagle Rock Road NE  
 Between: East Frontage Road and San Pedro NE

Check if project was previously reviewed by: Sketch Plat/Plan  or Pre-application Review Team(PRT)  Review Date: \_\_\_\_\_

SIGNATURE Gilbert Aldaz DATE 9-17-13  
 (Print Name) Gilbert Aldaz Applicant:  Agent:

FOR OFFICIAL USE ONLY

Revised: 4/2012

|   |                                       |            |             |                        |
|---|---------------------------------------|------------|-------------|------------------------|
| <input checked="" type="checkbox"/> INTERNAL ROUTING                    | Application case numbers              | Action     | S.F.        | Fees                   |
| <input checked="" type="checkbox"/> All checklists are complete         | <u>2013 - 670681</u>                  | <u>EIA</u> | <u>5(2)</u> | \$ <u>75.00</u>        |
| <input checked="" type="checkbox"/> All fees have been collected        | _____                                 | <u>ADV</u> | _____       | \$ <u>50.00</u>        |
| <input checked="" type="checkbox"/> All case #s are assigned            | _____                                 | <u>CMF</u> | _____       | \$ <u>20.00</u>        |
| <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 type="checkbox"/> F.H.D.P. density bonus                         | _____                                 | _____      | _____       | \$ _____               |
| <input type="checkbox"/> F.H.D.P. fee rebate                            | _____                                 | _____      | _____       | \$ _____               |
|   | Hearing date <u>9-25-11 10-16-13.</u> |            |             | Total \$ <u>145.00</u> |

GC SK 17 SEPT 2013  
 Staff signature & Date

Project # 1006505

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

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

**MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL (DRB13)**

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

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

**MAJOR SUBDIVISION AMENDMENT TO PRELIMINARY PLAT (DRB11) (with significant changes)**

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

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

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

**MAJOR SUBDIVISION IMPROVEMENTS AGREEMENT EXTENSION (DRB09)**

(Temporary sidewalk deferral extension use FORM-V)

- Zone Atlas map with the entire property(ies) clearly outlined C-18
- 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 #1006505
- 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.

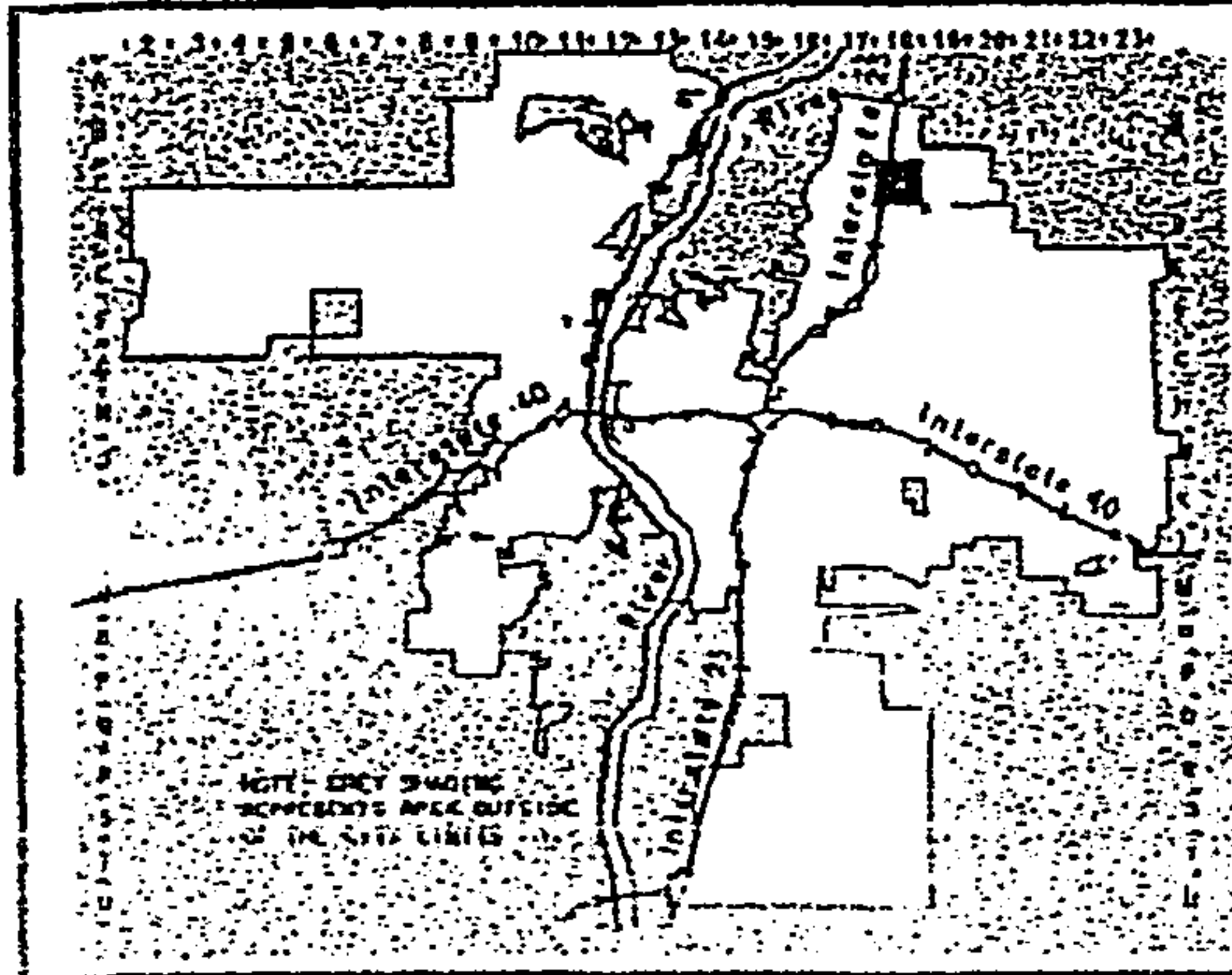
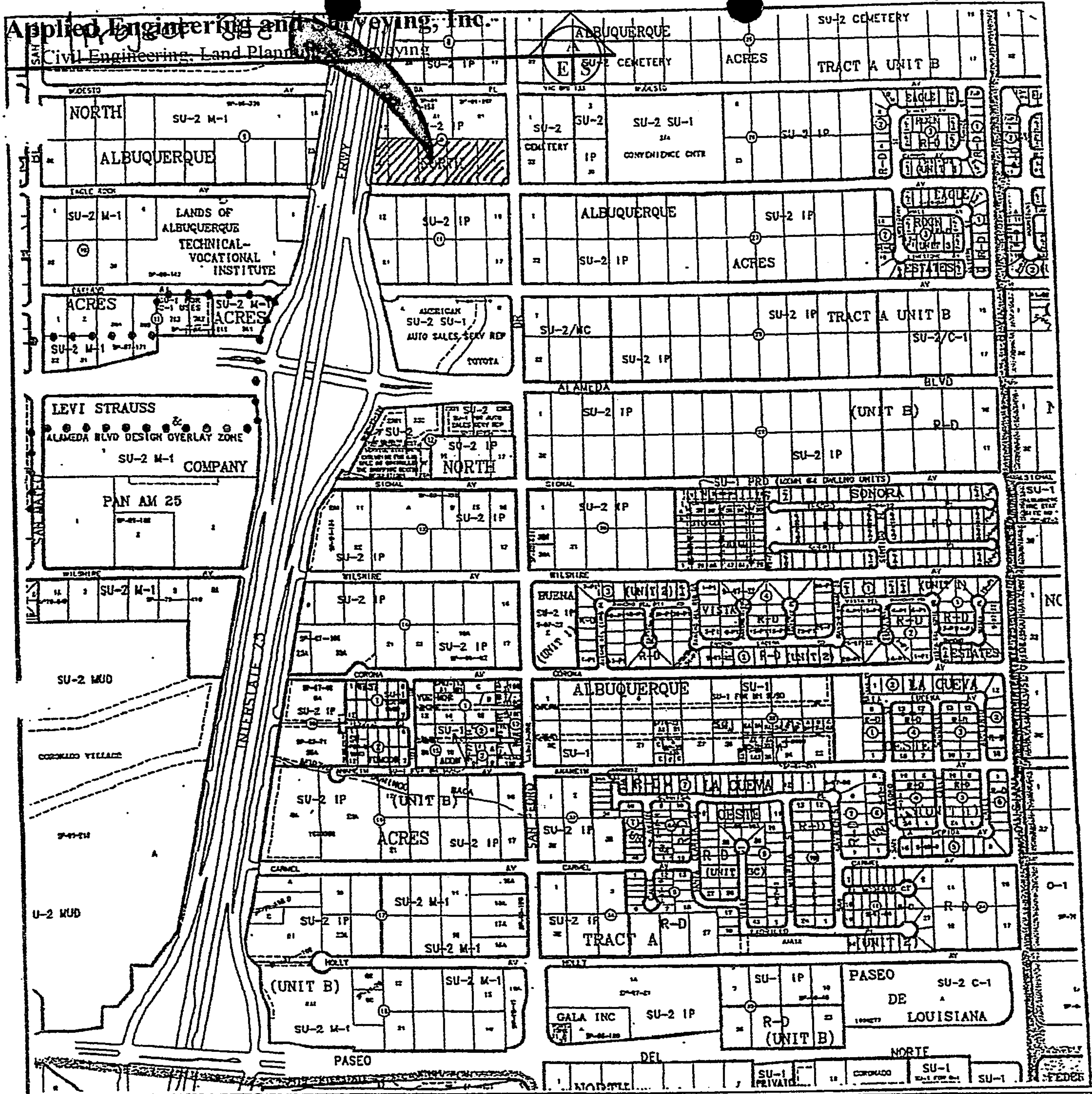
Gilbert Aldaz  
Applicant name (print)  
Gilbert Aldaz  
Applicant signature / date



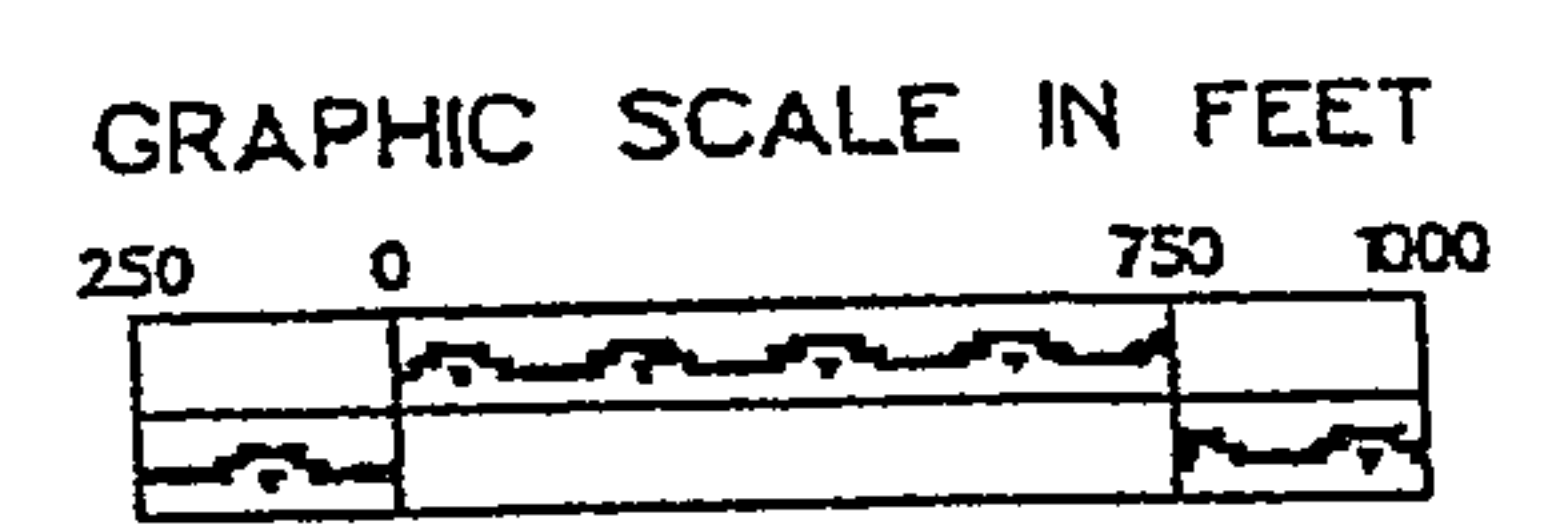
- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers  
2013 - 070681

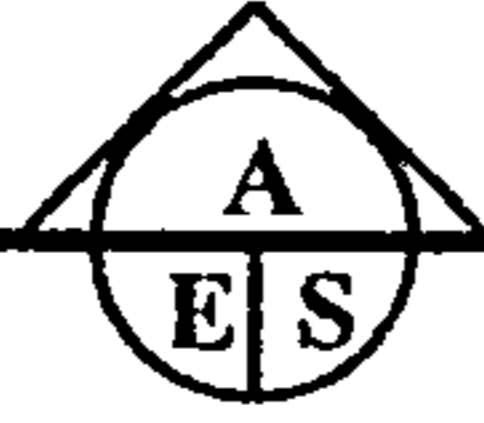
Form revised October 2007  
XE SIS 17 SEPT 2013  
Planner signature / date  
Project # 1006505



CITY OF  
 Albuquerque  
 Planning Department  
 Copyright 2000



**Zone Atlas Page**  
**C-18-Z**  
 Map Amended through August 15, 2000



**DATE:** September 16, 2013

**TO:** (OFFICE) Development Review Board  
(ADDRESS) Plaza Del Sol – 1st Floor West  
City of Albuquerque, Public Works  
(ATTENTION) Jack Cloud, Chair.

**FROM:** Gilbert Aldaz, P.E. & P.S. *GA*

**RE:** CORLEY'S ALBUQUERQUE NEW LINCOLN MERCURY  
VOLVO DEALERSHIP, DRB Project No. 1006505, REQUEST  
FOR SUBDIVISION IMPROVEMENT AGREEMENT 2-YEAR  
EXTENSION FOR SAN PEDRO BLVD NE

The purpose of this memorandum is to request a two year extension for the existing Subdivision Improvement Agreement for San Pedro Blvd NE, City Project No. 724582 for a financial guaranty amount of \$99,859.63.

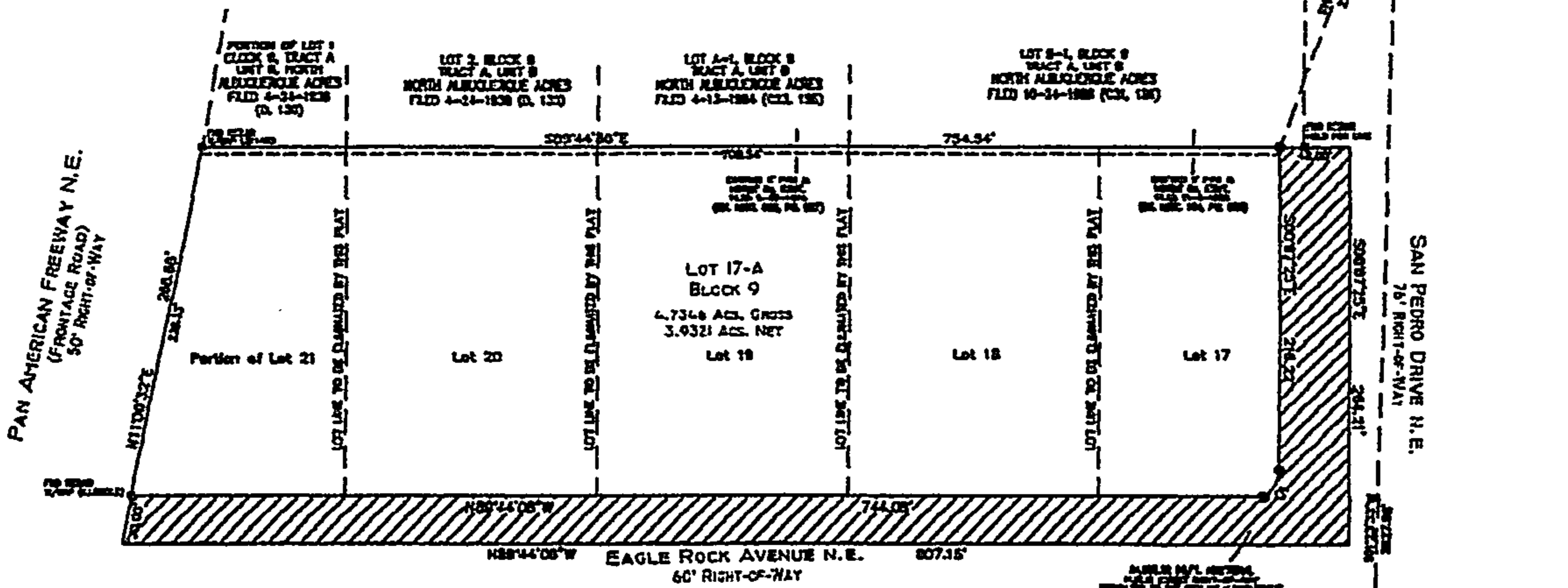
The reason for this request is so San Pedro Blvd will not be constructed piece mill and to wait until such time that the City of Albuquerque invests in a Capital Improvement Project for San Pedro Blvd., at which time, this guaranty could be turned over to the City.

Cc: Eddie Corley, Jr. & Sr., LLC  
Nor Este Neighborhood Association, Jeff Peterson, 7800 Eagle Rock Ave. NE 87122-2723  
Nor Este Neighborhood Association, Joe Yardumian, 7801 R.C. Gorman Ave. NE 87122-2748  
Wildflower Area Neighborhood Association, Larry T. Caudill, 4915 Watercress NE 87113  
Wildflower Area Neighborhood Association, Tony Perry, 4909 Watercress NE 87113

PLAT OF  
 LOT 17-A, BLOCK 9  
 TRACT A, UNIT B, NORTH ALBUQUERQUE ACRES  
 PROJECTED SECTION 13, T. 11 N., R. 3 E., N.M.P.M.  
 ELENA GALLEGOS GRANT  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 JUNE 2007  
 SHEET 2 OF 2



SCALE: 1" = 60'



ALL RIGHTS RESERVED  
 SURVEYS SOUTHWEST LTD.  
 333 LONAS BLVD., N.E.  
 ALBUQUERQUE, NEW MEXICO 87102  
 PHONE: (505) 998-0303  
 FAX: (505) 998-0305

ALL RIGHTS RESERVED  
 SURVEYS SOUTHWEST LTD.  
 333 LONAS BLVD., N.E.  
 ALBUQUERQUE, NEW MEXICO 87102  
 PHONE: (505) 998-0303  
 FAX: (505) 998-0305

| DATE     | SCALE    | PROJECT           | BY | CHECKED | DATE     |
|----------|----------|-------------------|----|---------|----------|
| 06/20/07 | 1" = 60' | LOT 17-A, BLOCK 9 | ES | ES      | 06/20/07 |

**MONUMENT LEGEND**

- ▲ - FOUND MONUMENT, STATION AS NOTED
- - FOUND MONUMENT AS NOTED
- - SET 1/2" NEAR W/RED PLASTIC CAP STAMPED "SURV 1122" UNLESS OTHERWISE NOTED

1" = 60'  
 PROJECT NO. 070402  
 DRAWN BY: AT  
 2006 AUG 02-10-2

**SURVEYS SOUTHWEST LTD.**  
 333 LONAS BLVD., N.E.  
 ALBUQUERQUE, NEW MEXICO 87102  
 PHONE: (505) 998-0303  
 FAX: (505) 998-0305

City Project No. 724082  
 Zone Sup. No. C-119  
 SHEET 2 OF 12  
**SURVEY PLAT MAPS**



Date Submitted: 6/20/07

Date Site Plan Approved: N/A

Date Preliminary Plat Approved: 6-20-07

Date Preliminary Plat Expires: 6-20-08

DRB Project No.: 1006905

DRB Application No.: 07 DRB-70055

INFRASTRUCTURE LIST

(Rev. 9-20-05)

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

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

COZLEY'S ALBUQUERQUE

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Lots 17, 18, 19, 20 & Portion 21, Block 9, Tract A, Unit B, N.A.A.

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

This listing 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 STA process and for in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforfeen items have not been included in the Infrastructure Listing, the DRC Chair may include these items in the listing and related financial guarantees. 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, those revisions to the listing will be incorporated administratively. In addition, any unforfeen items which arise during construction which are necessary to complete the project and which normally are the Subdivisor's responsibility will be required as a condition of platting and close out by the City.

| Financially Guaranteed DRC # | Constructed Under DRC # | Size             | Type of Improvement  | Location                    | From               | To                  | Construction Certification |      |                    |
|------------------------------|-------------------------|------------------|--|-----------------------------|--------------------|---------------------|----------------------------|------|--------------------|
|                              |                         |                  |  |                             |                    |                     | Private Inspector          | P.E. | City Crst Engineer |
|                              |                         | 2'-6" *          | Standard Curb & Gutter                                       | San Pedro Blvd              | Eagle Rock         | North Property Line | 1                          | 1    | 1                  |
|                              |                         | 30' F to E *     | Permanent Asphalt Paving                                     | San Pedro Blvd              | Eagle Rock         | North Property Line | 1                          | 1    | 1                  |
|                              |                         | 6' *             | Concrete Sidewalk  | San Pedro Blvd              | Eagle Rock         | North Property Line | 1                          | 1    | 1                  |
|                              |                         | 60" *            | RCP Storm Drain 100LF  | Eagle Rock & San Pedro Intc | Eagle Rock         | San Pedro           | 1                          | 1    | 1                  |
|                              |                         | 60"              | RCP Storm Drain, 270LF w/ Inlet, Hook into Exist Storm Drain | Eagle Rock                  | Eagle Rock Return  | 270LF West          | 1                          | 1    | 1                  |
|                              |                         | 2'-6" *          | Standard Curb & Gutter                                       | Eagle Rock                  | I-25 Frontage Road | San Pedro           | 1                          | 1    | 1                  |
|                              |                         | 20'-24' F to E * | Permanent Asphalt Paving                                     | Eagle Rock                  | I-25 Frontage Road | San Pedro           | 1                          | 1    | 1                  |
|                              |                         | 6'               | Concrete Sidewalk  | Eagle Rock                  | I-25 Frontage Road | San Pedro           | 1                          | 1    | 1                  |
|                              |                         | 8"               | Waterline +/- 160LF Exist Line To Be Relocated               | Eagle Rock                  | I-25 Frontage Road | San Pedro           | 1                          | 1    | 1                  |

| Priority | Submitted | Construction | Size  | Type of Improvement         | Location                       | From                | To                          | Beneficial Use Certification |      |                    |
|----------|-----------|--------------|-------|-----------------------------|--------------------------------|---------------------|-----------------------------|------------------------------|------|--------------------|
|          |           |              |       |                             |                                |                     |                             | Private                      | P.E. | City Cnat Engineer |
|          |           |              | 30"   | ROP Storm Drain             | I-25 Frontage Rd               | North Property Line | Existing Drainage Structure |                              |      |                    |
|          |           |              | 12"   | ROP Storm Drain             | I-25 Frontage Rd.              | I-25 Frontage Curb  | Existing 60" SID.           |                              |      |                    |
|          |           |              | 12"   | ROP Storm Drain             | I-25 Frontage Rd.              | West Property Line  | New 30" S.D.                |                              |      |                    |
|          |           |              | 2'-6" | Standard Curb and Gutters   | I-25 Frontage Rd               | Eagle Av            | North Property Line         |                              |      |                    |
|          |           |              | 6'    | Concrete Sidewalk           | I-25 Frontage Rd               | Eagle Rock Av.      | North Property Line         |                              |      |                    |
|          |           |              |       | Handicapped Ramp - Concrete | Intx of Eagle Rock & San Pedro | W corner of Intx.   |                             |                              |      |                    |
|          |           |              |       |                             |                                |                     |                             |                              |      |                    |
|          |           |              |       |                             |                                |                     |                             |                              |      |                    |
|          |           |              |       |                             |                                |                     |                             |                              |      |                    |
|          |           |              |       |                             |                                |                     |                             |                              |      |                    |
|          |           |              |       |                             |                                |                     |                             |                              |      |                    |

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

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

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

NOTES

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

Engineer's Certification of The Grading Plan Required Prior to Release of SIA AND Financial Guaranty.

if Deferred, Modified 'B'  
 PREFERRED

AGENT/OWNER  
 Gilbert Aldaz  
 NAME (print)  
 Applied Engr. Inc.  
 FIRM  
 Signature - date  
 5/20/07

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

DRB CHAIR - date  
 TRANSPORTATION DEVELOPMENT - date  
 UTILITY DEVELOPMENT - date  
 CITY ENGINEER - date

PARKS & RECREATION - date  
 AFFAFC - date  
 - date  
 - date

DESIGN REVIEW COMMITTEE REVISIONS

| REVISION | DATE | DRC CHAIR | USER DEPARTMENT | AGENT/OWNER |
|----------|------|-----------|-----------------|-------------|
|          |      |           |                 |             |
|          |      |           |                 |             |

# CITY OF ALBUQUERQUE



September 3, 2013

CERTIFIED MAIL/RETURN RECEIPT REQUESTED

Eddie B. Corley, Jr., Managing Member  
**JR & SR, LLC**  
9000 Pan American Freeway NE  
Albuquerque, New Mexico 87113

RE: NOTICE OF UPCOMING DEADLINE FOR COMPLETION OF IMPROVEMENTS  
AND CITY'S INTENTION TO CALL FINANCIAL GUARANTY – **SUBDIVISION  
IMPROVEMENTS AGREEMENT, PROCEDURE B-MODIFIED NON-WORK  
ORDER**

**PROJECT: Corley's Albuquerque**  
**PROJECT NO: 724582**

Dear Mr. Corley:

I am the Assistant City Attorney who represents the City of Albuquerque ("City") in matters relating to construction of infrastructure by subdividers. As you are aware, **JR & SR, LLC** ("Subdivider") signed a **SUBDIVISION IMPROVEMENTS AGREEMENT, PROCEDURE B-MODIFIED NON-WORK ORDER**, ("Agreement") requiring the subdivider to construct certain infrastructure improvements by **October 1, 2013** ("Construction Deadline"). The Subdivider has utilized the maximum period allowed by the City's Subdivision Ordinance for completion of construction.

If construction will not be completed by the Construction Deadline, the City may grant an extension of time to complete construction if the Subdivider obtains approval for an extension from the City's Development Review Board ("D.R.B.") *before* the Construction Deadline, in accordance with D.R.B. requirements and Section 14-14-5-3 of the City's Subdivision Ordinance as amended. If granted, the D.R.B. approval will specify the extended deadline for completion. The Subdivider then must immediately submit an acceptable Extension Agreement and revised financial guaranty to the Planning Department, Design Review Section. All the above steps must be successfully completed by the Construction Deadline.

THIS LETTER PROVIDES NOTICE TO THE SUBDIVIDER THAT IF: (1) THE CONSTRUCTION IS NOT COMPLETED BY THE CONSTRUCTION DEADLINE; OR (2) AN EXTENSION IS NOT OBTAINED AND THE RELATED EXTENSION AGREEMENT AND REVISED FINANCIAL GUARANTY ARE NOT SUBMITTED BY THE CONSTRUCTION DEADLINE, THEN THE CITY MAY DECLARE THE AGREEMENT TO BE IN DEFAULT AND WILL HOLD THE SUBDIVIDER AND THE SURETY JOINTLY AND SEVERALLY LIABLE FOR 125% OF THE COST OF COMPLETING THE IMPROVEMENTS.

Page 2 of 2

September 3, 2013

**PROJECT: Corley's Albuquerque**

**PROJECT NO: 724582**

Please immediately contact the Project Administrator, Marilyn Maldonado, at (505) 924-3997 and let her know whether: (1) the construction will be completed by the Construction Deadline date and the necessary paperwork will be provided promptly to the Planning Department, Construction Section for acceptance of the required subdivision improvements; or (2) the Subdivider will be submitting a written request for extension to the D.R.B. and, if an extension is granted, will be submitting an Extension Agreement and related revised financial guaranty to the Development & Building Services, Design Review Section by the Construction Deadline date.

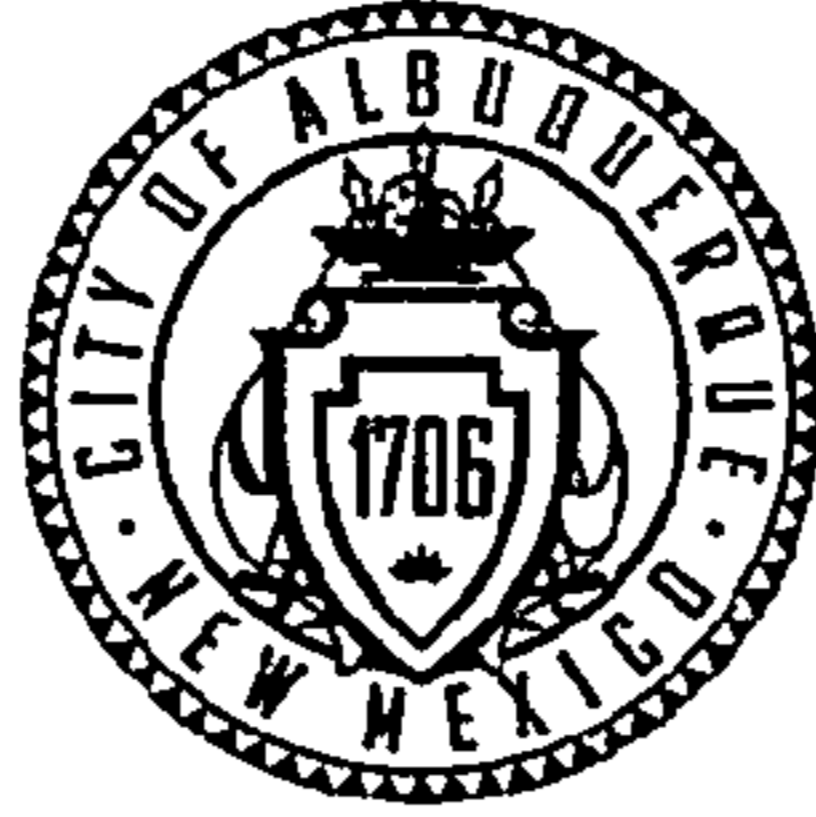
Very truly yours,



Blake Whitcomb  
Assistant City Attorney

BW/pcl

#3-Bmod



## 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.

September 12, 2013

Katherine Aldaz for  
Gilbert Aldaz, P.E.P.S.  
Applied Engineering and Surveying, Inc.  
1605 Blair Dr. NE/87112  
Phone: 505-237-1456/Fax: 505-237-1456  
E-mail: [ksaldaz@yahoo.com](mailto:ksaldaz@yahoo.com)

Dear Katherine:

Thank you for your inquiry of **September 12, 2013** requesting the names of **ALL Neighborhood and/or Homeowner Associations** who would be affected under the provisions of O-92 by your proposed project at **(DRB SUBMITTAL) – CORLEY'S ALBUQUERQUE NEW LINCOLN MERCURY VOLVO DEALERSHIP, LOCATED ON SAN PEDRO DRIVE NE BETWEEN EAGLE ROCK ROAD NE AND 200' NORTH OF EAGLE ROCK ROAD NE FROM SAN PEDRO DRIVE NE - Zone Map: C-18.**

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

#### **NOR ESTE N.A. "R"**

Jeff Peterson, 7800 Eagle Rock Ave. NE/87122-2723 797-3477 (h)  
Joe Yardumian, 7801 R.C. Gorman Ave. NE/87122-2748 797-1851 (h)

#### **WILDFLOWER AREA N.A. "R"**

Larry T. Caudill, 4915 Watercress NE/87113 857-0596 (h)  
Tony Perry, 4909 Watercress NE/87113 797-7098 (h)

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

Sincerely,  
Stephani Winklepleck  
Neighborhood Liaison  
OFFICE OF NEIGHBORHOOD COORDINATION  
Planning Department  
[planningrnaform\(01/03/13\)](mailto:planningrnaform(01/03/13))

**LETTERS MUST BE  
SENT TO BOTH  
CONTACTS OF  
EACH NA/HOA'S**

# !!!Notice to Applicants!!!

## SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

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

### WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

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

## Information from the Office of Neighborhood Coordination

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

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

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

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

Thank you for your cooperation on this matter.

\*\*\*\*\*


(below this line for ONC use only)

Date of Inquiry: **09/12/13** Time Entered: **12:45 p.m.** ONC Rep. Initials: **siw**



**DATE:** September 16, 2013

**TO:** (OFFICE) Development Review Board  
(ADDRESS) Plaza Del Sol – 1st Floor West  
City of Albuquerque, Public Works  
(ATTENTION) Jack Cloud, Chair.

**FROM:** Gilbert Aldaz, P.E. & P.S. 

**RE:** CORLEY'S ALBUQUERQUE NEW LINCOLN MERCURY  
VOLVO DEALERSHIP, DRB Project No. 1006505, REQUEST  
FOR SUBDIVISION IMPROVEMENT AGREEMENT 2-YEAR  
EXTENSION FOR SAN PEDRO BLVD NE

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The reason for this request is so San Pedro Blvd will not be constructed piece mill and to wait until such time that the City of Albuquerque invests in a Capital Improvement Project for San Pedro Blvd., at which time, this guaranty could be turned over to the City.

Cc: Eddie Corley, Jr. & Sr., LLC  
Nor Este Neighborhood Association, Jeff Peterson, 7800 Eagle Rock Ave. NE 87122-2723  
Nor Este Neighborhood Association, Joe Yardumian, 7801 R.C. Gorman Ave. NE 87122-2748  
Wildflower Area Neighborhood Association, Larry T. Caudill, 4915 Watercress NE 87113  
Wildflower Area Neighborhood Association, Tony Perry, 4909 Watercress NE 87113



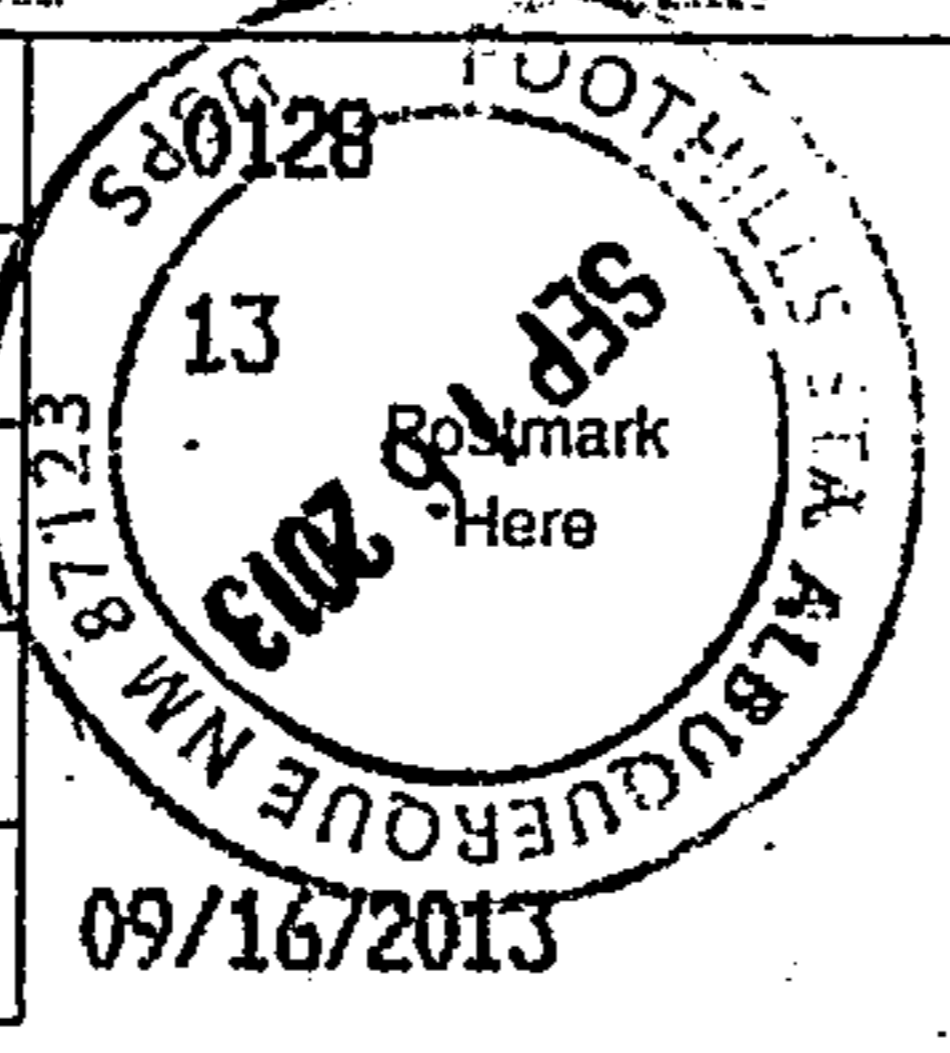
7013 1090 0001 8631 1191  
1221 TE99 T000 0607 E102

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| Postage   | \$        | \$0.46        |
| Certified Fee                                     |           | \$3.10        |
| Return Receipt Fee<br>(Endorsement Required)      |           | \$2.55        |
| Restricted Delivery Fee<br>(Endorsement Required) |           | \$0.00        |
| <b>Total Postage &amp; Fees</b>                   | <b>\$</b> | <b>\$6.11</b> |



Sent To **Wildflower Area Neighborhood A**  
 Street, Apt. No., or PO Box No. **600 Perry**  
 City, State, ZIP+4 **4909 Watercress NE Albuquerque, NM 87113**  
 PS Form 3800, August 2006 See Reverse for Instructions

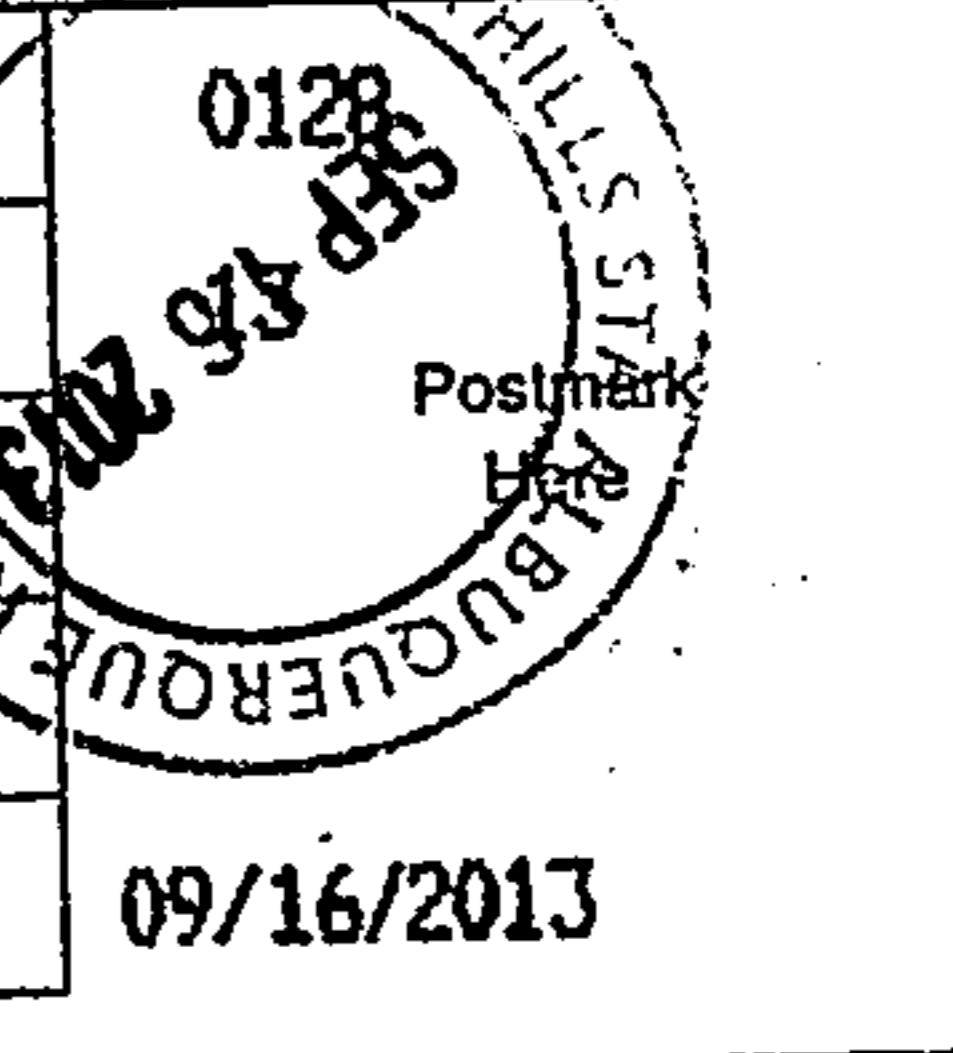
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|---|-----------|----------------|
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| Certified Fee                                     |           | \$3.10         |
| Return Receipt Fee<br>(Endorsement Required)      |           | \$2.55         |
| Restricted Delivery Fee<br>(Endorsement Required) |           | \$0.00         |
| <b>Total Postage &amp; Fees</b>                   | <b>\$</b> | <b>\$11.25</b> |



Sent To **Wildflower Area Neighborhood A**  
 Street, Apt. No., or PO Box No. **Larry T. Caudill**  
 City, State, ZIP+4 **4915 Watercress NE Albuquerque, NM 87113**  
 PS Form 3800, August 2006 See Reverse for Instructions

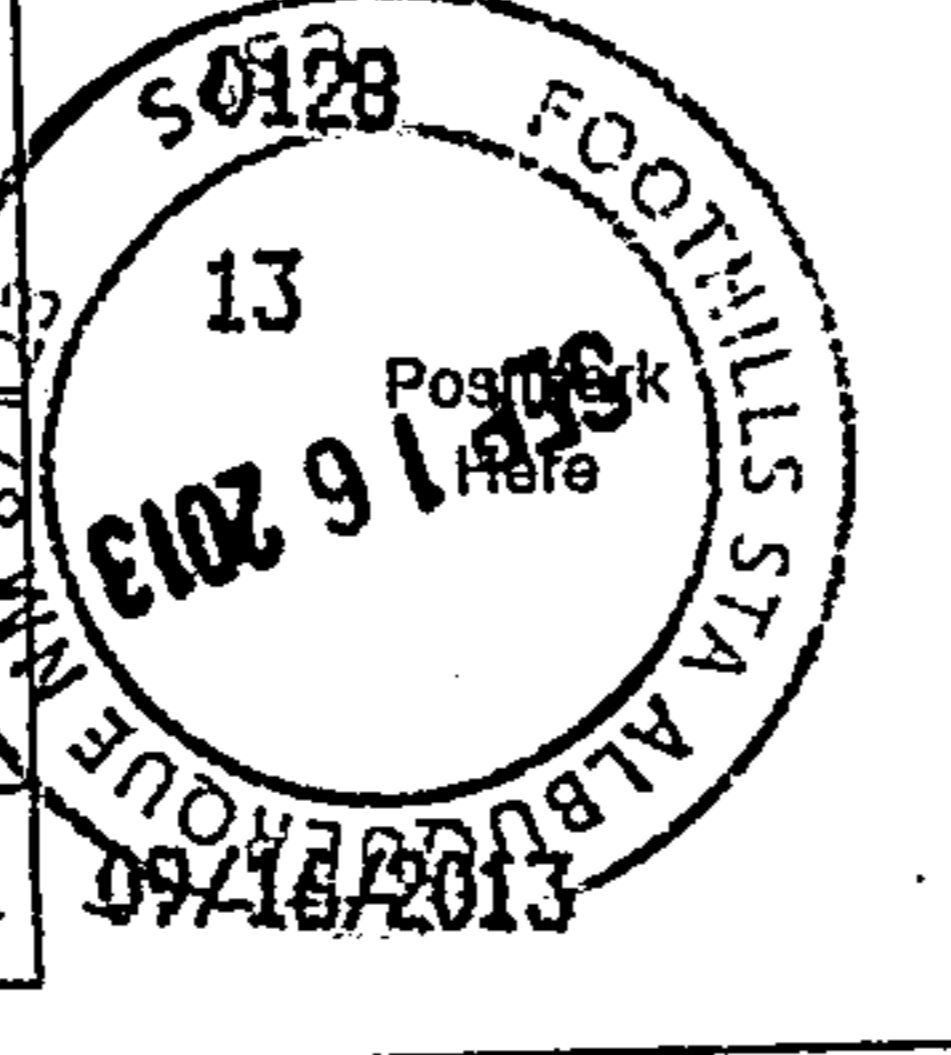
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1221 TE99 T000 0607 E102

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ALBUQUERQUE NM 87122 **OFFICIAL USE**

|   |           |               |
|---|-----------|---------------|
| Postage   | \$        | \$0.46        |
| Certified Fee                                     |           | \$3.10        |
| Return Receipt Fee<br>(Endorsement Required)      |           | \$2.55        |
| Restricted Delivery Fee<br>(Endorsement Required) |           | \$0.00        |
| <b>Total Postage &amp; Fees</b>                   | <b>\$</b> | <b>\$6.11</b> |



Sent To **Nor Este Neighborhood Assoc.**  
 Street, Apt. No., or PO Box No. **Joe Yardumian**  
 City, State, ZIP+4 **7801 R.C. Gorman Ave. NE Albuquerque, NM 87112**  
 PS Form 3800, August 2006 See Reverse for Instructions

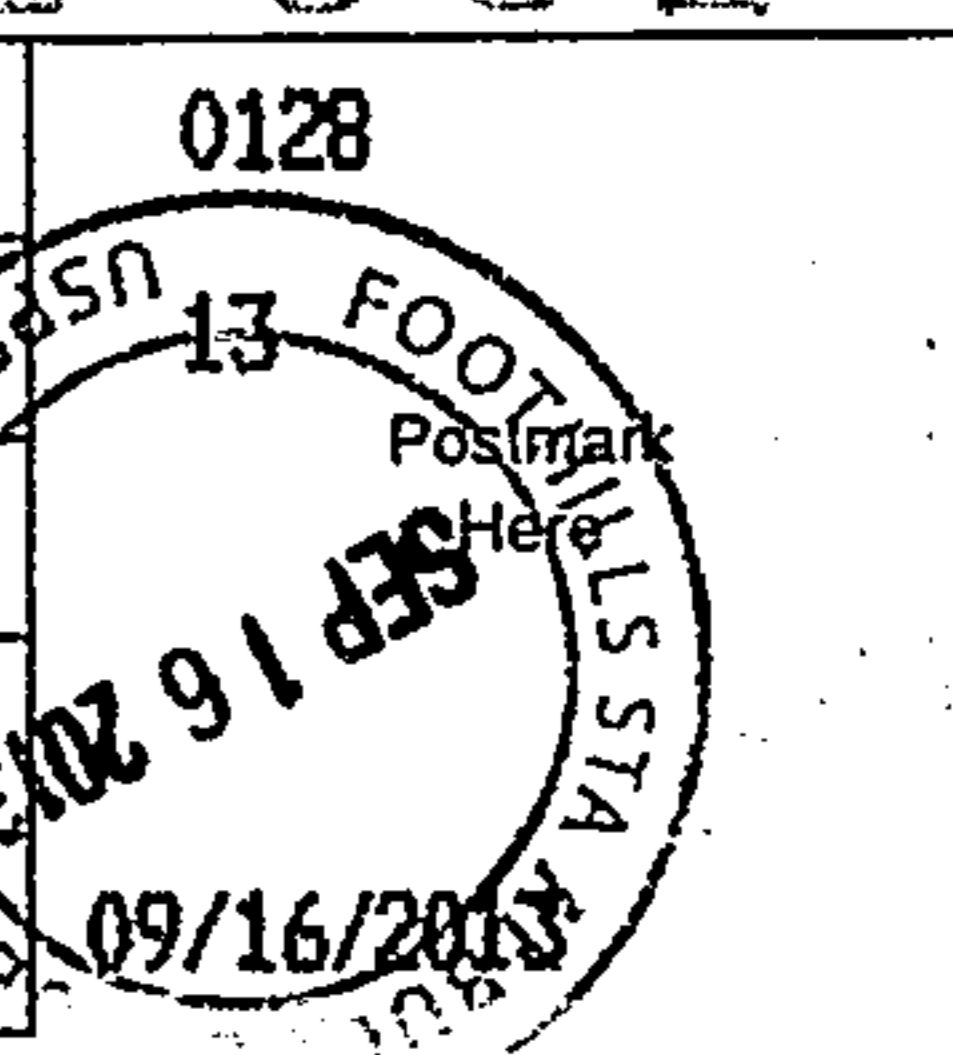
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1221 TE99 T000 0607 E102

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|   |           |               |
|---|-----------|---------------|
| Postage   | \$        | \$0.46        |
| Certified Fee                                     |           | \$3.10        |
| Return Receipt Fee<br>(Endorsement Required)      |           | \$2.55        |
| Restricted Delivery Fee<br>(Endorsement Required) |           | \$0.00        |
| <b>Total Postage &amp; Fees</b>                   | <b>\$</b> | <b>\$6.11</b> |



Sent To **Nor Este Neighborhood Association**  
 Street, Apt. No., or PO Box No. **Jeff Peterson**  
 City, State, ZIP+4 **7800 Eagle Rock Ave. NE Albuquerque, NM 87122**  
 PS Form 3800, August 2006 See Reverse for Instructions

**5<sup>th</sup> EXTENSION AGREEMENT**  
**Procedure B-Modified Non-Work Order**

**PROJECT NO. 724582**

This Agreement made this \_\_\_\_ day of \_\_\_\_\_, 2012, by and between the City of Albuquerque, New Mexico, a municipal corporation ("City") and (name of developer/subdivider:) JR & SR, LLC, ("Subdivider"), whose address is 9000 Pan American Frwy NE, Albuquerque, NM 87113 and whose telephone number is (505) 260-2200 is made in Albuquerque, New Mexico and is entered into as of the date of final execution of this Agreement.

WHEREAS, the City and the Subdivider entered into an Agreement on the 10th day of December, 2007, which was recorded on 12/11/07, in Book \_\_\_\_\_, pages 1 through 4, as Document No. 2007166924 in the records of Bernalillo County Clerk, State of New Mexico ("Earlier Agreement"), by which the Subdivider agreed to complete the construction of certain infrastructure improvements on or before the 1<sup>st</sup> day of October, 2008; and

WHEREAS, the Earlier Agreement was amended by a 1st Extension Agreement dated October 14, 2008, recorded on October 16, 2008, in Book \_\_\_\_\_, pages 1 to 3, as Document No. 2008113220 in the records of Bernalillo County Clerk, State of New Mexico, extending the construction deadline to October 1, 2009; and

WHEREAS, the Earlier Agreement was amended by a 2nd Extension Agreement dated December 21, 2009, recorded on December 28, 2009, in Book \_\_\_\_\_, pages 1 to 4, as Document No. 2009139914 in the records of Bernalillo County Clerk, State of New Mexico, extending the construction deadline to October 1, 2010; and

WHEREAS, the Earlier Agreement was amended by a 3rd Extension Agreement dated November 8, 2010, recorded on November 9, 2010, in Book \_\_\_\_\_, pages 1 to 3, as Document No. 2010113715, in the records of Bernalillo County Clerk, State of New Mexico, extending the construction deadline to October 1, 2011; and

WHEREAS, the Earlier Agreement was amended by a 4th Extension Agreement dated November 22, 2011, recorded on December 15, 2011, in Book \_\_\_\_\_, pages 1 to 4, as Document No. 2011115993, in the records of Bernalillo County Clerk, State of New Mexico, extending the construction deadline to October 1, 2012; and

WHEREAS, it appears that the Subdivider will be unable to complete construction of the improvements by the deadline specified in the Agreement; and

WHEREAS, the City is willing to grant Subdivider an extension of time in which to complete construction of all or part of the improvements, provided the Subdivider posts an acceptable financial guaranty, as required by the City's Subdivision Ordinance and the Development Process Manual; and

County Clerk's Recording Label

WHEREAS, the Subdivider is able to provide the required financial guaranty;

NOW THEREFORE in consideration of the above and the mutual promises contained herein, the parties agree:

1. The required completion date for construction of the improvements, as set forth in the attached **Exhibit A**, is extended (Complete either A or B:)

A. For all improvements, the 1st day of October, 2013.

B. On portions of the improvements as follows:

| <u>IMPROVEMENTS</u> | <u>COMPLETION DATE</u> |
|---------------------|------------------------|
| _____               | _____                  |
| _____               | _____                  |
| _____               | _____                  |

2. With this Extension Agreement, Subdivider has provided the City with the following financial guaranty:

Type of Financial Guaranty: Amendment No. Letter of Credit No. 631937-04

Amount: \$ 99,859.64

Name of Financial Institution or Surety providing Guaranty: Comerica Bank

Date City first able to call Guaranty (Construction Completion Deadline):

October 1, 2013

If Guaranty other than a Bond, last day City able to call Guaranty is:

December 1, 2013

Additional information: \_\_\_\_\_

3. The parties agree that all terms and conditions of the Earlier Agreement not in conflict with this Extension Agreement shall remain valid, in force, and binding upon the parties. By executing this Agreement, the parties only intention is to extend the construction completion deadline established in the Earlier Agreement and establish a revised financial guaranty for the benefit of the City.

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

SUBDIVIDER: \_\_\_\_\_

CITY OF ALBUQUERQUE:

By [signature]: \_\_\_\_\_

By: \_\_\_\_\_

Name [print]: Eddie B. Corley, Jr.

Richard Dourte, City Engineer

Title: Managing Member

Dated: \_\_\_\_\_

Dated: \_\_\_\_\_



4<sup>th</sup> EXTENSION AGREEMENT  
Procedure B-Modified Non-Work Order

PROJECT NO. 724582

This Agreement made this 22<sup>nd</sup> day of November, 2011, by and between the City of Albuquerque, New Mexico, a municipal corporation ("City") and (name of developer/subdivider:) JR & SR, LLC ("Subdivider"), whose address is 9000 Pan American Freeway NE Alb Am 87113 and whose telephone number is 505-260-2200 is made in Albuquerque, New Mexico and is entered into as of the date of final execution of this Agreement.

WHEREAS, the City and the Subdivider entered into an Agreement on the 10<sup>th</sup> day of Dec. 07, which was recorded in the office of the Clerk of Bernalillo County, New Mexico on 12/11/07, at Book Misc. \_\_\_\_\_, pages 1 through 4, as Document No. 2007166924 ("Earlier Agreement"), by which the Subdivider agreed to complete the construction of certain infrastructure improvements on or before the 1<sup>st</sup> day of Oct. 2008; and

WHEREAS, the Earlier Agreement was amended by a 1<sup>st</sup> Extension Agreement dated Oct. 14, 2008 recorded Oct 16, 2008, in Book Misc. \_\_\_\_\_, pages 1 through 3, as Document No. 2008113220 records of Bernalillo County, New Mexico, extending the construction deadline to Oct 1, 2009; and

WHEREAS, the Earlier Agreement was amended by a 2<sup>nd</sup> Extension Agreement dated Dec. 21, 2009 recorded Dec. 28, 2009, in Book Misc. \_\_\_\_\_, pages 1 through 4, as Document No. 2009139914 records of Bernalillo County, New Mexico, extending the construction deadline to Oct 1, 2010; and

WHEREAS, the Earlier Agreement was amended by a 3<sup>rd</sup> Extension Agreement dated Nov. 8, 2010 recorded Nov. 9, 2010, in Book Misc. \_\_\_\_\_, pages 1 through 3, as Document No. 2010113715 records of Bernalillo County, New Mexico, extending the construction deadline to Oct 1, 2011; and

WHEREAS, it appears that the Subdivider will be unable to complete construction of the improvements by the deadline specified in the Agreement; and

WHEREAS, the City is willing to grant Subdivider an extension of time in which to complete construction of all or part of the improvements, provided the Subdivider posts an acceptable financial guaranty, as required by the City's Subdivision Ordinance and the Development Process Manual; and

WHEREAS, the Subdivider is able to provide the required financial guaranty;

NOW THEREFORE in consideration of the above and the mutual promises contained herein,

Doc# 2011115993

1 of 3

12/15/2011 10:51 AM Page: 1 of 4  
 AGRE R: \$25.00 M. Toulouse Oliver, Bernalillo County



FIGURE 18

3<sup>rd</sup> EXTENSION AGREEMENT  
Procedure B-Modified Non Work Order  
PROJECT NO. 724582

This Agreement made this 8<sup>th</sup> day of Nov, 2010, by and between the City of Albuquerque, New Mexico, a municipal corporation ("City") and (name of developer/subdivider:) JR & SR, LLC ("Developer"), whose address is 9000 Pan American Freeway NE and whose telephone number is 505-260-2200 is made in Albuquerque, New Mexico and is entered into as of the date of final execution of this Agreement.

WHEREAS, the City and the Developer entered into an Agreement on the 10th day of December, 2007, which was recorded in the office of the Clerk of Bernalillo County, New Mexico on December 11, 2007 at Document No. 2007166924, pages 1 through 4, ("Earlier Agreement"), by which the Developer agreed to complete the construction of certain infrastructure improvements on or before October 1, 2008; and

WHEREAS, the Earlier Agreement was amended by a 1<sup>st</sup> Extension Agreement dated October 14, 2008 recorded October 16, 2008, in Document No. 2008113220, pages 1 through 3, records of Bernalillo County, New Mexico, extending the construction deadline to October 1, 2009; and

WHEREAS, the Earlier Agreement was amended by a 2<sup>nd</sup> Extension Agreement dated December 21, 2009, recorded December 28, 2009, in Document No. 2009139914, pages 1 through 4, records of Bernalillo County, New Mexico, extending the construction deadline to October 1, 2010; and

WHEREAS, it appears that the Developer will be unable to complete construction of the improvements by the deadline specified in the Agreement; and

WHEREAS, the City is willing to grant Developer an extension of time in which to complete construction of all or part of the improvements, provided the Developer posts an acceptable financial guaranty, as required by the City's Subdivision Ordinance and the Development Process Manual; and

WHEREAS, the Developer is able to provide the required financial guaranty;

NOW THEREFORE in consideration of the above and the mutual promises contained herein, the parties agree:

1. The required completion date for construction of the improvements, as set forth in the attached Exhibit A, is extended (Complete either A or B:)

A. For all improvements, the 1<sup>st</sup> day of October, 2011.

Doc# 2010113715


11/09/2010 09:56 AM Page: 1 of 3  
AGRE R:\$13.00 M. Toulouse Oliver, Bernalillo County  




FIGURE 18

2<sup>nd</sup>

EXTENSION AGREEMENT

Procedure "B"-mod-NAN-wo

PROJECT NO. 724582

This Agreement made this 21<sup>st</sup> day of December, 2009 by and between the City of Albuquerque, New Mexico, a municipal corporation ("City") and (name of developer/subdivider:) JR & SR, LLC ("Developer"), whose address is 7300 Lomas Blvd NE Albuquerque NM 87110 and whose telephone number is 505-260-2206 is made in Albuquerque, New Mexico and is entered into as of the date of final execution of this Agreement.

WHEREAS, the City and the Developer entered into an Agreement on the 10<sup>th</sup> day of December 2007, which was recorded in the office of the Clerk of Bernalillo County, New Mexico on 12-11-07, at Book Misc 200716674 pages 1 through 4, ("Earlier Agreement"), by which the Developer agreed to complete the construction of certain infrastructure improvements on or before the 1<sup>st</sup> day of Oct 2008; and

WHEREAS, the Earlier Agreement was amended by a 1<sup>st</sup> Extension Agreement dated 10-14-08 recorded 10-16-08, in Book Misc. 200813220 pages 1 through 3, records of Bernalillo County, New Mexico, extending the construction deadline to Oct. 1, 2009; and

WHEREAS, the Earlier Agreement was amended by a \_\_\_\_\_ Extension Agreement dated \_\_\_\_\_ recorded \_\_\_\_\_, in Book Misc. \_\_\_\_\_, pages \_\_\_\_\_ through \_\_\_\_\_, records of Bernalillo County, New Mexico, extending the construction deadline to \_\_\_\_\_; and

WHEREAS, it appears that the Developer will be unable to complete construction of the improvements by the deadline specified in the Agreement; and

WHEREAS, the City is willing to grant Developer an extension of time in which to complete construction of all or part of the improvements, provided the Developer posts an acceptable financial guaranty, as required by the City's Subdivision Ordinance and the Development Process Manual; and

WHEREAS, the Developer is able to provide the required financial guaranty;

NOW THEREFORE in consideration of the above and the mutual promises contained herein, the parties agree:

1. The required completion date for construction of the improvements, as set forth in the attached Exhibit A, is extended (Complete either A or B:)

A. For all improvements, the 1<sup>st</sup> day of October, 2010.

FIGURE 18

1<sup>st</sup> EXTENSION AGREEMENT  
Procedure "B"-MOD-NON-WO  
PROJECT NO. 724582

This Agreement made this 14<sup>th</sup> day of October, 2008, by and between the City of Albuquerque, New Mexico, a municipal corporation ("City") and (name of developer/subdivider:) JR & SR, LLC ("Developer"), whose address is 7300 Lomas Blvd. NE, Albuquerque, NM 87110 and whose telephone number is 505-260-2200 is made in Albuquerque, New Mexico and is entered into as of the date of final execution of this Agreement.

WHEREAS, the City and the Developer entered into an Agreement on the 10th day of December 2007, which was recorded in the office of the Clerk of Bernalillo County, New Mexico on Dec. 11<sup>th</sup>, 2007, at Book Misc. Doc# 2007166924, pages 1 through 4, ("Earlier Agreement"), by which the Developer agreed to complete the construction of certain infrastructure improvements on or before the 1st day of October 2008; and

WHEREAS, the Earlier Agreement was amended by an Extension Agreement dated \_\_\_\_\_ recorded \_\_\_\_\_, in Book Misc. \_\_\_\_\_, pages \_\_\_\_\_ through \_\_\_\_\_, records of Bernalillo County, New Mexico, extending the construction deadline to \_\_\_\_\_; and

WHEREAS, it appears that the Developer will be unable to complete construction of the improvements by the deadline specified in the Agreement; and

WHEREAS, the City is willing to grant Developer an extension of time in which to complete construction of all or part of the improvements, provided the Developer posts an acceptable financial guaranty, as required by the City's Subdivision Ordinance and the Development Process Manual; and

WHEREAS, the Developer is able to provide the required financial guaranty;

NOW THEREFORE in consideration of the above and the mutual promises contained herein, the parties agree:

1. The required completion date for construction of the improvements, as set forth in the attached Exhibit A, is extended (Complete either A or B:)

A. for all improvements, the 1st day of October, 2009.

B. on portions of the improvements as follows:

| <u>IMPROVEMENTS</u> | <u>COMPLETION DATE</u> |
|---------------------|------------------------|
| _____               | _____                  |
| _____               | _____                  |
| _____               | _____                  |

Doc# 2008113220

10/16/2008 02:44 PM Page: 1 of 3  
AGRE R:\$19.00 M. Toulouse Oliver, Bernalillo County





October 16, 2013

\*\*\*



Supplemental Form (SF)

**SUBDIVISION**

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

**SITE DEVELOPMENT PLAN**

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

**STORM DRAINAGE (Form D)**

- Storm Drainage Cost Allocation Plan

**S Z ZONING & PLANNING**

- Annexation
- Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
- Adoption of Rank 2 or 3 Plan or similar
- Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
- Street Name Change (Local & Collector)
- L A APPEAL / PROTEST of...**
- Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

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 2<sup>nd</sup> 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): Eddie Corley, JR; SR, LLC PHONE: 505 260-2221

ADDRESS: P.O. Box 3869 FAX: \_\_\_\_\_

CITY: Albuquerque STATE NM ZIP 87190 E-MAIL: \_\_\_\_\_

APPLICANT: Applied Engr. & Surveying Inc. PHONE: 505 480-8125

ADDRESS: 1605 Blair Dr NE FAX: 505-237-1456

CITY: Albug. STATE NM ZIP 87112 E-MAIL: galdez47@yahoo.com

Proprietary interest in site: \_\_\_\_\_ List all owners: \_\_\_\_\_

DESCRIPTION OF REQUEST: Subdivision Improvement Agreement Extension for San Pedro Blvd NE

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. Lot 17A Block: 9 Unit: B

Subdiv/Addn/TBKA: North Albuquerque Acres

Existing Zoning: SU2 for IP Proposed zoning: SU2 for IP MRGCD Map No \_\_\_\_\_

Zone Atlas page(s): C-18 UPC Code: 1018064200351221003

**CASE HISTORY:**

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

Project # 1006505 DRB; City Project No. 724582

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill? No

No. of existing lots: 1 No. of proposed lots: 1 Total site area (acres): 3.90 AC

LOCATION OF PROPERTY BY STREETS: On or Near: Eagle Rock Road NE

Between: EAST FRONTAGE ROAD and San Pedro NE

Check if project was previously reviewed by: Sketch/Plat/Plan  or Pre-application Review Team(PRT)  Review Date: \_\_\_\_\_

SIGNATURE Gilbert Aldaz DATE 9-19-12

(Print Name) Gilbert Aldaz Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

Revised: 4/2012

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

RDREB - 70299

Action

SIA

ADY

CMF

S.F.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Fees

\$50.00

\$75.00

\$20.00

\$

\$

Total

\$145.00

Hearing date October 17, 2012

[Signature] 9-20-12  
Staff signature & Date

Project # 1006505

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

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

**MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL (DRB13)**

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

**Preliminary plat approval expires after one year.**

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

**MAJOR SUBDIVISION AMENDMENT TO PRELIMINARY PLAT (DRB11) (with significant changes)**

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

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

**Amended preliminary plat approval expires after one year.**

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

**MAJOR SUBDIVISION IMPROVEMENTS AGREEMENT EXTENSION (DRB09)**

**(Temporary sidewalk deferral extension use FORM-V)**

- Zone Atlas map with the entire property(ies) clearly outlined **C-18**
- 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 **#1006505**
- 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.

Gilbert Aldaz  
Applicant name (print)  
Gilbert Aldaz / 10/18  
Applicant signature / date



Form revised October 2007

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

Application case numbers  
12DRB-20299

Key 9-20-12  
Planner signature / date  
Project # 1006505



## INTER-OFFICE MEMORANDUM

### COMMENTING AGENCIES

DEBBIE BAUMAN, Transportation Development  
SHABIH RIZVI, Transit & Parking Department  
STEVE MONTIEL, Council of Governments  
LYNN MAZUR, AMAFCA  
STEVE SINK, APD Crime Prevention  
JAY LEE EVANS, Open Space Division  
RAY SANCHEZ, Fire Department  
DAVID KILPATRICK, Zoning Enforcement Inspector  
STEPHANI WINKLEPLECK, Neighborhood Coordination  
DANIEL ARAGON, Public Service Company of New Mexico  
PATRICK SANCHEZ, New Mexico Gas Company  
APRIL WINTERS, Albuquerque Public Schools  
MICHELE RAMIREZ, CenturyLink  
MIKE MORTUS, Comcast Cable  
RAY GOMEZ, Middle Rio Grande Conservancy District (MRGCD)  
SUZANNE BUSCH, Environmental Health

Your comments on the following case(s) are requested. Board hearing date:

PROJECT # 1006505

**Wednesday, October 17, 2012**

Comments must be received by:

**Friday, October 12, 2012**

If comments are not received by this date, "no comments" will be listed on the staff report. Attached are copies of the requests.

**If you have any questions, please contact me at 924-3946 or [agomez@cabq.gov](mailto:agomez@cabq.gov)**



Supplemental Form (SF)

|   |          |          |   |
|---|----------|----------|---|
| <b>SUBDIVISION</b>  | <b>S</b> | <b>Z</b> | <b>ZONING &amp; PLANNING</b>  |
| <input type="checkbox"/> Major subdivision action               |          |          | <input type="checkbox"/> Annexation   |
| <input type="checkbox"/> Minor subdivision action               |          |          | <input type="checkbox"/> Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans) |
| <input type="checkbox"/> Vacation                               | <b>V</b> |          | <input type="checkbox"/> Adoption of Rank 2 or 3 Plan or similar  |
| <input type="checkbox"/> Variance (Non-Zoning)                  |          |          | <input type="checkbox"/> Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations              |
| <b>SITE DEVELOPMENT PLAN</b>                                    | <b>P</b> |          | <input type="checkbox"/> Street Name Change (Local & Collector)   |
| <input type="checkbox"/> for Subdivision                        |          |          | <b>L A APPEAL / PROTEST of...</b>   |
| <input type="checkbox"/> for Building Permit                    |          |          | <input type="checkbox"/> Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other                |
| <input type="checkbox"/> Administrative Amendment/Approval (AA) |          |          |   |
| <input type="checkbox"/> IP Master Development Plan             | <b>D</b> |          |   |
| <input type="checkbox"/> Cert. of Appropriateness (LUCC)        |          |          |   |
| <b>STORM DRAINAGE (Form D)</b>                                  |          |          |   |
| <input type="checkbox"/> Storm Drainage Cost Allocation Plan    |          |          |   |

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2<sup>nd</sup> 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): Eddie Corley, JR, SR, LLC PHONE: 505 260-2221  
 ADDRESS: P.O. Box 3809 FAX: \_\_\_\_\_  
 CITY: Albuquerque STATE NM ZIP 87190 E-MAIL: \_\_\_\_\_

APPLICANT: Applied Engr. & Surveying Inc. PHONE: 505 480-8125  
 ADDRESS: 1605 Blair Dr NE FAX: 505-237-1456  
 CITY: Albug. STATE NM ZIP 87112 E-MAIL: galdaz47@yahoo.com  
 Proprietary interest in site: \_\_\_\_\_ List all owners: \_\_\_\_\_

DESCRIPTION OF REQUEST: Subdivision Improvement Agreement Extension for San Pedro Blvd NE

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. Lot 17A Block: 9 Unit: B  
 Subdiv/Addn/TBKA: North Albuquerque Acres  
 Existing Zoning: SU2 for IP Proposed zoning: SU2 for IP MRGCD Map No \_\_\_\_\_  
 Zone Atlas page(s): C-18 UPC Code: 1018064200351221003

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB, AX, Z, V, S, etc.):  
Project # 1006505 DRB; City Project No. 724582

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill?  No  
 No. of existing lots: 1 No. of proposed lots: 1 Total site area (acres): 3.90 AC  
 LOCATION OF PROPERTY BY STREETS: On or Near: Eagle Rock Road NE  
 Between: EAST FRONTAGE ROAD and San Pedro NE

Check if project was previously reviewed by: Sketch/Plat/Plan  or Pre-application Review Team(PRT)  Review Date: \_\_\_\_\_

SIGNATURE Gilbert Aldaz DATE 9-19-12  
 (Print Name) Gilbert Aldaz 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  
12DRB - 70299

| Action     | S.F.  | Fees            |
|------------|-------|-----------------|
| <u>SIA</u> | _____ | <u>\$50.00</u>  |
| <u>ADV</u> | _____ | <u>\$75.00</u>  |
| <u>CMF</u> | _____ | <u>\$20.00</u>  |
| _____      | _____ | \$ _____        |
| _____      | _____ | \$ _____        |
| _____      | _____ | \$ _____        |
|            | Total | <u>\$145.00</u> |

Hearing date October 17, 2012

[Signature] 9-20-12  
 Staff signature & Date

Project # 1006505

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

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

**MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL (DRB13)**

- 5 Acres or more: Certificate of No Effect or Approval
  - Proposed Preliminary Plat including the Grading Plan (folded to fit into an 8.5" by 14" pocket) **24 copies**
  - Proposed Infrastructure List
  - Signed Preliminary Pre-Development Facilities Fee Agreement for **Residential** development only
  - Design elevations & cross sections of perimeter walls **3 copies** (11" x 17" maximum)
  - Zone Atlas map with the entire property(ies) clearly outlined
  - Letter briefly describing, explaining, and justifying the request
  - Property owner's and City Surveyor's signature on the proposed plat
  - FORM DRWS Drainage Report, Water & Sewer availability statement filing information
  - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
  - Sign Posting Agreement
  - Signed** Pre-Annexation Agreement if Annexation required.
  - TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
  - Fee (see schedule)
  - List any original and/or related file numbers on the cover application
- Preliminary plat approval expires after one year.**  
**DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.**

**MAJOR SUBDIVISION AMENDMENT TO PRELIMINARY PLAT (DRB11) (with significant changes)**

- PLEASE NOTE:** There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.
- Proposed Amended Preliminary Plat, and/or Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **24 copies**
  - Original Preliminary Plat, and/or Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket)
  - Zone Atlas map with the entire property(ies) clearly outlined
  - Letter briefly describing, explaining, and justifying the request
  - Property owner's and City Surveyor's signature on the proposed amended plat, if applicable
  - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
  - Sign Posting Agreement
  - List any original and/or related file numbers are listed on the cover application
- Amended preliminary plat approval expires after one year.**  
**DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.**

**MAJOR SUBDIVISION IMPROVEMENTS AGREEMENT EXTENSION (DRB09)**

- (Temporary sidewalk deferral extension use FORM-V)**
- Zone Atlas map with the entire property(ies) clearly outlined **C-18**
  - 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 **#1006505**
  - 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.

Gilbert Aldaz  
 Applicant name (print)  
Gilbert Aldaz  
 Applicant signature / date

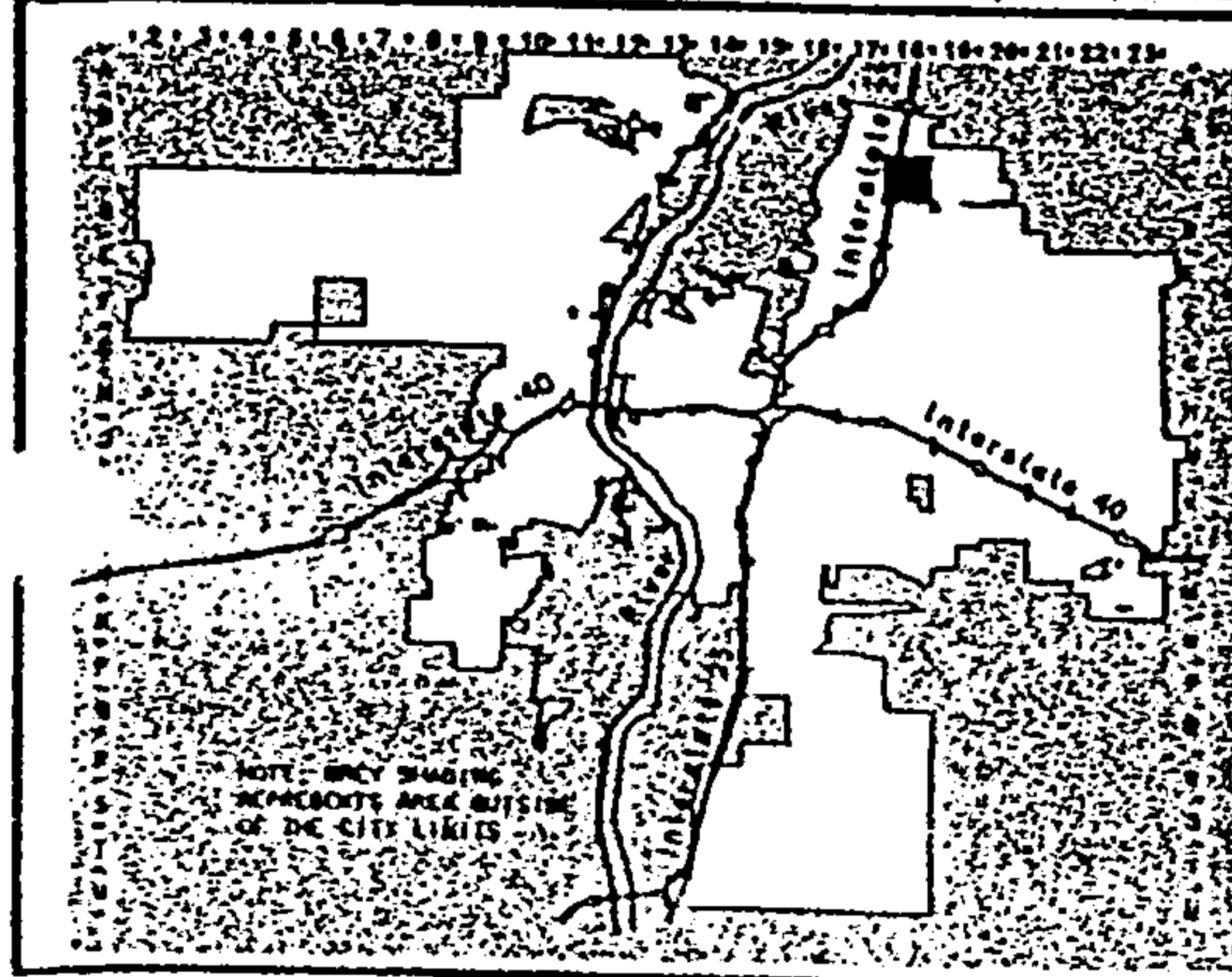
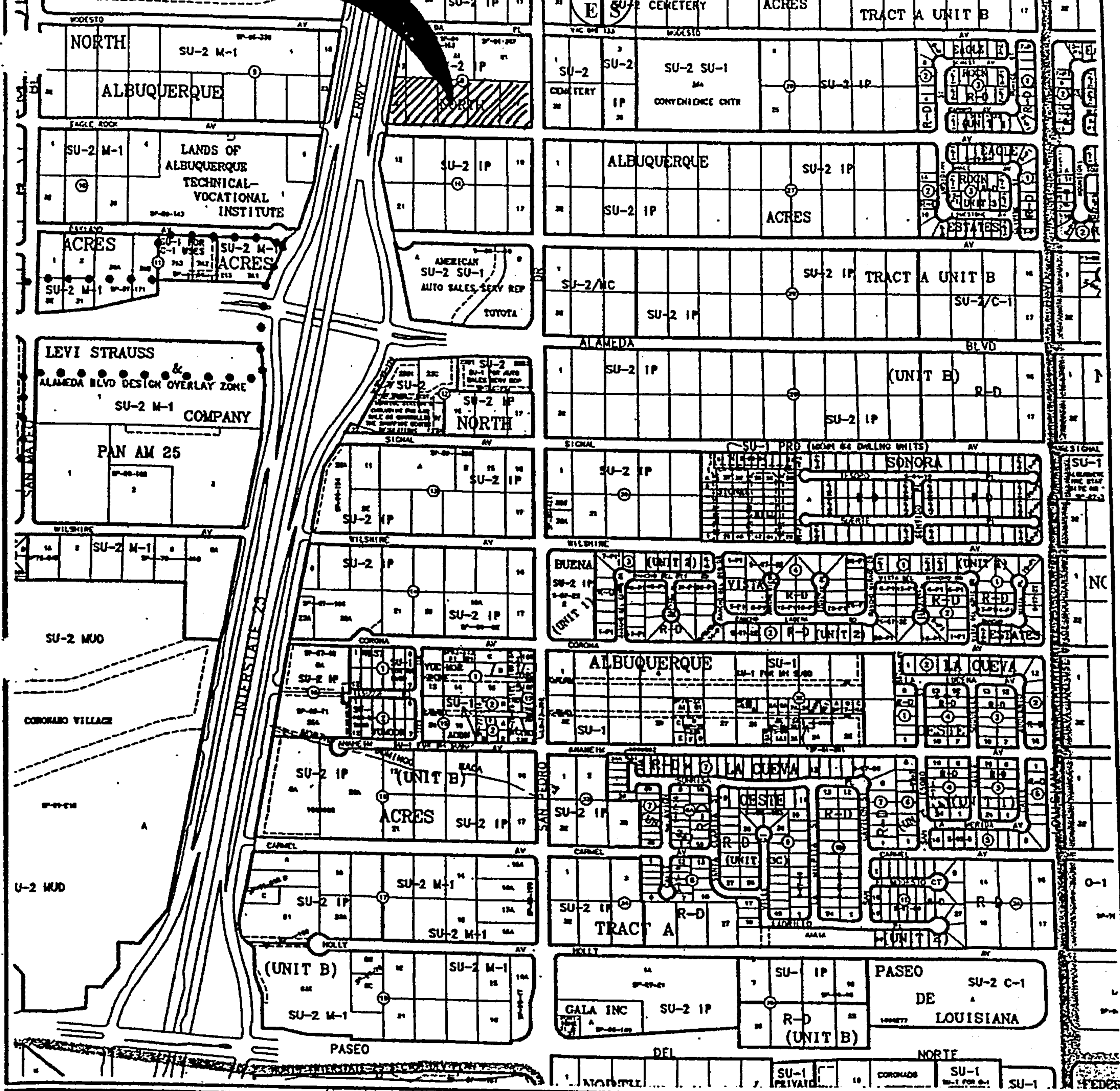


Form revised October 2007

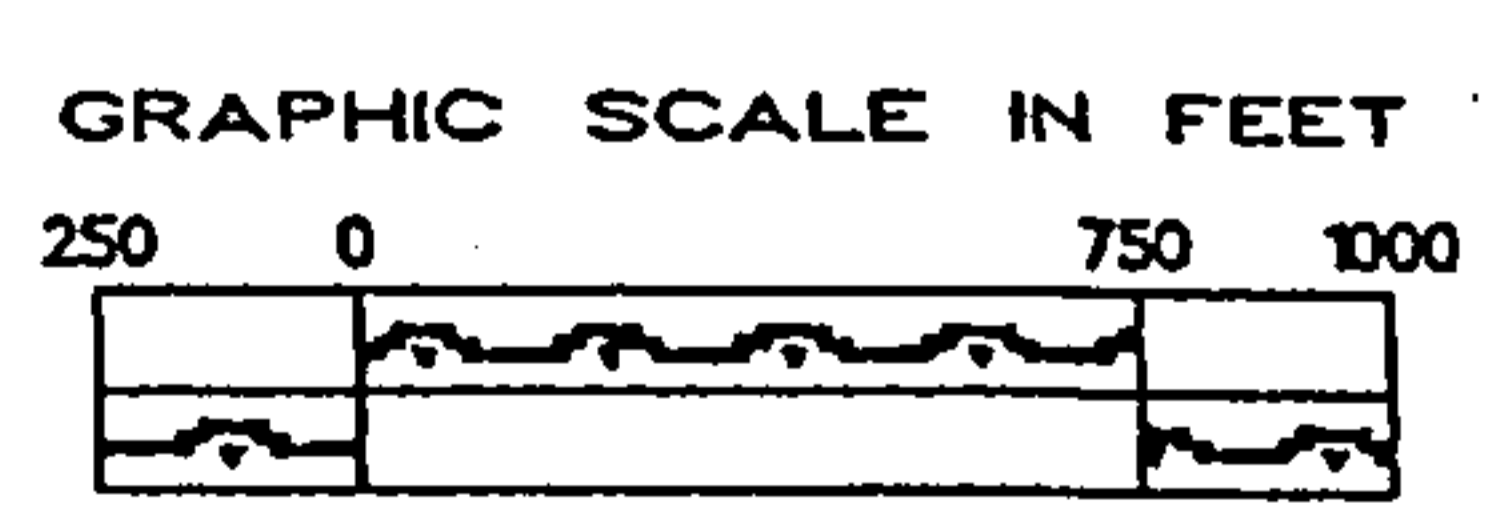
- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers  
 12DRB-20299

Key 9-20-12  
 Planner signature / date  
 Project # 1006505



CITY OF  
Albuquerque  
A Geographic Information System  
PLANNING DEPARTMENT  
© Copyright 2000




Zone Atlas Page  
**C-18-Z**  
Map Amended through August 15, 2000



## TRANSMITTAL LETTER

**DATE:** September 18, 2012

**TO:** (OFFICE) Development Review Board  
(ADDRESS) Plaza Del Sol – 1st Floor West  
City of Albuquerque, Public Works  
(ATTENTION) Jack Cloud, Chair.

**FROM:** Gilbert Aldaz, P.E. & P.S. 

**RE:** CORLEY'S ALBUQUERQUE NEW LINCOLN MERCURY  
VOLVO DEALERSHIP, DRB Project No. 1006505, REQUEST  
FOR SUBDIVISION IMPROVEMENT AGREEMENT 2-YEAR  
EXTENSION FOR SAN PEDRO BLVD NE

The purpose of this memorandum is to request a two year extension for the existing Subdivision Improvement Agreement for San Pedro Blvd NE, City Project No. 724582 for a financial guaranty amount of \$99,859.63.

The reason for this request is so San Pedro Blvd will not be constructed piece mill and to wait until such time that the City of Albuquerque invests in a Capital Improvement Project for San Pedro Blvd., at which time, this guaranty could be turned over to the City.

**Cc:** Eddie Corley, Jr. & Sr., LLC  
Nor Este Neighborhood Association, Jeff Peterson, 7800 Eagle Rock Ave. NE 87122-2723  
Nor Este Neighborhood Association, Joe Yardumian, 7801 R.C. Gorman Ave. NE 87122-2748  
Wildflower Area Neighborhood Association, Larry T. Caudill, 4915 Watercress NE 87113  
Wildflower Area Neighborhood Association, Tony Perry, 4909 Watercress NE 87113





## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

November 2, 2011

**Project# 1006505**

11DRB-70269 MAJOR - 2YEAR EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT (2YR SIA)

APPLIED ENGINEERING AND SURVEYING INC agent(s) for EDDIE CORLEY, JR AND SR, LLC request(s) the referenced/above action(s) for all or a portion of Lot(s) 17A, Block(s) 9, Tract A, Unit B **NORTH ALBUQUERQUE ACRES** zoned SU-2/ IP/ C, located on the north side of EAGLE ROCK AVE NE between I-25/ PAN AMERICAN FREEWAY NE and SAN PEDRO BLVD NE containing approximately 3.9321 acre(s). (C-18) ) [*Deferred from 10/19/11*]

At the November 2, 2011 Development Review Board meeting, a one year extension of the Subdivision Improvements Agreement was approved.

If you wish to appeal this decision, you must do so by November 11, 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, DRB Chair

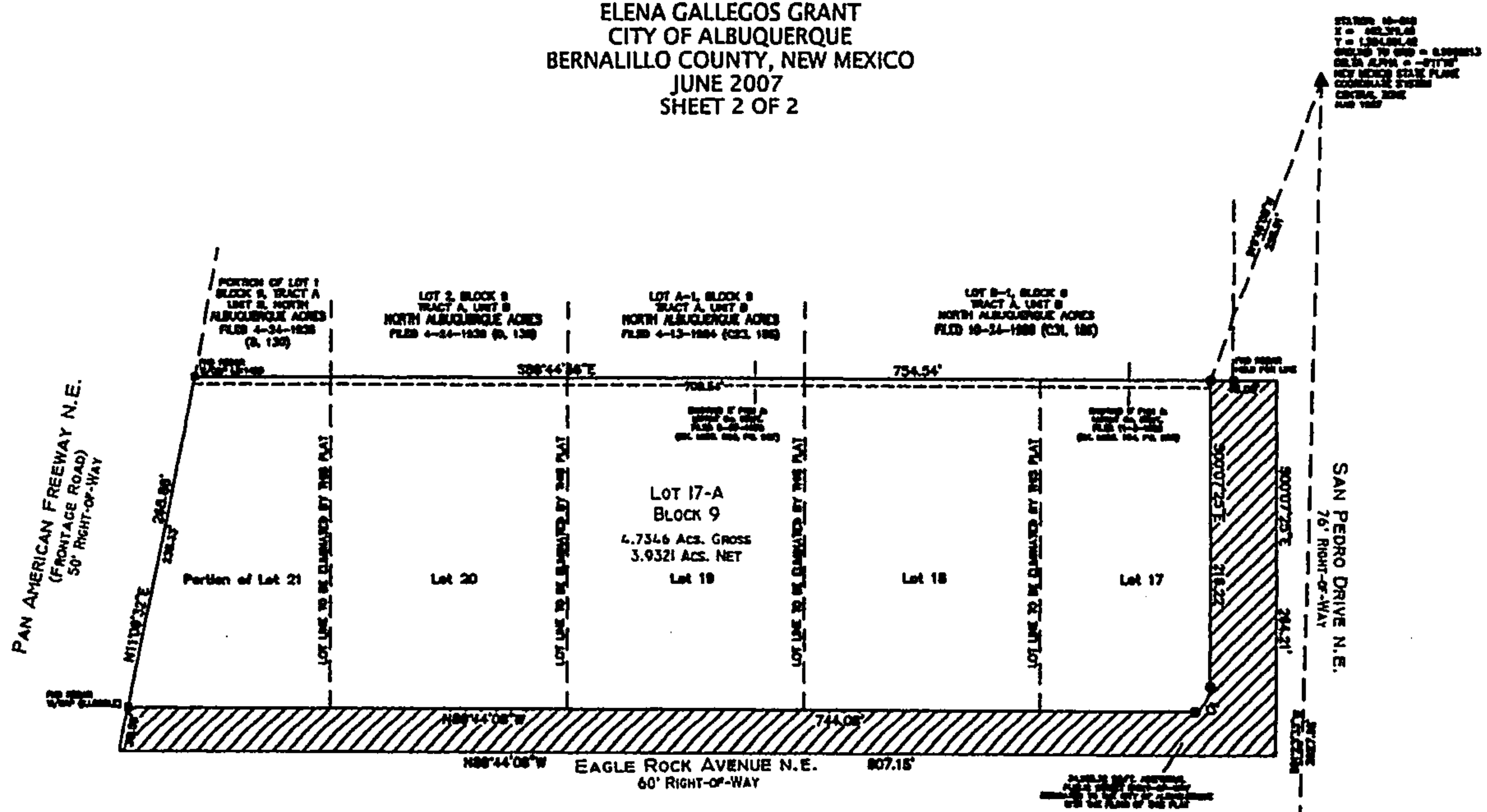
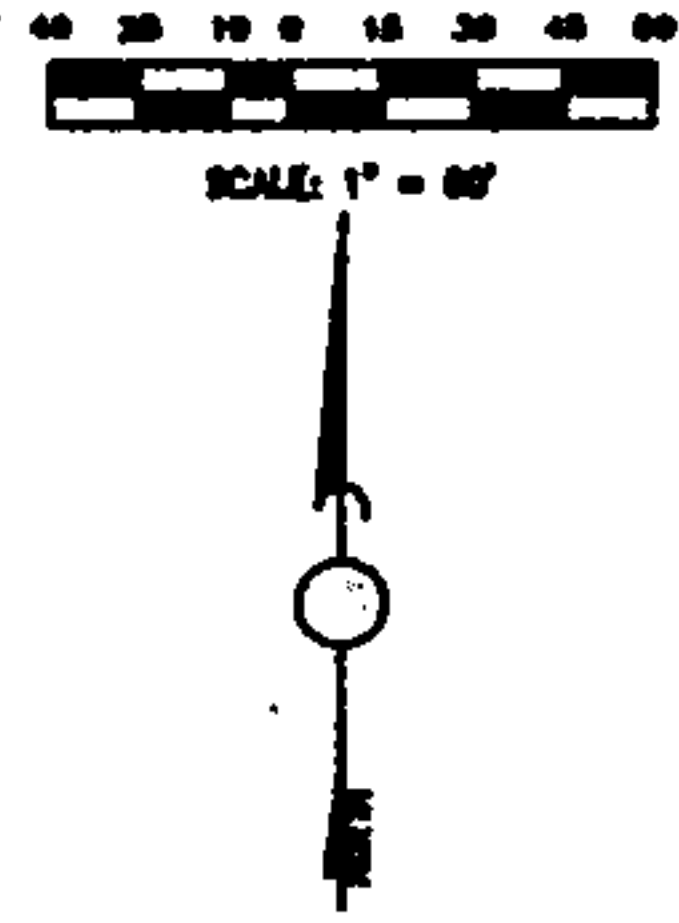
Cc: Eddie Corley Jr. & Sr. LLC – P.O. Box 3869 – Albuquerque, NM 87190

Cc: Applied Engr. & Survey – 1605 Blair Dr NE – Albuquerque, NM 87102

Marilyn Maldonado

file

PLAT OF  
 LOT 17-A, BLOCK 9  
 TRACT A, UNIT B, NORTH ALBUQUERQUE ACRES  
 PROJECTED SECTION 13, T. 11 N., R. 3 E., N.M.P.M.  
 ELENA GALLEGOS GRANT  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 JUNE 2007  
 SHEET 2 OF 2



| DATE     | BY  | DESCRIPTION |
|----------|-----|-------------|
| 06/20/07 | ELI | CONVEYANCE  |

STATION 10-00  
 1" = 60' SCALE  
 BEING TO BE - 600000  
 BEING ALTA - 9770  
 BEING NORTH STATE PLAT  
 BEING STATE  
 BEING 1988

STATION 10-00  
 1" = 60' SCALE  
 BEING TO BE - 600000  
 BEING ALTA - 9770  
 BEING NORTH STATE PLAT  
 BEING STATE  
 BEING 1988

**MONUMENT LEGEND**

- ▲ - FOUND CONTROL STATION AS NOTED
- - FOUND MONUMENT AS NOTED
- - SET 1/2" NEAR W/RED PLASTIC CAP STAMPED "11224" UNLESS OTHERWISE NOTED

1" = 60'  
 PROJECT NO. 0708108  
 DRAWN BY AT  
 2006 ATLAS-19-2

**SURVEYS SOUTHWEST LTD.**  
 333 LOMAS BLVD., N.E.  
 ALBUQUERQUE, NEW MEXICO 87102  
 PHONE: (505) 998-0303  
 FAX: (505) 998-0306

City Project No. 724082  
 Survey Map No. C-18  
 Sheet 2 of 12  
**SURVEY PLAT MAPS**

City of Albuquerque, DRC

Project number: \_\_\_\_\_

**ORIGINAL**

FIGURE 12

**INFRASTRUCTURE LIST**

(Rev. 9-20-05)

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

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

**CORLEYS ALBUQUERQUE**

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

**LOTS 17, 18, 19, 20 & Portion 21, Block 9, Tract A, Unit B, N.A.A.**

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Date Submitted: 6/20/07  
 Date Site Plan Approved: N/A  
 Date Preliminary Plat Approved: 6-20-07  
 Date Preliminary Plat Expires: 6-20-08  
 DRB Project No.: 1006505  
 DRB Application No.: 07 DRB-70055

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

| Financially Guaranteed<br>DRC # | Constructed Under<br>DRC # | Size           | Type of Improvement   | Location                    | From               | To                  | Construction Certification |              |                    |
|---------------------------------|----------------------------|----------------|---|-----------------------------|--------------------|---------------------|----------------------------|--------------|--------------------|
|                                 |                            |                |   |                             |                    |                     | Private Inspector          | Private P.E. | City Cnst Engineer |
|                                 |                            | 2'-6" *        | Standard Curb & Gutter                                      | San Pedro Blvd              | Eagle Rock         | North Property Line | /                          | /            | /                  |
|                                 |                            | 30' *          | Permanent Asphalt Paving                                    | San Pedro Blvd              | Eagle Rock         | North Property Line | /                          | /            | /                  |
|                                 |                            | 6' *           | Concrete Sidewalk   | San Pedro Blvd              | Eagle Rock         | North Property Line | /                          | /            | /                  |
|                                 |                            | 60" *          | RCP Storm Drain 100LF                                       | Eagle Rock & San Pedro Intk | Eagle Rock         | San Pedro           | /                          | /            | /                  |
|                                 |                            | 60"            | RCP Storm Drain, 270LF w/Inlet, Hook into Exist Storm Drain | Eagle Rock                  | Eagle Rock Return  | 270LF West          | /                          | /            | /                  |
|                                 |                            | 2'-6"          | Standard Curb & Gutter                                      | Eagle Rock                  | I-25 Frontage Road | San Pedro           | /                          | /            | /                  |
|                                 |                            | 20'-24' F to C | Permanent Asphalt Paving                                    | Eagle Rock                  | I-25 Frontage Road | San Pedro           | /                          | /            | /                  |
|                                 |                            | 6'             | Concrete Sidewalk   | Eagle Rock                  | I-25 Frontage Road | San Pedro           | /                          | /            | /                  |
|                                 |                            | 8"             | Waterline +/- 260LF Exist Line To Be Relocated              | Eagle Rock                  | I-25 Frontage Road | San Pedro           | /                          | /            | /                  |

| Financially Guaranteed DRC # | Constructed Under DRC # | Size  | Type of Improvement         | Location                       | From                | To                          | Construction Certification: |              |                    |
|------------------------------|-------------------------|-------|-----------------------------|--------------------------------|---------------------|-----------------------------|-----------------------------|--------------|--------------------|
|                              |                         |       |                             |                                |                     |                             | Inspector                   | Private P.E. | City Cnat Engineer |
|                              |                         | 30"   | RCP Storm Drain             | I-25 Frontage Rd               | North Property Line | Existing Drainage Structure | /                           | /            | /                  |
|                              |                         | 18"   | RCP Storm Drain             | I-25 Frontage Rd.              | I-25 Frontage Curb  | Existing 66" S.D.           | /                           | /            | /                  |
|                              |                         | 18"   | RCP Storm Drain             | I-25 Frontage Rd.              | West Property Line  | New 30" S.D.                | /                           | /            | /                  |
|                              |                         | 2'-6" | Standard Curb and Gutter    | I-25 Frontage Rd               | Eagle Rock Av       | North Property Line         | /                           | /            | /                  |
|                              |                         | 6'    | Concrete Sidewalk           | I-25 Frontage Rd               | Eagle Rock Av.      | North Property Line         | /                           | /            | /                  |
|                              |                         |       | Handicapped Ramp - Concrete | Intx of Eagle Rock & SAN Pedro | W Corner of Intx.   |                             | /                           | /            | /                  |
|                              |                         |       |                             |                                |                     |                             | /                           | /            | /                  |
|                              |                         |       |                             |                                |                     |                             | /                           | /            | /                  |
|                              |                         |       |                             |                                |                     |                             | /                           | /            | /                  |
|                              |                         |       |                             |                                |                     |                             | /                           | /            | /                  |
|                              |                         |       |                             |                                |                     |                             | /                           | /            | /                  |
|                              |                         |       |                             |                                |                     |                             | /                           | /            | /                  |
|                              |                         |       |                             |                                |                     |                             | /                           | /            | /                  |

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

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

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

NOTES

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

Street lights per City requirements.

1 Engineer's Certification of The Grading Plan Required Prior to Release of SIA AND Financial Guaranty.

2 \* Deferred, Modified 'B'

PREFERRED

3

AGENT / OWNER

Gilbert Aldaz  
NAME (print)

Applied Engr. Inc.  
FIRM

Gilbert Aldaz  
SIGNATURE - date  
06-12-07

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

[Signature] 6/20/07 DRB CHAIR - date  
Christina Sandomal 6/20/07 PARKS & RECREATION - date

[Signature] 6-20-07  
TRANSPORTATION DEVELOPMENT - date

[Signature] 6/20/07  
UTILITY DEVELOPMENT - date

[Signature] 6-20-07  
CITY ENGINEER - date

AMAFCA - date

- date

- date

DESIGN REVIEW COMMITTEE REVISIONS

| REVISION | DATE | DRC CHAIR | USER DEPARTMENT | AGENT / OWNER |
|----------|------|-----------|-----------------|---------------|
|          |      |           |                 |               |
|          |      |           |                 |               |
|          |      |           |                 |               |

# CITY OF ALBUQUERQUE



September 4, 2012

CERTIFIED MAIL/RETURN RECEIPT REQUESTED

Eddie B. Corley, Jr., Managing Member  
**JR & SR, LLC**  
9000 Pan American Freeway NE  
Albuquerque, NM 87113

SEP 05 2012

RE: NOTICE OF UPCOMING DEADLINE FOR COMPLETION OF IMPROVEMENTS  
AND CITY'S INTENTION TO CALL FINANCIAL GUARANTY – **SUBDIVISION  
IMPROVEMENTS AGREEMENT, PROCEDURE B-MODIFIED NON-WORK  
ORDER**

**PROJECT: CORLEY'S ALBUQUERQUE**  
**PROJECT NO: 724582**

Dear Mr. Corley:

I am the Assistant City Attorney who represents the City of Albuquerque ("City") in matters relating to construction of infrastructure by subdividers. As you are aware, **JR & SR, LLC** ("Subdivider") signed a **SUBDIVISION IMPROVEMENTS AGREEMENT, PROCEDURE B-MODIFIED NON-WORK ORDER**, ("Agreement") requiring the subdivider to construct certain infrastructure improvements by **October 1, 2012** ("Construction Deadline"). The Subdivider has utilized the maximum period allowed by the City's Subdivision Ordinance for completion of construction.

If construction will not be completed by the Construction Deadline, the City may grant an extension of time to complete construction if the Subdivider obtains approval for an extension from the City's Development Review Board ("D.R.B.") *before* the Construction Deadline, in accordance with D.R.B. requirements and Section 14-14-5-3 of the City's Subdivision Ordinance as amended. If granted, the D.R.B. approval will specify the extended deadline for completion. The Subdivider then must immediately submit an acceptable Extension Agreement and revised financial guaranty to the Planning Department, Design Review Section. All the above steps must be successfully completed by the Construction Deadline.

THIS LETTER PROVIDES NOTICE TO THE SUBDIVIDER THAT IF: (1) THE CONSTRUCTION IS NOT COMPLETED BY THE CONSTRUCTION DEADLINE; OR (2) AN EXTENSION IS NOT OBTAINED AND THE RELATED EXTENSION AGREEMENT AND REVISED FINANCIAL GUARANTY ARE NOT SUBMITTED BY THE CONSTRUCTION DEADLINE, THEN THE CITY MAY DECLARE THE AGREEMENT TO BE IN DEFAULT AND WILL HOLD THE SUBDIVIDER AND THE SURETY JOINTLY AND SEVERALLY LIABLE FOR 125% OF THE COST OF COMPLETING THE IMPROVEMENTS.

Page 2 of 2

September 4, 2012

**PROJECT: CORLEY'S ALBUQUERQUE**

**PROJECT NO: 724582**

Please immediately contact the Project Administrator, Marilyn Maldonado, at (505) 924-3997 and let her know whether: (1) the construction will be completed by the Construction Deadline date and the necessary paperwork will be provided promptly to the Planning Department, Construction Section for acceptance of the required subdivision improvements; or (2) the Subdivider will be submitting a written request for extension to the D.R.B. and, if an extension is granted, will be submitting an Extension Agreement and related revised financial guaranty to the Development & Building Services, Design Review Section by the Construction Deadline date.

Very truly yours,



Blake Whitcomb  
Assistant City Attorney

BW/pcl

#3-Bmod

**FIGURE 18**

**3<sup>rd</sup> EXTENSION AGREEMENT**  
**Procedure B-Modified Non Work Order**  
**PROJECT NO. 724582**

This Agreement made this 8<sup>th</sup> day of Nov, 20 10, by and between the City of Albuquerque, New Mexico, a municipal corporation ("City") and (name of developer/subdivider:) JR & SR, LLC ("Developer"), whose address is 9000 Pan American Freeway NE and whose telephone number is 505-260-2200 is made in Albuquerque, New Mexico and is entered into as of the date of final execution of this Agreement.

WHEREAS, the City and the Developer entered into an Agreement on the 10th day of December, 2007, which was recorded in the office of the Clerk of Bernalillo County, New Mexico on December 11, 2007 at Document No. 2007166924, pages 1 through 4, ("Earlier Agreement"), by which the Developer agreed to complete the construction of certain infrastructure improvements on or before October 1, 2008; and

WHEREAS, the Earlier Agreement was amended by a 1<sup>st</sup> Extension Agreement dated October 14, 2008 recorded October 16, 2008, in Document No. 2008113220, pages 1 through 3, records of Bernalillo County, New Mexico, extending the construction deadline to October 1, 2009; and

WHEREAS, the Earlier Agreement was amended by a 2<sup>nd</sup> Extension Agreement dated December 21, 2009, recorded December 28, 2009, in Document No. 2009139914, pages 1 through 4, records of Bernalillo County, New Mexico, extending the construction deadline to October 1, 2010; and

WHEREAS, it appears that the Developer will be unable to complete construction of the improvements by the deadline specified in the Agreement; and

WHEREAS, the City is willing to grant Developer an extension of time in which to complete construction of all or part of the improvements, provided the Developer posts an acceptable financial guaranty, as required by the City's Subdivision Ordinance and the Development Process Manual; and

WHEREAS, the Developer is able to provide the required financial guaranty;

NOW THEREFORE in consideration of the above and the mutual promises contained herein, the parties agree:

1. The required completion date for construction of the improvements, as set forth in the attached Exhibit A, is extended (Complete either A or B:)

A. For all improvements, the 1<sup>st</sup> day of October, 2011.

**Doc# 2010113715**


11/09/2010 09:56 AM Page: 1 of 3  
AGRE R: \$13.00 M. Toulouse Oliver, Bernalillo County  




FIGURE 18

2nd

EXTENSION AGREEMENT

Procedure "B"-mod-nov-w

PROJECT NO. 724582

This Agreement made this 21<sup>st</sup> day of December, 2009 by and between the City of Albuquerque, New Mexico, a municipal corporation ("City") and (name of developer/subdivider:) JR & SR, LLC ("Developer"), whose address is 7300 Lomas Blvd NE Albuquerque NM 87110 and whose telephone number is 505-260-2206 is made in Albuquerque, New Mexico and is entered into as of the date of final execution of this Agreement.

WHEREAS, the City and the Developer entered into an Agreement on the 10<sup>th</sup> day of December 2007, which was recorded in the office of the Clerk of Bernalillo County, New Mexico on 12-11-07, at Book Misc 2007166924 pages 1 through 4, ("Earlier Agreement"), by which the Developer agreed to complete the construction of certain infrastructure improvements on or before the 1<sup>st</sup> day of Oct 2008; and

WHEREAS, the Earlier Agreement was amended by a 1<sup>st</sup> Extension Agreement dated 10-14-08 recorded 10-16-08, in Book Misc. 2008113220 pages 1 through 3, records of Bernalillo County, New Mexico, extending the construction deadline to Oct. 1, 2009; and

WHEREAS, the Earlier Agreement was amended by a \_\_\_\_\_ Extension Agreement dated \_\_\_\_\_ recorded \_\_\_\_\_, in Book Misc. \_\_\_\_\_, pages \_\_\_\_\_ through \_\_\_\_\_, records of Bernalillo County, New Mexico, extending the construction deadline to \_\_\_\_\_; and

WHEREAS, it appears that the Developer will be unable to complete construction of the improvements by the deadline specified in the Agreement; and

WHEREAS, the City is willing to grant Developer an extension of time in which to complete construction of all or part of the improvements, provided the Developer posts an acceptable financial guaranty, as required by the City's Subdivision Ordinance and the Development Process Manual; and

WHEREAS, the Developer is able to provide the required financial guaranty;

NOW THEREFORE in consideration of the above and the mutual promises contained herein, the parties agree:

1. The required completion date for construction of the improvements, as set forth in the attached Exhibit A, is extended (Complete either A or B:)

A. For all improvements, the 1<sup>st</sup> day of October, 2010.

FIGURE 18

1<sup>st</sup> EXTENSION AGREEMENT  
Procedure "B"-MOD-NON-WO  
PROJECT NO. 724582

This Agreement made this 14<sup>th</sup> day of October, 2008, by and between the City of Albuquerque, New Mexico, a municipal corporation ("City") and (name of developer/subdivider:) JR & SR, LLC ("Developer"), whose address is 7300 Lomas Blvd. NE, Albuquerque, NM 87110 and whose telephone number is 505-260-2200 is made in Albuquerque, New Mexico and is entered into as of the date of final execution of this Agreement.

WHEREAS, the City and the Developer entered into an Agreement on the 10th day of December 2007, which was recorded in the office of the Clerk of Bernalillo County, New Mexico on Dec. 11<sup>th</sup>, 2007, at Book Misc. Doc# 2007166924, pages 1 through 4, ("Earlier Agreement"), by which the Developer agreed to complete the construction of certain infrastructure improvements on or before the 1st day of October 2008; and

WHEREAS, the Earlier Agreement was amended by an Extension Agreement dated \_\_\_\_\_ recorded \_\_\_\_\_, in Book Misc. \_\_\_\_\_, pages \_\_\_\_\_ through \_\_\_\_\_, records of Bernalillo County, New Mexico, extending the construction deadline to \_\_\_\_\_; and

WHEREAS, it appears that the Developer will be unable to complete construction of the improvements by the deadline specified in the Agreement; and

WHEREAS, the City is willing to grant Developer an extension of time in which to complete construction of all or part of the improvements, provided the Developer posts an acceptable financial guaranty, as required by the City's Subdivision Ordinance and the Development Process Manual; and

WHEREAS, the Developer is able to provide the required financial guaranty;

NOW THEREFORE in consideration of the above and the mutual promises contained herein, the parties agree:

1. The required completion date for construction of the improvements, as set forth in the attached Exhibit A, is extended (Complete either A or B:)

A. for all improvements, the 1st day of October, 2009    .

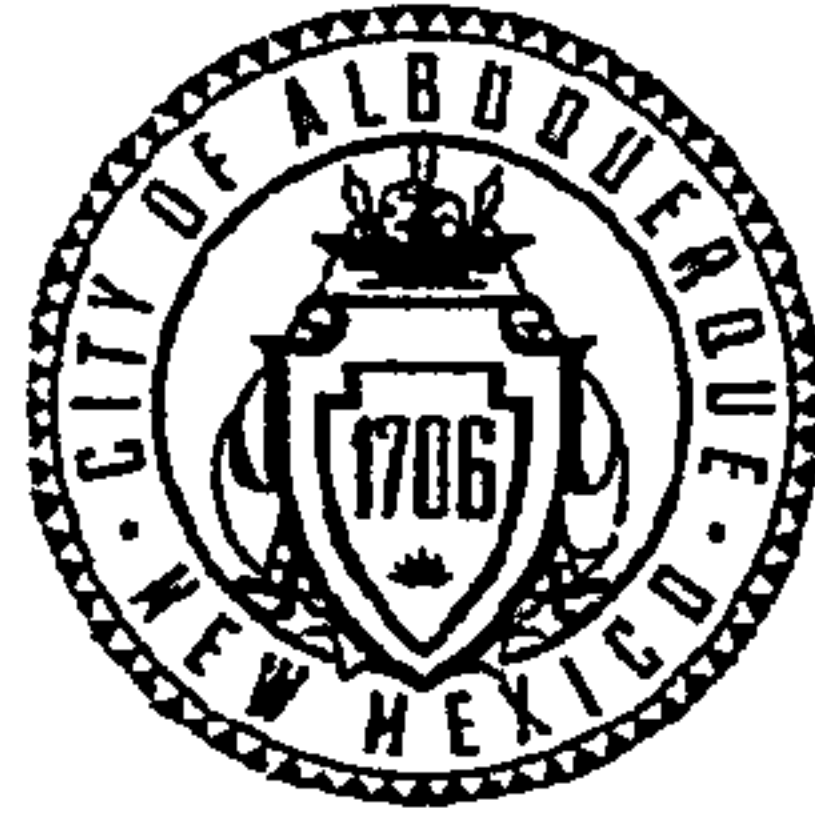
B. on portions of the improvements as follows:

| <u>IMPROVEMENTS</u> | <u>COMPLETION DATE</u> |
|---------------------|------------------------|
| _____               | _____                  |
| _____               | _____                  |
| _____               | _____                  |

Doc# 2008113220

10/16/2008 02:44 PM Page: 1 of 3  
AGRE R:\$13.00 M. Toulouse Oliver, Bernalillo County





**City of Albuquerque**  
P.O. Box 1293, Albuquerque, NM 87103

September 17, 2012

Katherine Aldaz for  
Gilbert Aldaz, P.E.P.S.  
Applied Engineering and Surveying, Inc.  
1605 Blair Dr. NE/87112  
Phone: 505-237-1456/Fax: 505-237-1456  
E-mail: [ksaldaz@yahoo.com](mailto:ksaldaz@yahoo.com)

Dear Katherine:

Thank you for your inquiry of September 17, 2012 requesting the names of **ALL Neighborhood and/or Homeowner Associations** who would be affected under the provisions of O-92 by your proposed project at **(DRB SUBMITTAL) – CORLEY'S ALBUQUERQUE NEW LINCOLN MERCURY VOLVO DEALERSHIP, LOCATED ON SAN PEDRO DRIVE NE BETWEEN EAGLE ROCK ROAD NE AND 200' NORTH OF EAGLE ROCK ROAD NE FROM SAN PEDRO DRIVE NE - Zone Map: C-18.**

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

**NOR ESTE N.A. "R"**

\***Jeff Peterson**, 7800 Eagle Rock Ave. NE/87122-2723 797-3477 (h)  
Joe Yardumian, 7801 R.C. Gorman Ave. NE/87122-2748 797-1851 (h)

**WILDFLOWER AREA N.A. "R"**

\***Larry T. Caudill**, 4915 Watercress NE/87113 857-0596 (h)  
Tony Perry, 4909 Watercress NE/87113 797-7098 (h)

\* **denotes president of association.**

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

Sincerely,  
Stephani Winklepleck  
Neighborhood Liaison  
OFFICE OF NEIGHBORHOOD COORDINATION  
Planning Department

**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.

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

planningrnaform(03/20/12)

# !!!Notice to Applicants!!!

## SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

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

### WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

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

## Information from the Office of Neighborhood Coordination

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

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

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

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

Thank you for your cooperation on this matter.

\*\*\*\*\*  
(below this line for ONC use only)

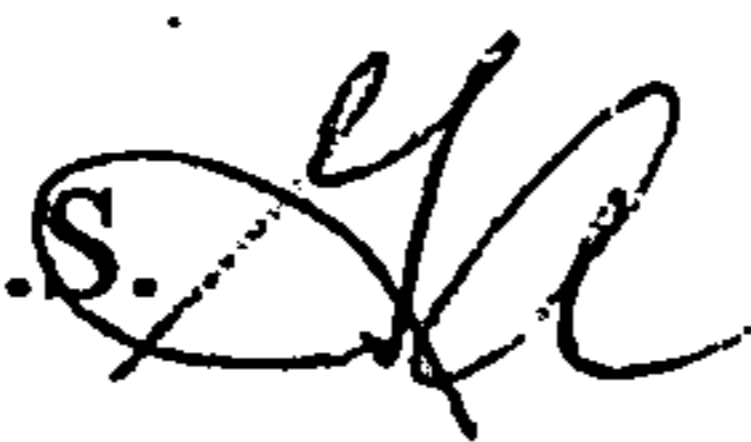
Date of Inquiry: **09/17/12** Time Entered: **10:55 a.m.** ONC Rep. Initials: **siw**



## TRANSMITTAL LETTER

**DATE:** September 18, 2012

**TO:** (OFFICE) Development Review Board  
(ADDRESS) Plaza Del Sol – 1st Floor West  
City of Albuquerque, Public Works  
(ATTENTION) Jack Cloud, Chair.

**FROM:** Gilbert Aldaz, P.E. & P.S. 

**RE:** CORLEY'S ALBUQUERQUE NEW LINCOLN MERCURY  
VOLVO DEALERSHIP, DRB Project No. 1006505, REQUEST  
FOR SUBDIVISION IMPROVEMENT AGREEMENT 2-YEAR  
EXTENSION FOR SAN PEDRO BLVD NE

The purpose of this memorandum is to request a two year extension for the existing Subdivision Improvement Agreement for San Pedro Blvd NE, City Project No. 724582 for a financial guaranty amount of \$99,859.63.

The reason for this request is so San Pedro Blvd will not be constructed piece mill and to wait until such time that the City of Albuquerque invests in a Capital Improvement Project for San Pedro Blvd., at which time, this guaranty could be turned over to the City.

**Cc:** Eddie Corley, Jr. & Sr., LLC  
Nor Este Neighborhood Association, Jeff Peterson, 7800 Eagle Rock Ave. NE 87122-2723  
Nor Este Neighborhood Association, Joe Yardumian, 7801 R.C. Gorman Ave. NE 87122-2748  
Wildflower Area Neighborhood Association, Larry T. Caudill, 4915 Watercress NE 87113  
Wildflower Area Neighborhood Association, Tony Perry, 4909 Watercress NE 87113

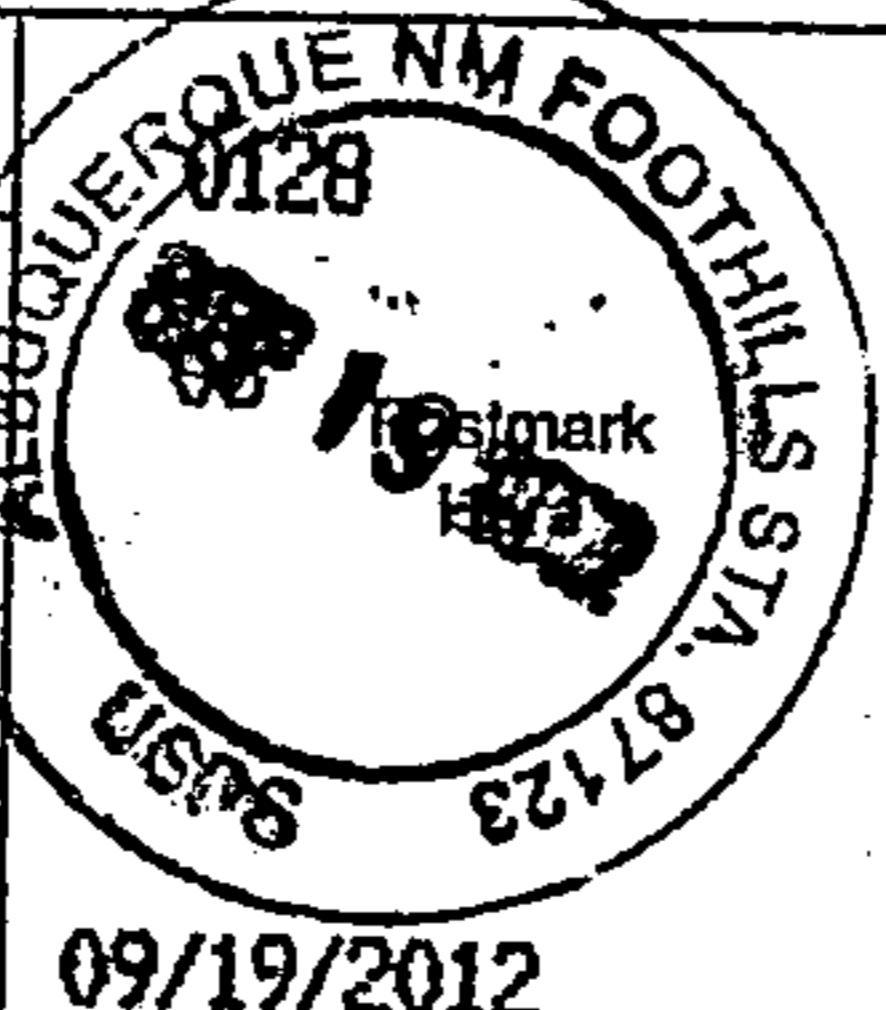
7011 2970 0003 5074 4394

**U.S. Postal Service™**  
**CERTIFIED MAIL™ RECEIPT**  
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For delivery information visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL USE**  
ALBUQUERQUE NM 87113

|  |           |               |
|--|-----------|---------------|
| Postage  | \$        | \$0.45        |
| Certified Fee                                  |           | \$2.95        |
| Return Receipt Fee (Endorsement Required)      |           | \$2.35        |
| Restricted Delivery Fee (Endorsement Required) |           | \$0.00        |
| <b>Total Postage &amp; Fees</b>                | <b>\$</b> | <b>\$5.75</b> |



Sent To *Wildflower Area Neigh. Assoc.*  
*Larry T. Caudill*  
Street, Apt. No., or PO Box No. *4915 Watercress NE*  
City, State, ZIP+4 *Albug NM 87113*

PS Form 3800, August 2006 See Reverse for Instructions

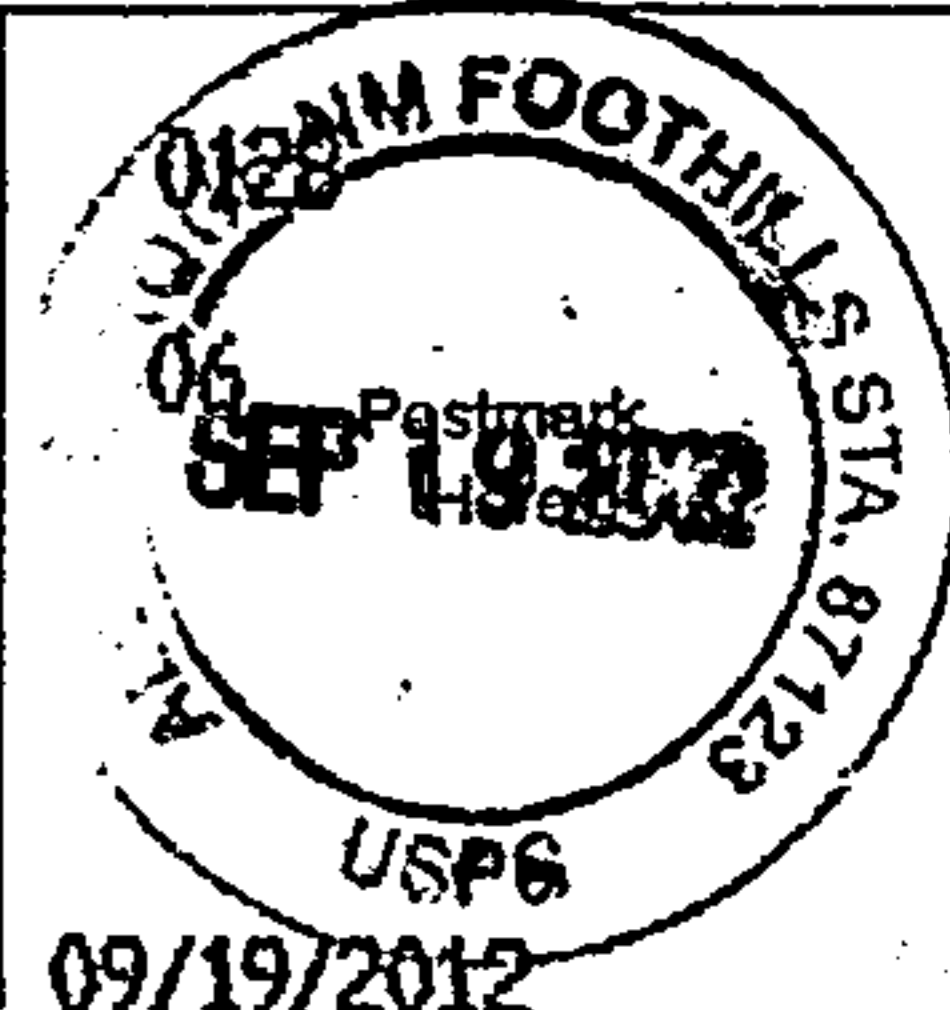
7011 2970 0003 5074 4400

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**OFFICIAL USE**  
ALBUQUERQUE NM 87113

|  |           |               |
|--|-----------|---------------|
| Postage  | \$        | \$0.45        |
| Certified Fee                                  |           | \$2.95        |
| Return Receipt Fee (Endorsement Required)      |           | \$2.35        |
| Restricted Delivery Fee (Endorsement Required) |           | \$0.00        |
| <b>Total Postage &amp; Fees</b>                | <b>\$</b> | <b>\$5.75</b> |



Sent To *Wildflower Area Neigh. Assoc.*  
*Tony Perry*  
Street, Apt. No., or PO Box No. *4909 Watercress NE*  
City, State, ZIP+4 *Albug NM 87113*

PS Form 3800, August 2006 See Reverse for Instructions

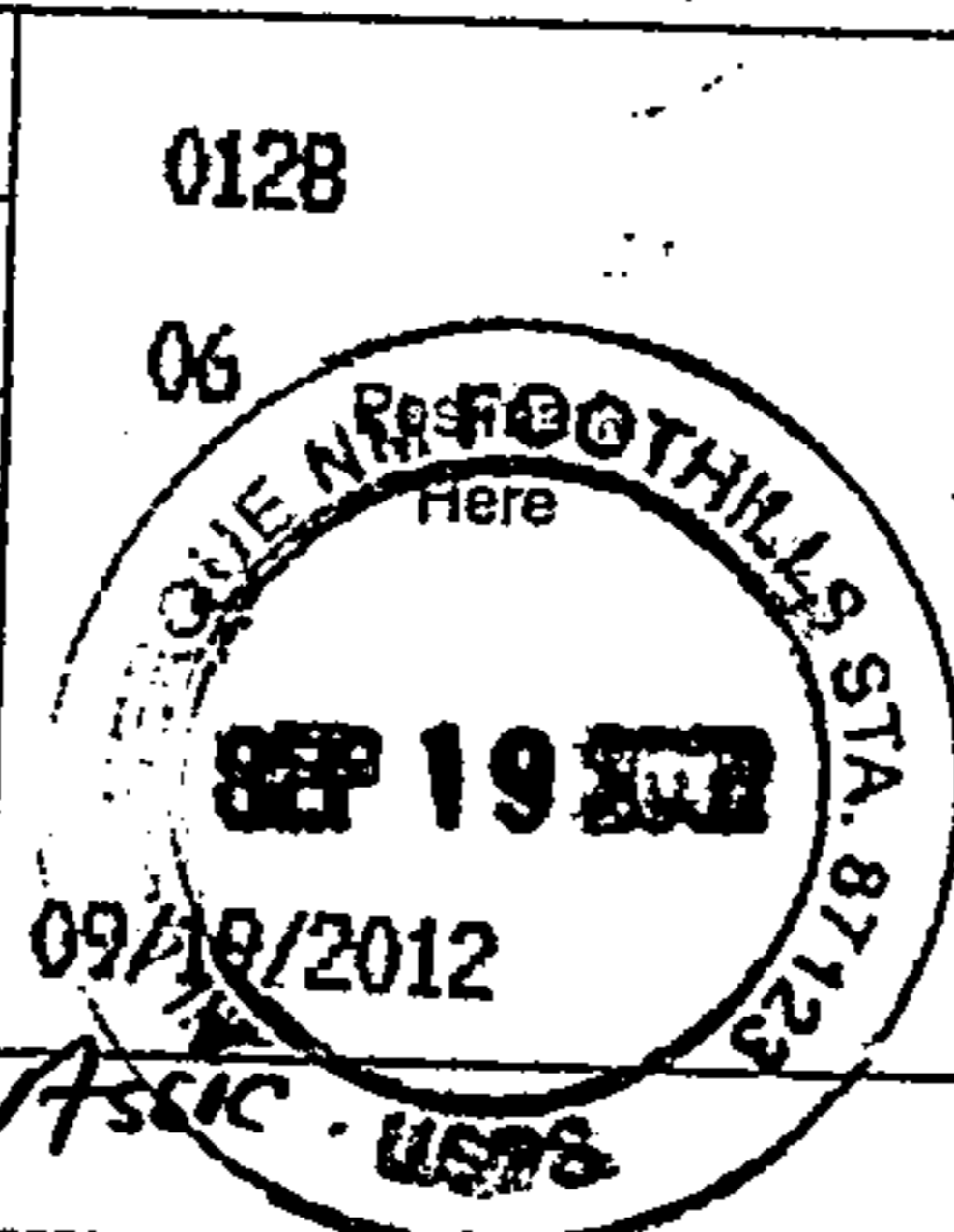
7011 2970 0003 5074 4387

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**OFFICIAL USE**  
ALBUQUERQUE NM 87122

|  |           |               |
|--|-----------|---------------|
| Postage  | \$        | \$0.45        |
| Certified Fee                                  |           | \$2.95        |
| Return Receipt Fee (Endorsement Required)      |           | \$2.35        |
| Restricted Delivery Fee (Endorsement Required) |           | \$0.00        |
| <b>Total Postage &amp; Fees</b>                | <b>\$</b> | <b>\$5.75</b> |



Sent To *Nor Este Neighborhood Assoc.*  
*Joe Yarmian*  
Street, Apt. No., or PO Box No. *7801 B.C. Gorman Ave NE*  
City, State, ZIP+4 *Albug NM 87122-2748*

PS Form 3800, August 2006 See Reverse for Instructions

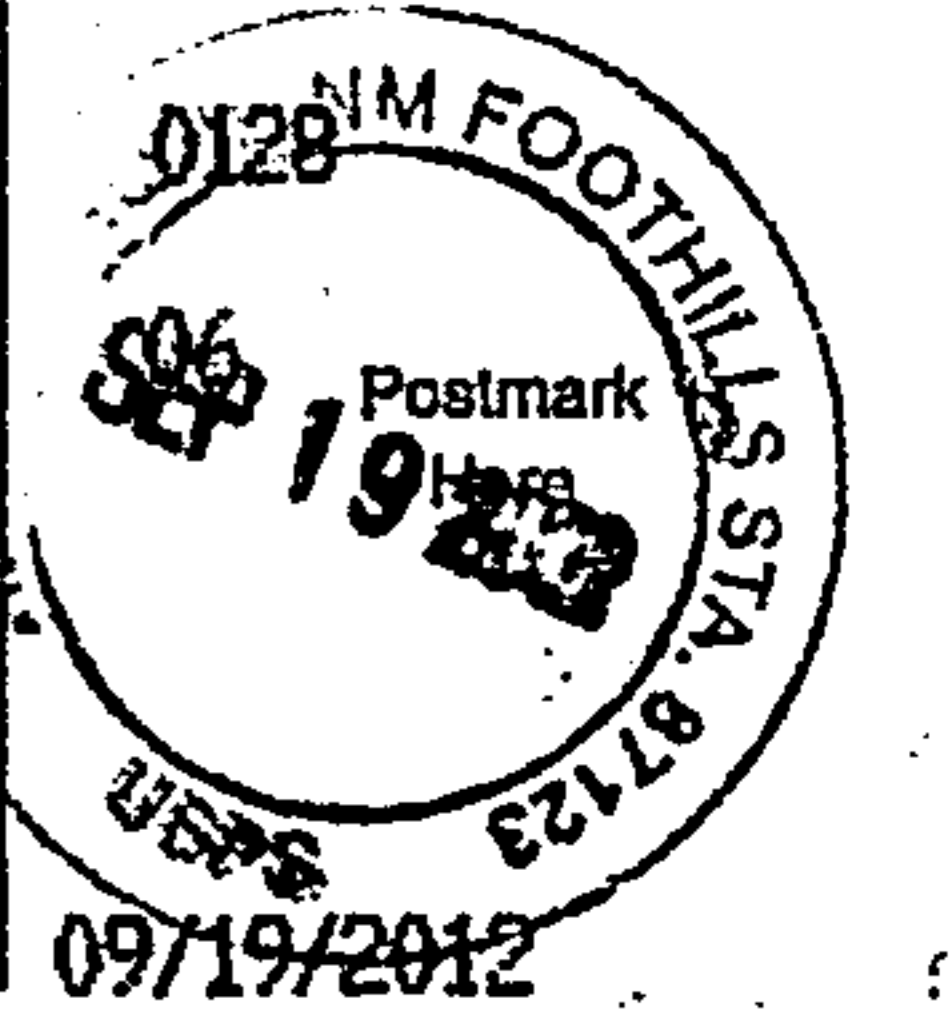
7011 2970 0003 5074 4431

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**OFFICIAL USE**  
ALBUQUERQUE NM 87122

|  |           |               |
|--|-----------|---------------|
| Postage  | \$        | \$0.45        |
| Certified Fee                                  |           | \$2.95        |
| Return Receipt Fee (Endorsement Required)      |           | \$2.35        |
| Restricted Delivery Fee (Endorsement Required) |           | \$0.00        |
| <b>Total Postage &amp; Fees</b>                | <b>\$</b> | <b>\$5.75</b> |



Sent To *Nor Este Neighborhood Assoc.*  
*Jeff Peterson*  
Street, Apt. No., or PO Box No. *7800 Eagle Back Ave. NE*  
City, State, ZIP+4 *Albug NM 87122-2723*

PS Form 3800, August 2006 See Reverse for Instructions

# City of Albuquerque Planning Department

## DEVELOPMENT AND BUILDING SERVICES

STANDARD APPLICATION, Paper Plans Required

### DEVELOPMENT REVIEW BOARD

09/20/2011 Issued By: BLDAVM 123144

Category Code **910**  
**2011 070 269**

**Application Number:** 11DRB-70269, Major - 2yr Subd Imp Agmt Ext (2yr Sia)

**Address:**

**Location Description:** EAGEL ROCK RD NE BETWEEN EAST FRONTAGE RD AND SAN PEDRO NE

**Project Number:** 1006505

#### Applicant

APPLIED ENGR. & SURVEY

1605 BLAIR DR NE  
ALBUQUERQUE NM 87102  
505-480-8125

#### Agent / Contact

EDDIE CORLEY, JR & SR LLC

PO BOX 3869  
ALBUQUERQUE NM 87190  
505-260-2221

#### Application Fees

|                |                   |                 |
|----------------|-------------------|-----------------|
| 441018/4943000 | APN Fee           | <b>\$75.00</b>  |
| 441032/3416000 | Conflict Mgmt Fee | <b>\$20.00</b>  |
| 441006/4958000 | DRB Actions       | <b>\$50.00</b>  |
| <b>TOTAL:</b>  |                   | <b>\$145.00</b> |

City Of Albuquerque  
Treasury Division

9/20/2011 1:13PM LUC: ANNX  
WB# 006 TRANSH# 0027  
RECEIPT# 00139106-00139106  
PERMIT# 2011070269 TRSMCS  
Trans Amt \$145.00  
APN Fee \$75.00  
Conflict Manag. Fee \$20.00  
DRB Actions \$50.00  
V# \$145.00  
CHANGE \$0.00

Thank You

# City of Albuquerque



## DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

|   |          |          |   |
|---|----------|----------|---|
| <b>SUBDIVISION</b>                      | <b>S</b> | <b>Z</b> | <b>ZONING &amp; PLANNING</b>  |
| ___ Major Subdivision action            | ___      | ___      | ___ Annexation  |
| ___ Minor Subdivision action            | ___      | ___      | ___ County Submittal  |
| ___ Vacation                            | <b>V</b> | ___      | ___ EPC Submittal   |
| ___ Variance (Non-Zoning)               | ___      | ___      | ___ Zone Map Amendment (Establish or Change Zoning)                                       |
| <b>SITE DEVELOPMENT PLAN</b>            | <b>P</b> | ___      | ___ Sector Plan (Phase I, II, III)  |
| ___ for Subdivision                     | ___      | ___      | ___ Amendment to Sector, Area, Facility or Comprehensive Plan                             |
| ___ for Building Permit                 | ___      | ___      | ___ Text Amendment (Zoning Code/Sub Regs)   |
| ___ Administrative Amendment (AA)       | <b>D</b> | ___      | ___ Street Name Change (Local & Collector)  |
| ___ IP Master Development Plan          | <b>L</b> | <b>A</b> | <b>APPEAL / PROTEST of...</b>   |
| ___ Cert. of Appropriateness (LUCC)     | ___      | ___      | ___ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals |
| <b>STORM DRAINAGE (Form D)</b>          | ___      | ___      | ___   |
| ___ Storm Drainage Cost Allocation Plan | ___      | ___      | ___   |

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2<sup>nd</sup> 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) Eddie Corley, JR & SR, LLC PHONE: 505-260-2221  
 ADDRESS: P.O. Box 3869 FAX: \_\_\_\_\_  
 CITY: Albuquerque STATE NM ZIP 87190 E-MAIL: \_\_\_\_\_

APPLICANT: Applied Engr. & Survey PHONE: 505-480-8125  
 ADDRESS: 1605 Blair Dr NE FAX: 505-237-8164  
 CITY: Albuquerque STATE NM ZIP 87102 E-MAIL: galdaz47@yahoo.com  
 Proprietary interest in site: \_\_\_\_\_ List all owners: \_\_\_\_\_

DESCRIPTION OF REQUEST: Subdivision Improvement Agreement Extension for San Pedro Blvd NE

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. Lot 17A Block: 9 Unit: B  
 Subdiv/Addn/TBKA: North Albuquerque Acres  
 Existing Zoning: SUZ for IP Proposed zoning: SUZ for IP MRGCD Map No \_\_\_\_\_  
 Zone Atlas page(s): C-18 UPC Code: 101806420035122 1003

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB, AX, Z, V, S, etc.):  
Project # 1006505 DRB, City Project No 724582

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill? No  
 No. of existing lots: 1 No. of proposed lots: 1 Total area of site (acres): 3.90AC  
 LOCATION OF PROPERTY BY STREETS: On or Near: Eagle Rock Road NE  
 Between: EAST Frontage Road and Eng SAN Pedro NE

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

SIGNATURE Gilbert Aldaz DATE 9-15-11  
 (Print) Gilbert Aldaz Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

Form revised 4/07

|  |                                   |            |      |                  |
|--|-----------------------------------|------------|------|------------------|
| <input checked="" type="checkbox"/> INTERNAL ROUTING             | Application case numbers          | Action     | S.F. | Fees             |
| <input checked="" type="checkbox"/> All checklists are complete  | <u>110RB - 70269</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     | ___                               | <u>ADV</u> | ___  | \$ <u>75.00</u>  |
| <input type="checkbox"/> AGIS copy has been sent                 | ___                               | ___        | ___  | \$ _____         |
| <input type="checkbox"/> Case history #s are listed              | ___                               | ___        | ___  | \$ _____         |
| <input type="checkbox"/> Site is within 1000ft of a landfill     | ___                               | ___        | ___  | \$ _____         |
| <input type="checkbox"/> F.H.D.P. density bonus                  | ___                               | ___        | ___  | \$ _____         |
| <input type="checkbox"/> F.H.D.P. fee rebate                     | ___                               | ___        | ___  | \$ _____         |
|  | Hearing date <u>Oct. 19, 2011</u> |            |      | Total            |
|  | <u>9-20-11</u>                    |            |      | \$ <u>145.00</u> |

Planner signature / date [Signature] Project # 1006505



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

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

**MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL (DRB13)**

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

**Preliminary plat approval expires after one year.**

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

**MAJOR SUBDIVISION AMENDMENT TO PRELIMINARY PLAT (DRB11) (with significant changes)**

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

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

**Amended preliminary plat approval expires after one year.**

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

**MAJOR SUBDIVISION IMPROVEMENTS AGREEMENT EXTENSION (DRB09)**

**(Temporary sidewalk deferral extension use FORM-V)**

- Zone Atlas map with the entire property(ies) clearly outlined **C-18**
- 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 **#1006505**
- 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.

Gilbert Aldaz  
 Applicant name (print)  
Gilbert Aldaz 11-03-09  
 Applicant signature / date



Form revised October 2007

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

Application case numbers  
 11DRB - 70269

[Signature] 9-20-11  
 Planner signature / date  
 Project # 1006505

# 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 October 4, 2011 To October 19, 2011

#### 5. REMOVAL

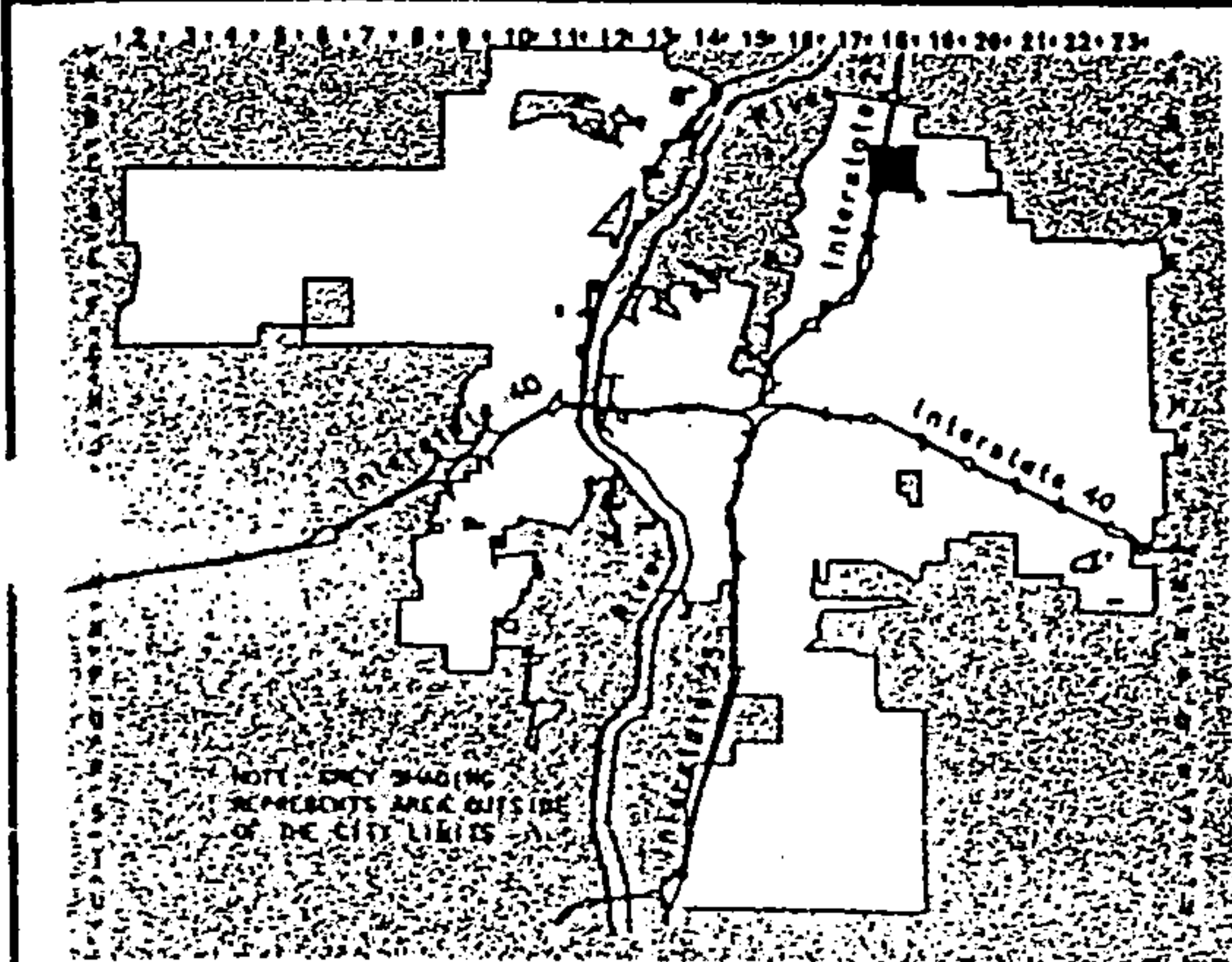
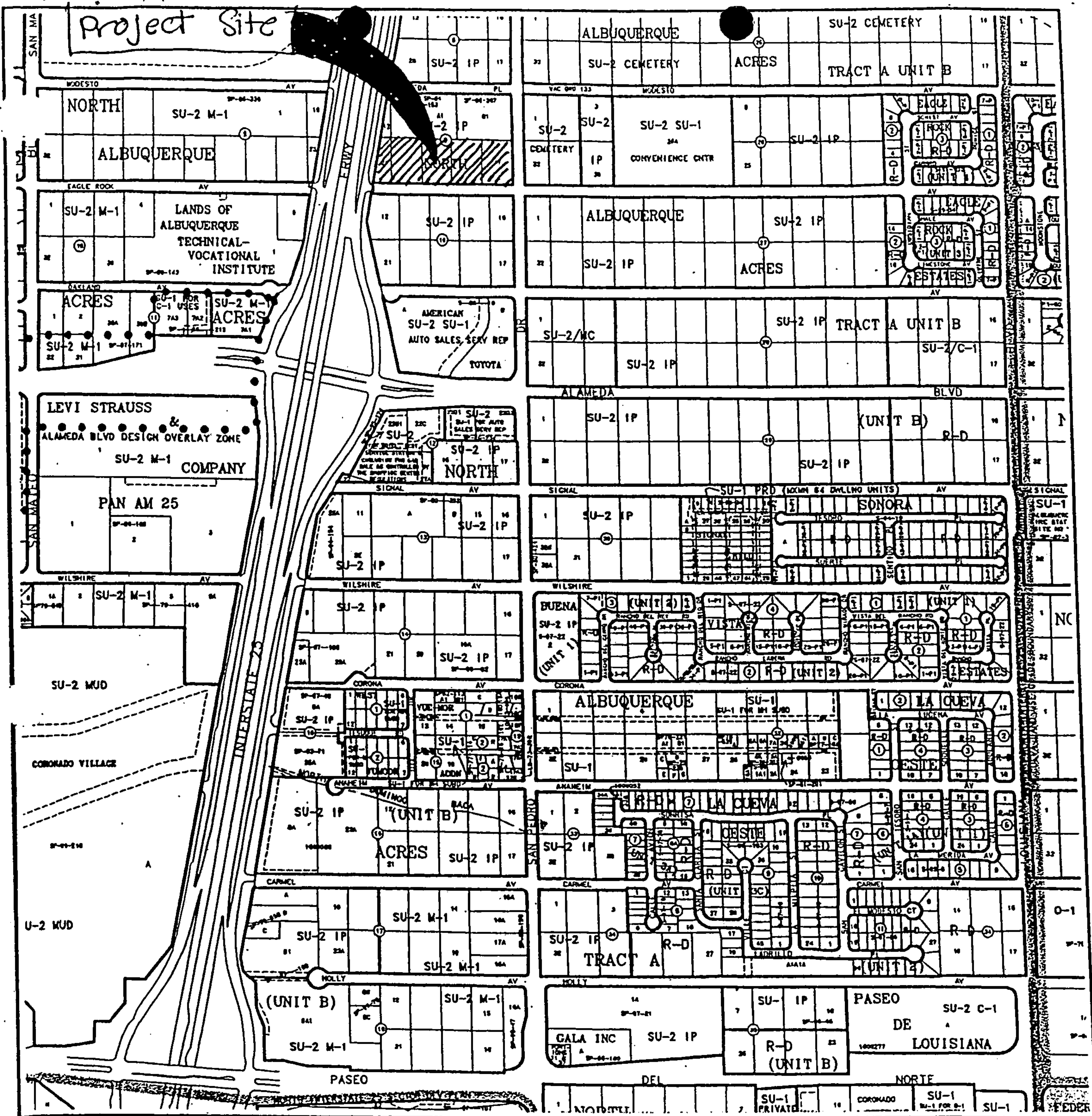
- A. The sign is not to be removed before the initial hearing on the request.
- B. The sign should be removed within five (5) days after the initial hearing.

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.

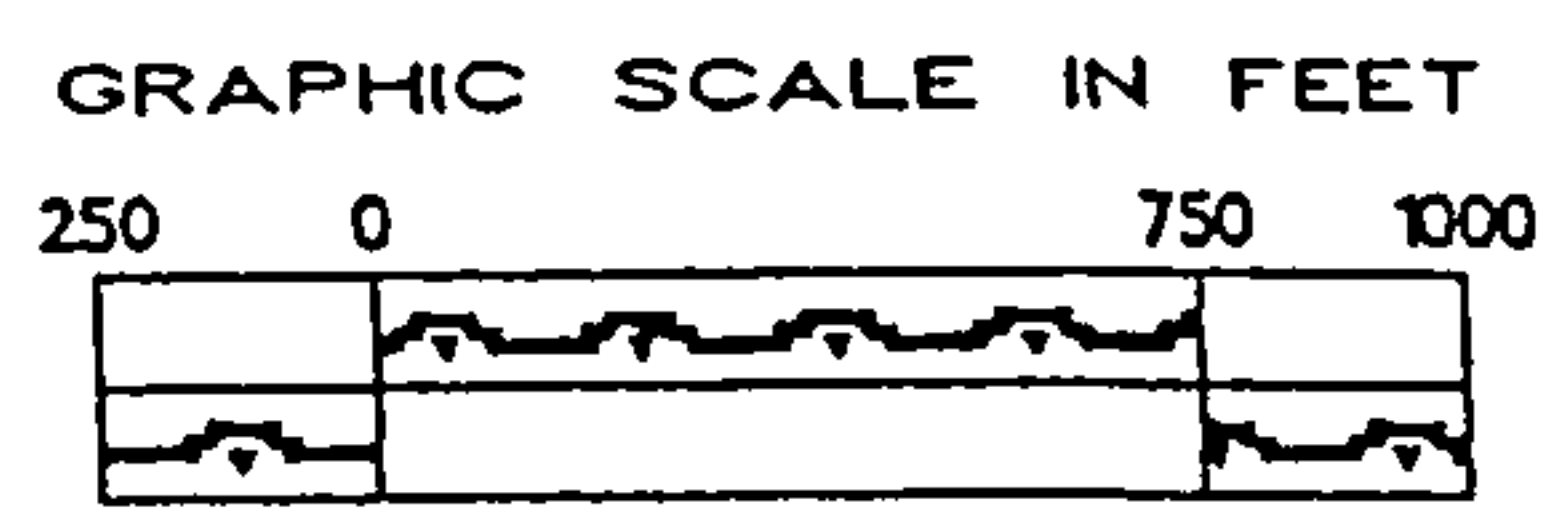
Katherine S. Aldea for Albert Aldea 9/20/11  
(Applicant or Agent) (Date)

I issued 2 signs for this application, 9-20-11 [Signature]  
(Date) (Staff Member)

DRB PROJECT NUMBER: 1006505



CITY OF  
Albuquerque  
A Albuquerque Geographic Information System  
PLANNING DEPARTMENT  
© Copyright 2000




Zone Atlas Page  
**C-18-Z**  
Map Amended through August 15, 2000



**TRANSMITTAL LETTER**

**DATE:** September 15, 2011

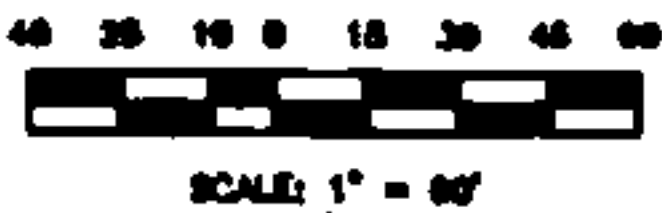
**TO:** (OFFICE) Development Review Board  
(ADDRESS) Plaza Del Sol – 1st Floor West  
City of Albuquerque, Public Works  
(ATTENTION) Jack Cloud, Chair.

**FROM:** Gilbert Aldaz, P.E. & P.S. 

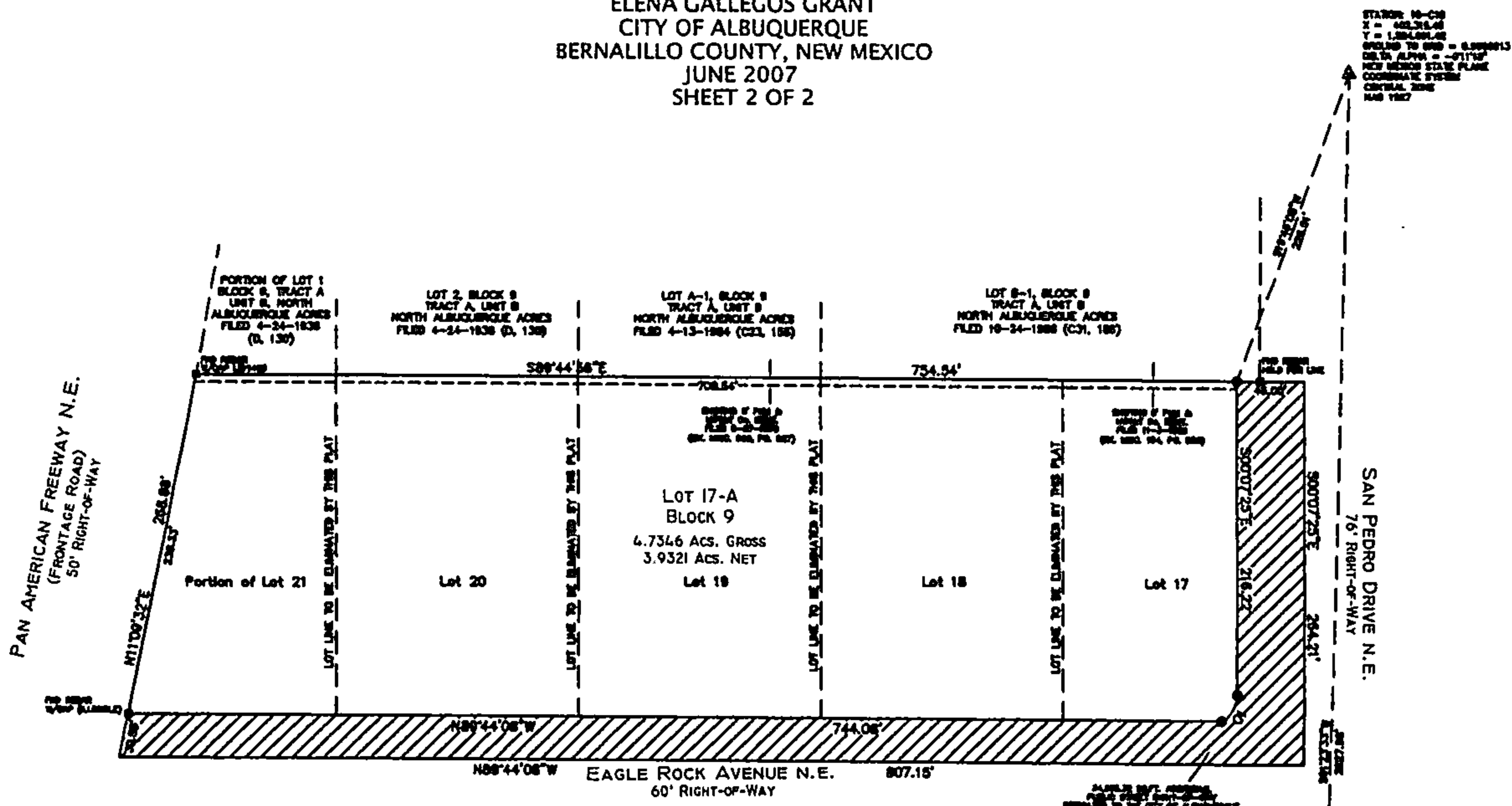
**RE:** CORLEY'S ALBUQUERQUE NEW LINCOLN MERCURY  
VOLVO DEALERSHIP, DRB Project No. 1006505, REQUEST  
FOR SUBDIVISION IMPROVEMENT AGREEMENT 2-YEAR  
EXTENSION FOR SAN PEDRO BLVD NE

The purpose of this memorandum is to request a two year extension for the existing Subdivision Improvement Agreement for San Pedro Blvd NE, City Project No. 724582 for a financial guaranty amount of \$99,859.63.

The reason for this request is the City Engineer; Brad Bingham had originally requested we delay the construction of this street until the City completes the proposed storm drain improvements in San Pedro Blvd NE. It was my client, Mr Eddie Corley's and my understanding that this funding was going to be placed in a Capital Improvement Project for the future funding of San Pedro Blvd street improvements. To date this has not happened since there is no plans by the City for a Capital Improvement Project for San Pedro Blvd street improvements; therefore, we are requesting this two year extension.



**PLAT OF**  
**LOT 17-A, BLOCK 9**  
**TRACT A, UNIT B, NORTH ALBUQUERQUE ACRES**  
 PROJECTED SECTION 13, T. 11 N., R. 3 E., N.M.P.M.  
 ELENA GALLEGOS GRANT  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 JUNE 2007  
 SHEET 2 OF 2



STATION 10-C9  
 1 = 4825.46  
 2 = 4825.46  
 3 = 4825.46  
 4 = 4825.46  
 5 = 4825.46  
 6 = 4825.46  
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| 99      | N89°44'08"W | 807.15'  | 100     | S89°44'36"E | 754.94'  |

**MONUMENT LEGEND**  
 ▲ - FOUND CONTROL STATION AS NOTED  
 ● - FOUND MONUMENT AS NOTED  
 ○ - SET 1/2" NEAR W/RED PLASTIC CAP STAMPED "NWA 11224" UNLESS OTHERWISE NOTED

1" = 60'  
 PROJECT NO. 0708108  
 DRAWN BY AT  
 2008 ATLAS 0-18-2

**SURVEYS SOUTHWEST LTD.**  
 333 LOMAS BLVD., N.E. ALBUQUERQUE, NEW MEXICO 87102  
 PHONE: (505) 998-0303  
 FAX: (505) 998-0306

City Project No. 724982  
 Zone Map No. C-18  
 Sheet 2 of 12  
**SURVEY PLAT MAPS**

FIGURE 18

3<sup>rd</sup> EXTENSION AGREEMENT  
Procedure B-Modified Non Work Order  
PROJECT NO. 724582

This Agreement made this 8<sup>th</sup> day of Nov, 20 10, by and between the City of Albuquerque, New Mexico, a municipal corporation ("City") and (name of developer/subdivider:) JR & SR, LLC ("Developer"), whose address is 9000 Pan American Freeway NE and whose telephone number is 505-260-2200 is made in Albuquerque, New Mexico and is entered into as of the date of final execution of this Agreement.

WHEREAS, the City and the Developer entered into an Agreement on the 10th day of December, 2007, which was recorded in the office of the Clerk of Bernalillo County, New Mexico on December 11, 2007 at Document No. 2007166924, pages 1 through 4, ("Earlier Agreement"), by which the Developer agreed to complete the construction of certain infrastructure improvements on or before October 1, 2008; and

WHEREAS, the Earlier Agreement was amended by a 1<sup>st</sup> Extension Agreement dated October 14, 2008 recorded October 16, 2008, in Document No. 2008113220, pages 1 through 3, records of Bernalillo County, New Mexico, extending the construction deadline to October 1, 2009; and

WHEREAS, the Earlier Agreement was amended by a 2<sup>nd</sup> Extension Agreement dated December 21, 2009, recorded December 28, 2009, in Document No. 2009139914, pages 1 through 4, records of Bernalillo County, New Mexico, extending the construction deadline to October 1, 2010; and

WHEREAS, it appears that the Developer will be unable to complete construction of the improvements by the deadline specified in the Agreement; and

WHEREAS, the City is willing to grant Developer an extension of time in which to complete construction of all or part of the improvements, provided the Developer posts an acceptable financial guaranty, as required by the City's Subdivision Ordinance and the Development Process Manual; and

WHEREAS, the Developer is able to provide the required financial guaranty;

NOW THEREFORE in consideration of the above and the mutual promises contained herein, the parties agree:

1. The required completion date for construction of the improvements, as set forth in the attached Exhibit A, is extended (Complete either A or B:)

A. For all improvements, the 1<sup>st</sup> day of October, 2011.

Doc# 2010113715

11/09/2010 09:56 AM Page: 1 of 3  
AGRE R: \$13.00 M. Toulouse Oliver, Bernalillo County



B. On portions of the improvements as follows:

| <u>IMPROVEMENTS</u> | <u>COMPLETION DATE</u> |
|---------------------|------------------------|
| _____               | _____                  |
| _____               | _____                  |
| _____               | _____                  |

2. With this Extension Agreement, Developer has provided the City with the following financial guaranty:

Type of Financial Guaranty: Amendment No. 3 to Letter of Credit No. 631937-04

Amount: \$99,859.63

Name of Financial Institution or Surety providing Guaranty: Comerica Bank

Date City first able to call Guaranty (Construction Completion Deadline):

October 1, 2011

If Guaranty other than a Bond, last day City able to call Guaranty s:

December 1, 2011

Additional information: \_\_\_\_\_

3. The parties agree that all terms and conditions of the Earlier Agreement not in conflict with this Extension Agreement shall remain valid, in force, and binding upon the parties. By executing this Agreement, the parties only intention is to extend the construction completion deadline established in the Earlier Agreement and establish a revised financial guaranty for the benefit of the City.

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

DEVELOPER:

JR & SR, LLC  
By (Signature): [Signature]  
Name: Eddie B. Corley JR  
Title: Managing Member  
Dated: October 29, 2010

CITY OF ALBUQUERQUE:

By: [Signature]  
Richard Dourte, City Engineer  
Dated: 11-8-10

Kyle 11/8/10

[Signature]  
11-3-10

DEVELOPER'S NOTARY

STATE OF New Mexico )  
 )ss  
COUNTY OF Bernalillo )

This instrument was acknowledged before me on 29 day of October, 20 10 by  
(name of person:) Eddie B. Corley JR, (title or capacity, for instance,  
"President" or "Owner") Managing Member  
of (Developer:) JR & SR, LLC

My Commission Expires:  
April 11, 2014

Melissa Rendon  
Notary Public

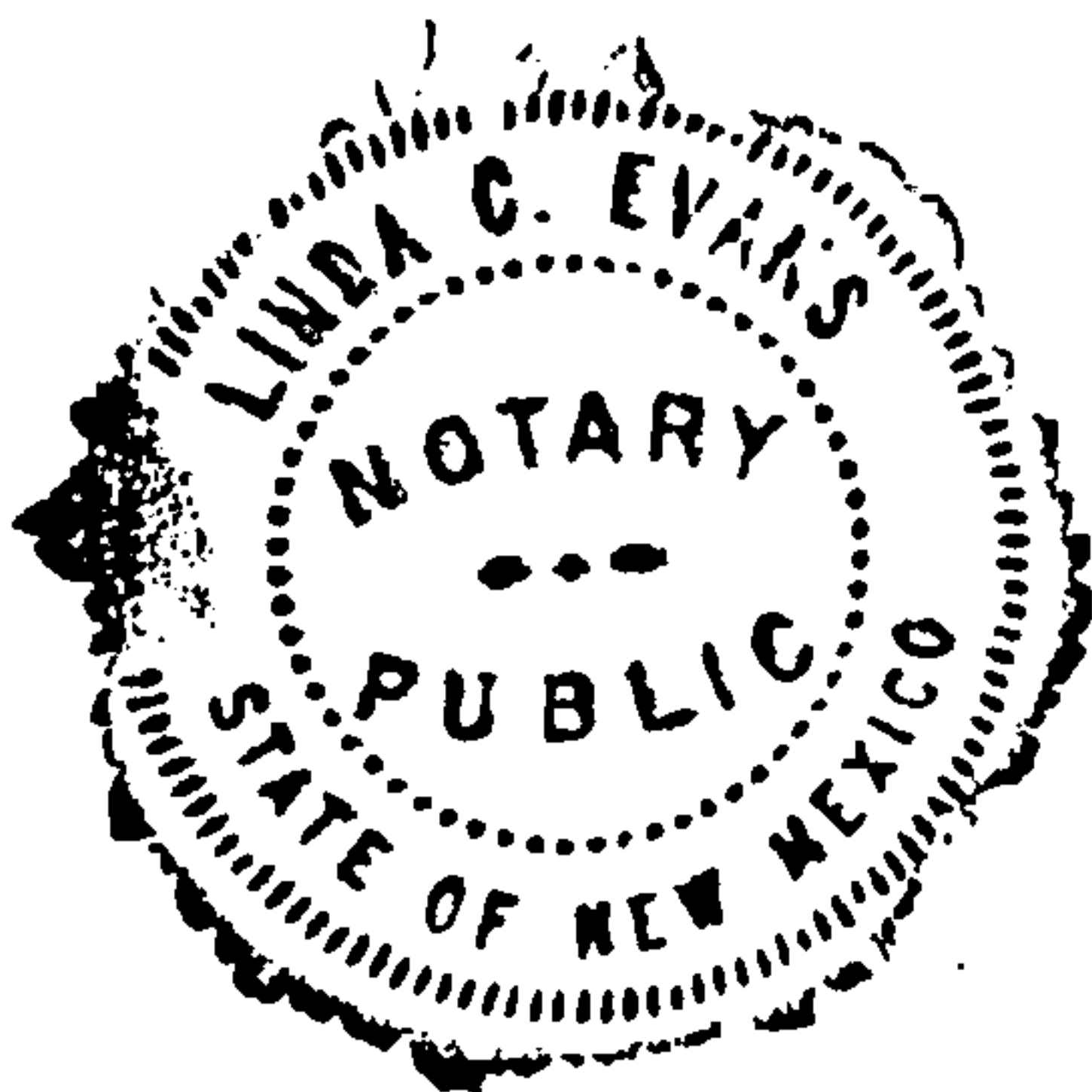
CITY'S NOTARY

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

This instrument was acknowledged before me on 8<sup>th</sup> day of November  
20 10 by Richard Dourte, City Engineer of the City of Albuquerque, a municipal corporation, on  
behalf of said corporation.

My Commission Expires:  
10-07-12

Linda Evans  
Notary Public





FAX NO: (313) 222-9324  
SWIFT: MNBDUS33

COMERICA BANK  
411 WEST LAFAYETTE (MC 3341)  
DETROIT, MI 48226

AMENDMENT TO LETTER OF CREDIT.  
OCTOBER 19, 2010

CREDIT NUMBER OF  
ISSUING BANK: 631937 -04

APPLICANT:

JR. AND SR. LLC  
7300 LOMAS NE.  
ALBUQUERQUE, NM 87190

BENEFICIARY:  
CITY OF ALBUQUERQUE  
1 CIVIC PLAZA NW  
ALBUQUERQUE NM 87102

AMENDMENT NUMBER: 03

THIS AMENDMENT IS TO BE CONSIDERED  
AS PART OF THE ABOVE CREDIT AND MUST  
BE ATTACHED THERETO.

GENTLEMEN:

IN ACCORDANCE WITH INSTRUCTIONS RECEIVED FROM OUR PRINCIPALS, THE ABOVE  
CAPTIONED CREDIT HAS BEEN AMENDED AS FOLLOWS:

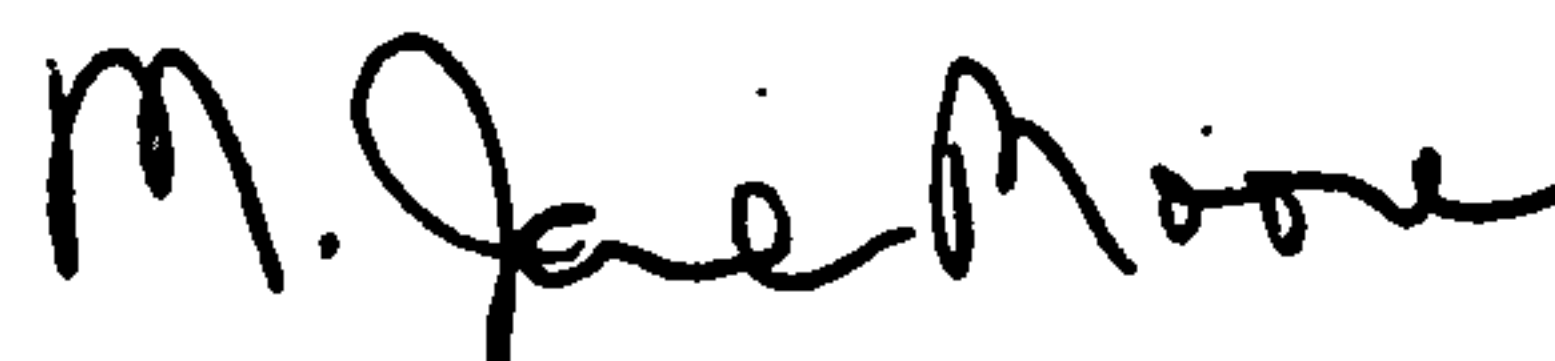
THE NEW EXPIRY DATE OF THIS INSTRUMENT IS NOW DECEMBER 1, 2011 IN DETROIT,  
MICHIGAN .

PLEASE NOTE THE FOLLOWING ADDITION:

IT IS A CONDITION OF THIS LETTER OF CREDIT THAT IT SHALL BE DEEMED  
AUTOMATICALLY EXTENDED WITHOUT AMENDMENT FOR A PERIOD OF ONE YEAR  
FROM DECEMBER 1, 2011 TO DECEMBER 1, 2012, UNLESS AT LEAST SIXTY (60)  
DAYS PRIOR TO THE DECEMBER 1, 2011 EXPIRATION DATE WE SHALL SEND TO  
YOU BY OVERNIGHT COURIER OUR WRITTEN NOTICE THAT WE ELECT NOT TO EXTEND  
THIS CREDIT TO DECEMBER 1, 2012. SAID NOTIFICATION WILL BE SENT TO THE ADDRESS  
INDICATED ABOVE, UNLESS A CHANGE OF ADDRESS IS OTHERWISE  
NOTIFIED BY YOU TO US IN WRITING BY RECEIPTED MAIL OR COURIER QUOTING  
OUR LETTER OF CREDIT NO. 631937-04 AND WILL BE DEEMED EFFECTIVE WHEN  
RECEIVED BY US.

ALL OTHER TERMS AND CONDITIONS REMAIN UNCHANGED.

VERY TRULY YOURS,



AUTHORIZED SIGNATURE

U.S. Postal Service™  
**CERTIFIED MAIL™ RECEIPT**  
 (Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at [www.usps.com](http://www.usps.com);

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|---|----------------|-------------------|
| Postage   | \$ 0.44        | 0128              |
| Certified Fee                                     | \$2.85         | 11                |
| Return Receipt Fee<br>(Endorsement Required)      | \$2.30         | Postmark<br>Here  |
| Restricted Delivery Fee<br>(Endorsement Required) | \$0.00         |                   |
| <b>Total Postage &amp; Fees</b>                   | <b>\$ 5.59</b> | <b>09/20/2011</b> |

Sent To Jeff Peterson  
Nor. Este Neigh. Assoc.  
 Street, Apt. No. or PO Box No. 7800 Eagle Rock Ave. NE  
 City, State, ZIP+4 Albuq, NM 87122

PS Form 3800, August 2006 See Reverse for Instructions

7011 0110 0001 4282 9539

U.S. Postal Service™  
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For delivery information visit our website at [www.usps.com](http://www.usps.com);

ALBUQUERQUE NM 87113 **OFFICIAL USE**

|   |                |                   |
|---|----------------|-------------------|
| Postage   | \$ 0.44        | 0128              |
| Certified Fee                                     | \$2.85         | 11                |
| Return Receipt Fee<br>(Endorsement Required)      | \$2.30         | Postmark<br>Here  |
| Restricted Delivery Fee<br>(Endorsement Required) | \$0.00         |                   |
| <b>Total Postage &amp; Fees</b>                   | <b>\$ 5.59</b> | <b>09/20/2011</b> |

Sent To John Gaydos  
Wildflower Area Neigh. Assoc.  
 Street, Apt. No. or PO Box No. 4911 Watercross Dr. NE  
 City, State, ZIP+4 Albuq, NM 87113

PS Form 3800, August 2006 See Reverse for Instructions

7011 0110 0001 4282 9515

U.S. Postal Service™  
**CERTIFIED MAIL™ RECEIPT**  
 (Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at [www.usps.com](http://www.usps.com);

ALBUQUERQUE NM 87113 **OFFICIAL USE**

|   |                |                   |
|---|----------------|-------------------|
| Postage   | \$ 0.44        | 0128              |
| Certified Fee                                     | \$2.85         | 11                |
| Return Receipt Fee<br>(Endorsement Required)      | \$2.30         | Postmark<br>Here  |
| Restricted Delivery Fee<br>(Endorsement Required) | \$0.00         |                   |
| <b>Total Postage &amp; Fees</b>                   | <b>\$ 5.59</b> | <b>09/20/2011</b> |

Sent To Larry Toombs  
Wildflower Area Neigh. Assoc.  
 Street, Apt. No. or PO Box No. 4915 Watercross Dr  
 City, State, ZIP+4 Albuq, NM 87113

PS Form 3800, August 2006 See Reverse for Instructions

7011 0110 0001 4282 9553

U.S. Postal Service™  
**CERTIFIED MAIL™ RECEIPT**  
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For delivery information visit our website at [www.usps.com](http://www.usps.com);

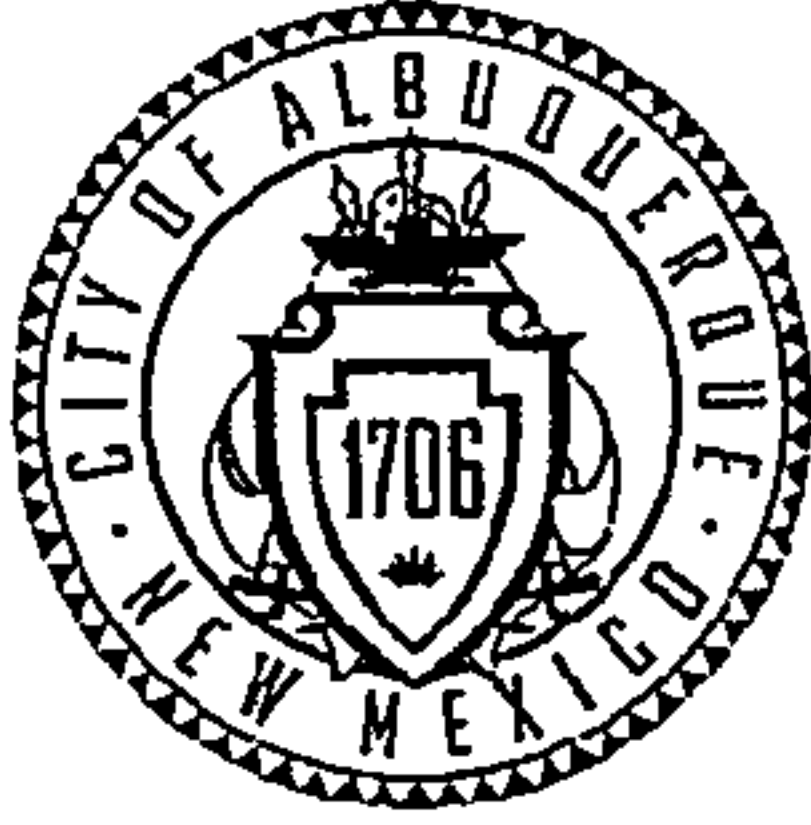
ALBUQUERQUE NM 87122 **OFFICIAL USE**

|   |                |                   |
|---|----------------|-------------------|
| Postage   | \$ 0.44        | 0128              |
| Certified Fee                                     | \$2.85         | 11                |
| Return Receipt Fee<br>(Endorsement Required)      | \$2.30         | Postmark<br>Here  |
| Restricted Delivery Fee<br>(Endorsement Required) | \$0.00         |                   |
| <b>Total Postage &amp; Fees</b>                   | <b>\$ 5.59</b> | <b>09/20/2011</b> |

Sent To Joe Yardumran  
Nor. Este Neigh. Assoc.  
 Street, Apt. No. or PO Box No. 7801 BC Gorman Ave NE  
 City, State, ZIP+4 Albuq, NM 87122

PS Form 3800, August 2006 See Reverse for Instructions

7011 0110 0001 4282 9546



**City of Albuquerque**  
P.O. Box 1293, Albuquerque, NM 87103

September 19, 2011

Katherine Aldaz  
Applied Engineering and Surveying, Inc.  
1605 Blair Dr. NE/87112  
Phone: 505-237-1456/Fax: 505-237-1456  
E-mail: [ksaldaz@yahoo.com](mailto:ksaldaz@yahoo.com)

Dear Katherine:

Thank you for your inquiry of September 19, 2011 requesting the names of **ALL Neighborhood and/or Homeowner Associations** who would be affected under the provisions of O-92 by your proposed project at **(DRB SUBMITTAL) – LOT 17A, BLOCK 9, UNIT B, NORTH ALBUQUERQUE ACRES, LOCATED ON SAN PEDRO DRIVE NE BETWEEN EAGLE ROCK ROAD NE AND 200' NORTH OF EAGLE ROCK ROAD NE FROM SAN PEDRO DRIVE NE** - Zone Map: **C-18.**

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

**NOR ESTE N.A. "R"**

\***Jeff Peterson**, 7800 Eagle Rock Ave. NE/87122-2723 797-3477 (h)  
Joe Yardumian, 7801 R.C. Gorman Ave. NE/87122-2748 797-1851 (h)

**WILDFLOWER AREA N.A. "R"**

\***Larry T. Caudill**, 4915 Watercress NE/87113 857-0596 (h)  
John Gaydos, 4911 Watercress Dr. NE/87113 797-3917 (h)

\* **denotes president of association.**

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

Sincerely,  
Stephani Winklepleck  
Neighborhood Liaison  
OFFICE OF NEIGHBORHOOD COORDINATION  
Planning Department

**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.

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

planningrnaform(07/16/07)

# !!!Notice to Applicants!!!

## SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

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

### WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

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

## Information from the Office of Neighborhood Coordination

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

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

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

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

Thank you for your cooperation on this matter.

\*\*\*\*\*

(below this line for ONC use only)

Date of Inquiry: **09/19/11** Time Entered: **3:10 p.m.** ONC Rep. Initials: **siw**

September 19, 2011

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

Re: Corley's Albuquerque/ Project No: 724582

To whom it may concern:

We the undersigned hereby authorize Gilbert Aldaz to act on our behalf in all manners relating to:

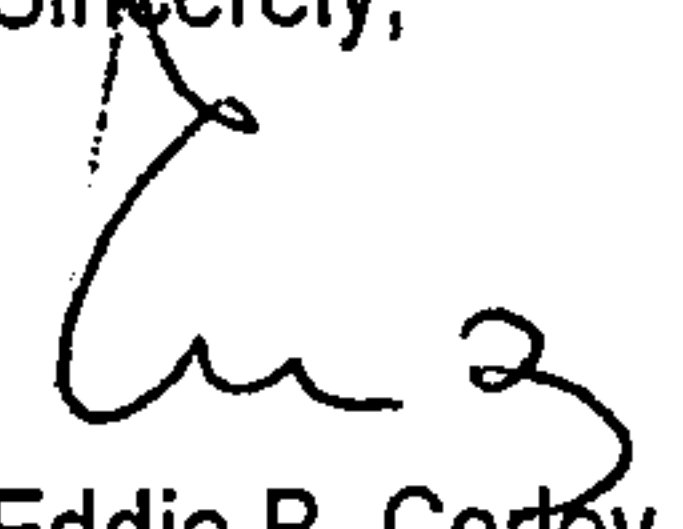
Project: Corley's Albuquerque

Project No: 724582

**SUBDIVISION IMPROVEMENTS AGREEMENT, PROCEDURE B, MODIFIED NON WORK ORDER.**

This authorization is valid until further written notice from Jr & Sr, .LLC. If you have any questions please contact me at (505) 260-2200

Sincerely,

  
Eddie B. Corley, Jr.  
Dealer Principal

EBC/gm

## TRANSMITTAL LETTER

**DATE:** September 15, 2011

**TO:** (OFFICE) Development Review Board  
(ADDRESS) Plaza Del Sol – 1st Floor West  
City of Albuquerque, Public Works  
(ATTENTION) Jack Cloud, Chair.

**FROM:** Gilbert Aldaz, P.E. & P.S.

**RE:** CORLEY'S ALBUQUERQUE NEW LINCOLN MERCURY  
VOLVO DEALERSHIP, DRB Project No. 1006505, REQUEST  
FOR SUBDIVISION IMPROVEMENT AGREEMENT 2-YEAR  
EXTENSION FOR SAN PEDRO BLVD NE

The purpose of this memorandum is to request a two year extension for the existing Subdivision Improvement Agreement for San Pedro Blvd NE, City Project No. 724582 for a financial guaranty amount of \$99,859.63.

The reason for this request is the City Engineer; Brad Bingham had originally requested we delay the construction of this street until the City completes the proposed storm drain improvements in San Pedro Blvd NE. It was my client, Mr Eddie Corley's and my understanding that this funding was going to be placed in a Capital Improvement Project for the future funding of San Pedro Blvd street improvements. To date this has not happened since there is no plan by the City for a Capital Improvement Project for San Pedro Blvd street improvements; therefore, we are requesting this two year extension.

CC: Jeff Peterson, Nor Este Neighborhood Association, 7800 Eagle Rock Ave. NE, Albuquerque, NM 87122  
Joe Yardumian, Nor Este Neighborhood Association, 7801 R.C. Gorman Ave. NE, Albuquerque, NM 87122  
Larry T. Caudill, Wildflower Area Neighborhood Association, 4915 Watercress NE, Albuquerque, NM 87113  
John Gaydos, Wildflower Area Neighborhood Association, 4911 Watercress Dr. NE, Albuquerque, NM 87113

CITY OF ALBUQUERQUE

Planning Department

Planning and Development Fee Schedule

NOTE: Fees listed are for one action, application, appeal, permit, etc.

Effective April 25, 2008

| <b>Plan Approvals &amp; Amendments (EPC)</b>  |                   |
|---|-------------------|
| Advertisement for Public Notification   | \$75              |
| Advertisement for Public Notification for Appeal of action                                | \$50              |
| Appeal of action  | \$55              |
| Deferral Requested by Applicant   | \$110             |
| Amendment to Area Plan  | \$425             |
| Amendment to Comprehensive Plan   | \$425             |
| Amendment to Facility Plan  | \$425             |
| Sector Development Plan Approval (by EPC/City Council at same time of zone map amendment) | \$70              |
| Sector Development Plan Approval (by EPC/City Council prior to zone map amendment)        | \$230             |
| Amendment to Sector Development Plan Text   | \$565             |
| Amendment to Sector Development Plan Zone Map less than 1 acre                            | \$240             |
| Amendment to Sector Development Plan Zone Map 1- 10 acres                                 | \$240 + \$55/acre |
| Amendment to Sector Development Plan Zone Map over 10 acres                               | \$685 + \$10/acre |

| <b>Site Development Plans (EPC &amp; DRB)</b>                                     |         |
|---|---------|
| Advertisement for Public Notification   | \$75    |
| Advertisement for Public Notification for Appeal of action                        | \$50    |
| Appeal of action  | \$55    |
| Deferral Requested by Applicant   | \$110   |
| Administrative Amendment Approval   | \$45    |
| Wireless Telecommunication Facility   | \$3,000 |
| Wireless Collocation Facility   | \$2,000 |
| Amendment requiring interdepartment review and public hearing                     | \$255   |
| Approval of Site Plan (no charge for DRB signoff of EPC delegated Site Plan only) | \$385   |
| Extension or Amendment (no Public Notification) of Site Plan                      | \$50    |

| <b>Zone Map Amendment (EPC)</b>                                |                         |
|--|-------------------------|
| Advertisement for Public Notification                          | \$75                    |
| Advertisement for Public Notification for Appeal of EPC action | \$50                    |
| Appeal of EPC action   | \$55                    |
| Deferral Requested by Applicant                                | \$110                   |
| Map Amendment less than 1 acre                                 | \$240                   |
| Map Amendment 1 - 10 acres (a)                                 | \$240 + \$55/acre       |
| Map Amendment over ten acres (b)                               | \$685 + \$10/acre       |
| Overlay Zone   | 25% of (a) or (b) above |
| Establishment of Zoning Upon Annexation                        | No fee                  |
| Zoning Ordinance Text Amendment                                | \$565                   |

| <b>Subdivision Ordinance (DRB)</b>  |   |
|---|---|
| Advertisement for Public Notification   | \$75  |
| Advertisement for Public Notification for Appeal of action  | \$50  |
| Appeal of action  | \$190   |
| Deferral Requested by Applicant (on Public Hearing Case)  | \$110   |
| Deferral Requested by Applicant (on Non-Public Hearing Case)  | \$50  |
| Bulk Land Variance  | \$145   |
| Major Subdivision Plat  | \$565 + \$15 / parcel and \$95 per proposed intersection of Public Streets; Maximum fee \$3500  |
| Minor Subdivision Plat  | \$145 + \$70 / lot  |
| Street Name Change  | \$145 + \$95 per existing public street intersection  |
| Subdivision Ordinance Text Amendment  | \$565   |
| Vacation of Rights of Way or Easement (Public or Private)<br>Contiguous area when action alters Public ROW<br>Contiguous area where no Public ROW is included | Vacations<br>\$300 per each contiguous Road Easement or ROW<br>\$ 45 per each contiguous Public or Private easement where no Public Road is included. |
| Extension or Amendment of Preliminary Plat  | \$50  |
| Extension of Subdivision Improvements Agreement (SIA) or <del>Extension of Sidewalk Deferral</del>  | \$50  |

| <b>Miscellaneous Fees</b>  |  |
|--|--|
| Sewer Tap Permit Fee   | \$50 per tap   |
| Flood Hazard Ordinance Plan Check Fee  | \$50 per certification   |
| Drainage Permit Review Fees<br>Major or Minor Subdivision<br>Site Development Plans<br>Letter of Map Revision<br>Conditional Letter of Map Revision<br>Building Permit | \$50 base fee + \$10/lot<br>\$100 per submittal<br>\$50 per request<br>\$50 per request<br>\$50 per permit |
| Traffic Impact Study Review  | \$150 per review   |

| <b>Conflict Management Program</b> |                      |
|------------------------------------|----------------------|
| EPC                                | \$50 per application |
| DRB                                | \$20 per application |
| BOA, LUCC, ZHE                     | \$10 per application |

CITY OF ALBUQUERQUE

Planning Department

Planning and Development Fee Schedule

NOTE: Fees listed are for one action, application, appeal, permit, etc.

Effective April 25, 2008

| <u>Landmarks and Urban Conservation Commission</u>  |       |
|---|-------|
| Advertisement for Public Notification (LUCC Application)  | \$35  |
| Advertisement for Public Notification -Appeal of LUCC Action  | \$50  |
| Appeal of LUCC Actions  | \$55  |
| Deferral Requested by Applicant   | \$110 |
| CoA -LUCC Certificate of Appropriateness  |       |
| -Change to building exterior requiring building or demolition permit  | \$35  |
| -Change to exterior where no building permit is required and building is on Nat'l Register or is a Landmark | \$25  |
| -Change to interior which is of significance and building is a Landmark                                     | \$25  |
| Landmark Status (designation or rescission)   | \$55  |

| <u>Special Exceptions (ZHE/BoA)</u>  |       |
|--|-------|
| Advertisement for Public Notification (ZHE Application)                        | \$35  |
| Advertisement for Public Notification for Appeal of BoA action to City Council | \$50  |
| Appeal to City Council or Board of Appeals of action                           | \$55  |
| Deferral Requested by Applicant  | \$110 |
| SE - Conditional Use   | \$100 |
| SE - Non-conforming Use Expansion  | \$100 |
| SE - Variance  | \$100 |

| <u>Zoning Enforcement</u>   |  |
|---|--|
| Community Residential Program Initial Fee & Review Fee (Annual)         | \$55 ( initial ) // \$35 (annual)                      |
| Emergency Shelter Initial Fee & Annual Review                           | \$55 ( initial ) // \$35 (annual )                     |
| Liquor Certification  | \$70   |
| Methadone Center Review   | \$145  |
| Outdoor Seating Review  | \$35 - \$145   |
| Plan Check Fee - Less than 4000 GSF and Greater than 4000 GSF           | \$25 -less than 4000 GSF / \$45 -greater than 4000 GSF |
| Public Dance Review   | \$275  |
| Research, Field Verification & Enforcement for Certifications of Zoning | \$165 per request*                                     |
| Sign Permit   | \$70+\$0 70 sq ft after 50 sq ft                       |
| Tent Permit   | \$45   |
| Wall / Fence Permit   | \$25   |
| Zoning Certification  | \$35   |

\* In addition to processing fees required in Section 14-16-4-6 (C) City Comprehensive Zoning Code.



**ORIGINAL**

**INFRASTRUCTURE LIST**

(Rev. 9-20-05)

**EXHIBIT "A"**

**TO SUBDIVISION IMPROVEMENTS AGREEMENT**

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

CORLEY'S ALBUQUERQUE

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

LOTS 17, 18, 19, 20 & Portion 21, Block 9, Tract A, Unit B, N.A.A.

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

| Financially Guaranteed<br>DRC # | Constructed Under<br>DRC # | Size           | Type of Improvement   | Location                    | From               | To                  | Construction Certification |      |                    |
|---------------------------------|----------------------------|----------------|---|-----------------------------|--------------------|---------------------|----------------------------|------|--------------------|
|                                 |                            |                |   |                             |                    |                     | Private Inspector          | P.E. | City Cnst Engineer |
|                                 |                            | 2'-6" *        | Standard Curb & Gutter                                      | San Pedro Blvd              | Eagle Rock         | North Property Line | /                          | /    | /                  |
|                                 |                            | 30' *          | Permanent Asphalt Paving                                    | San Pedro Blvd              | Eagle Rock         | North Property Line | /                          | /    | /                  |
|                                 |                            | 6' *           | Concrete Sidewalk   | San Pedro Blvd              | Eagle Rock         | North Property Line | /                          | /    | /                  |
|                                 |                            | 60" *          | RCP Storm Drain 100LF                                       | Eagle Rock & San Pedro Intx | Eagle Rock         | San Pedro           | /                          | /    | /                  |
|                                 |                            | 60"            | RCP Storm Drain, 270LF w/Inlet, Hook into Exist Storm Drain | Eagle Rock                  | Eagle Rock Return  | 270LF West          | /                          | /    | /                  |
|                                 |                            | 2'-6"          | Standard Curb & Gutter                                      | Eagle Rock                  | I-25 Frontage Road | San Pedro           | /                          | /    | /                  |
|                                 |                            | 20'-24' F to C | Permanent Asphalt Paving                                    | Eagle Rock                  | I-25 Frontage Road | San Pedro           | /                          | /    | /                  |
|                                 |                            | 6'             | Concrete Sidewalk   | Eagle Rock                  | I-25 Frontage Road | San Pedro           | /                          | /    | /                  |
|                                 |                            | 8"             | Waterline +/- 260LF Exist Line To Be Relocated              | Eagle Rock                  | I-25 Frontage Road | San Pedro           | /                          | /    | /                  |

| Financially Guaranteed DRC # | Constructed Under DRC # | Size  | Type of Improvement         | Location                       | From                | To                          | Construction Certification |              |                    |
|------------------------------|-------------------------|-------|-----------------------------|--------------------------------|---------------------|-----------------------------|----------------------------|--------------|--------------------|
|                              |                         |       |                             |                                |                     |                             | Inspector                  | Private P.E. | City Cnal Engineer |
|                              |                         | 30"   | RCP Storm Drain             | I-25 Frontage Rd               | North Property Line | Existing Drainage Structure | /                          | /            | /                  |
|                              |                         | 18"   | RCP Storm Drain             | I-25 Frontage Rd.              | I-25 Frontage Curb  | Existing 60" S.D.           | /                          | /            | /                  |
|                              |                         | 18"   | RCP Storm Drain             | I-25 Frontage Rd.              | West Property Line  | New 30" S.D.                | /                          | /            | /                  |
|                              |                         | 2'-6" | Standard Curb and Gutter    | I-25 Frontage Rd               | Eagle Av            | North Property Line         | /                          | /            | /                  |
|                              |                         | 6'    | Concrete Sidewalk           | I-25 Frontage Rd               | Eagle Rock Av.      | North Property Line         | /                          | /            | /                  |
|                              |                         |       | Handicapped Ramp - Concrete | Intx of Eagle Rock & SAN Pedro | W Corner of Intx.   |                             | /                          | /            | /                  |
|                              |                         |       |                             |                                |                     |                             | /                          | /            | /                  |
|                              |                         |       |                             |                                |                     |                             | /                          | /            | /                  |
|                              |                         |       |                             |                                |                     |                             | /                          | /            | /                  |
|                              |                         |       |                             |                                |                     |                             | /                          | /            | /                  |
|                              |                         |       |                             |                                |                     |                             | /                          | /            | /                  |

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

| Financially Guaranteed DRC #       | Constructed Under DRC # | Size | Type of Improvement | Location | From | To | Construction Certification    |      |                           |  |      |
|------------------------------------|-------------------------|------|---------------------|----------|------|----|-------------------------------|------|---------------------------|--|------|
|                                    |                         |      |                     |          |      |    | Private Inspector             | P.E. | City Cnst Engineer        |  |      |
|                                    |                         |      |                     |          |      |    | /                             | /    | /                         |  |      |
|                                    |                         |      |                     |          |      |    | /                             | /    | /                         |  |      |
| Approval of Creditable Items:      |                         |      |                     |          |      |    | Approval of Creditable Items: |      |                           |  |      |
| Impact Fee Administrator Signature |                         |      |                     |          |      |    | Date                          |      | City User Dept. Signature |  | Date |

NOTES

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

Street lights per City requirements.

- 1 Engineer's Certification of The Grading Plan Required Prior to Release of SIA AND Financial Guaranty.
- 2 \* Deferred, Modified 'B'  
PREFERRED
- 3

AGENT / OWNER

Gilbert Aldaz  
NAME (print)

Applied Engr. Inc.  
FIRM

Gilbert Aldaz  
SIGNATURE - date  
06-12-07

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

[Signature] 6/20/07 DRB CHAIR - date  
Christina Sandoval 6/20/07 PARKS & RECREATION - date

[Signature] 6-20-07  
TRANSPORTATION DEVELOPMENT - date

[Signature] 6/20/07  
UTILITY DEVELOPMENT - date

[Signature] 6-20-07  
CITY ENGINEER - date

AMAFCA - date

- date

- date

DESIGN REVIEW COMMITTEE REVISIONS

| REVISION | DATE | DRC CHAIR | USER DEPARTMENT | AGENT / OWNER |
|----------|------|-----------|-----------------|---------------|
|          |      |           |                 |               |
|          |      |           |                 |               |
|          |      |           |                 |               |

# 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)
- 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 2<sup>nd</sup> 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): Eddie Corley, JR & SR, LLC PHONE: 505-260-2221  
 ADDRESS: P.O. Box 3869 FAX: \_\_\_\_\_  
 CITY: Albuquerque STATE NM ZIP 87190 E-MAIL: \_\_\_\_\_

APPLICANT: Applied Engr. & Survey PHONE: 505-480-8125  
 ADDRESS: 1605 Blair DR NE FAX: 505-237-8164  
 CITY: Albuquerque STATE NM ZIP 87102 E-MAIL: galdaz47@yahoo.com  
 Proprietary interest in site: \_\_\_\_\_ List all owners: \_\_\_\_\_

DESCRIPTION OF REQUEST: Subdivision Improvement Agreement Extension for San Pedro Blvd NE

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. Lot 17A Block: 9 Unit: B  
 Subdiv/Addn/TBKA: North Albuquerque Acres  
 Existing Zoning: SUZ for IP Proposed zoning: SUZ for IP MRGCD Map No \_\_\_\_\_  
 Zone Atlas page(s): C-18 UPC Code: 1018064200351221003

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX-, Z-, V-, S-, etc.):  
Project # 1006505 DRB, City Project No 724582

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill? No  
 No. of existing lots: 1 No. of proposed lots: 1 Total area of site (acres): 3.90 AC  
 LOCATION OF PROPERTY BY STREETS: On or Near: Eagle Rock Road NE  
 Between: EAST Frontage Road and EAG SAN Pedro NE

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

SIGNATURE Gilbert Aldaz DATE 10-03-09  
 (Print) Gilbert Aldaz Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

Form revised 4/07

|   |  |   |   |
|---|--|---|---|
| <input checked="" type="checkbox"/> INTERNAL ROUTING<br><input checked="" type="checkbox"/> All checklists are complete<br><input checked="" type="checkbox"/> All fees have been collected<br><input checked="" type="checkbox"/> All case #s are assigned<br><input checked="" type="checkbox"/> AGIS copy has been sent<br><input checked="" type="checkbox"/> Case history #s are listed<br><input type="checkbox"/> Site is within 1000ft of a landfill<br><input type="checkbox"/> F.H.D.P. density bonus<br><input type="checkbox"/> F.H.D.P. fee rebate | Application case numbers<br><u>09DRB - 70343</u><br>_____<br>_____<br>_____<br>_____<br>Hearing date <u>12/02/09</u> | Action<br><u>SIAI</u><br><u>ADV</u><br><u>CUF</u><br>_____<br>_____ | S.F. Fees<br>_____ \$ <u>50.00</u><br>_____ \$ <u>25.00</u><br>_____ \$ <u>20.00</u><br>_____ \$ _____<br>_____ \$ _____<br>Total<br>\$ <u>145.00</u> |
|---|--|---|---|

[Signature] 11.5.09  
 Planner signature / date

Project # 1006505

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

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

**MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL (DRB13)**

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

Preliminary plat approval expires after one year.

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

**MAJOR SUBDIVISION AMENDMENT TO PRELIMINARY PLAT (DRB11) (with significant changes)**

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

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

Amended preliminary plat approval expires after one year.

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

**MAJOR SUBDIVISION IMPROVEMENTS AGREEMENT EXTENSION (DRB09)**

(Temporary sidewalk deferral extension use FORM-V)

- Zone Atlas map with the entire property(ies) clearly outlined **C-18**
- 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 **#1006505**
- 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.

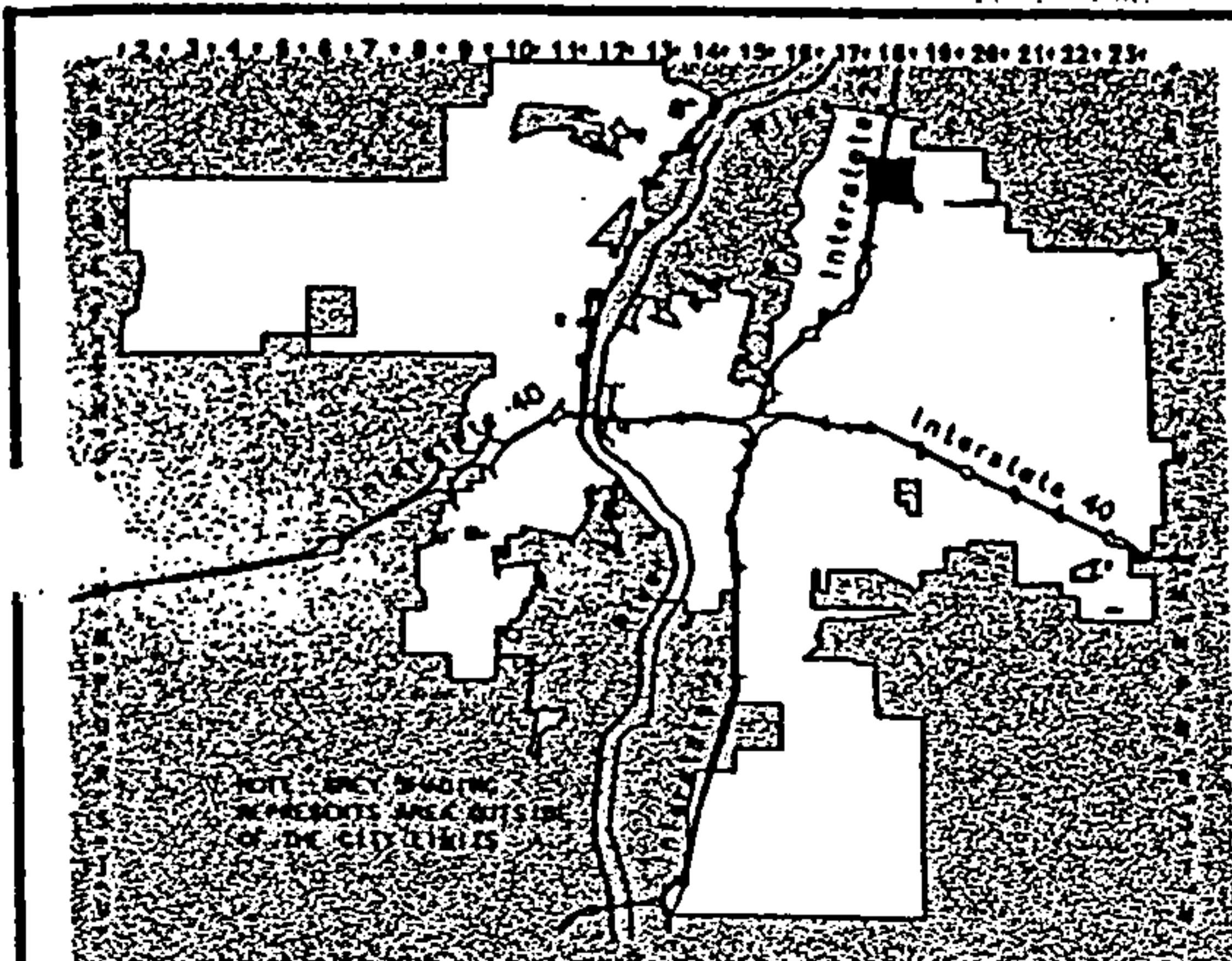
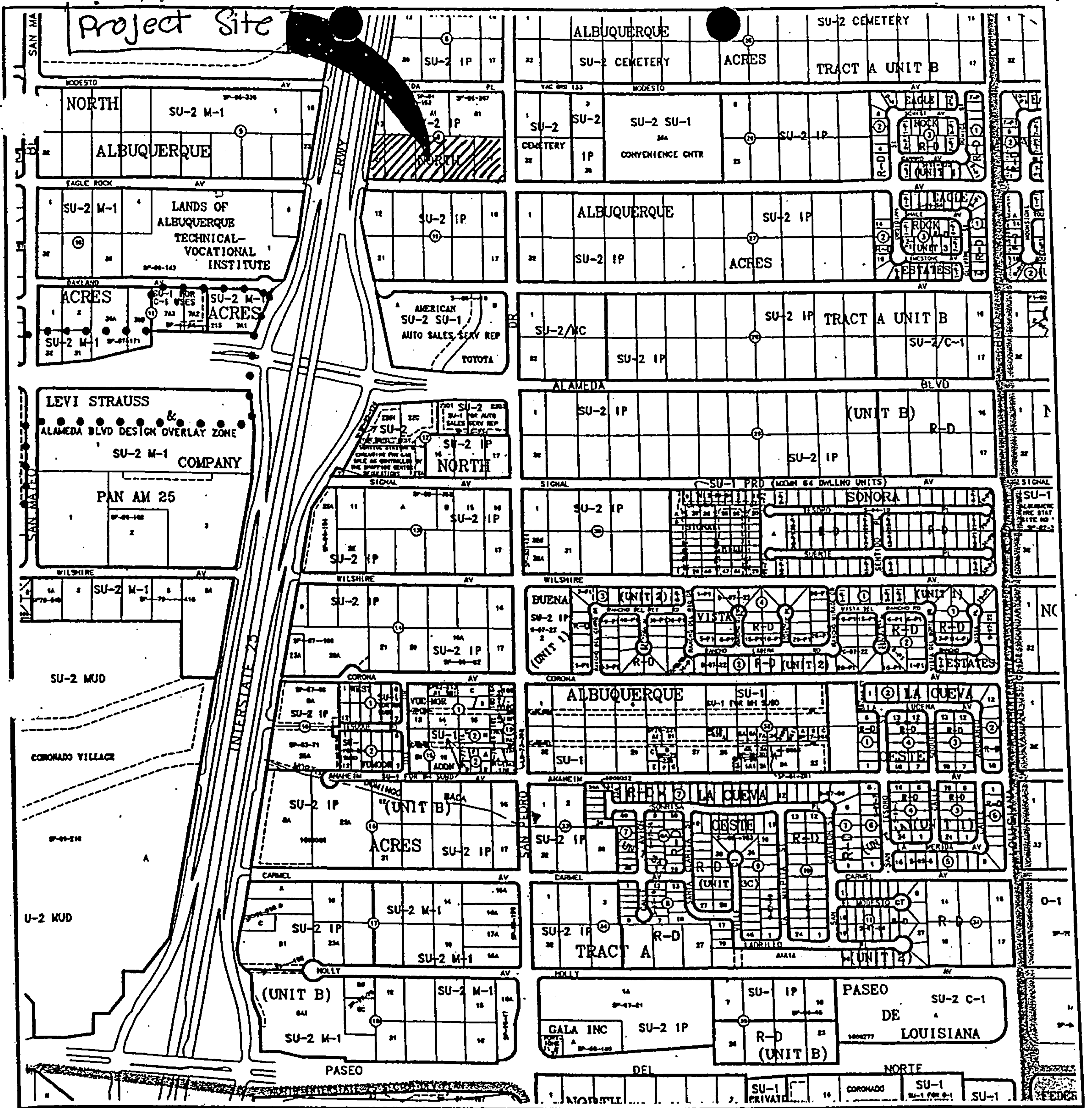
Gilbert Aldaz  
 Applicant name (print)  
Gilbert Aldaz 11-03-09  
 Applicant signature / date



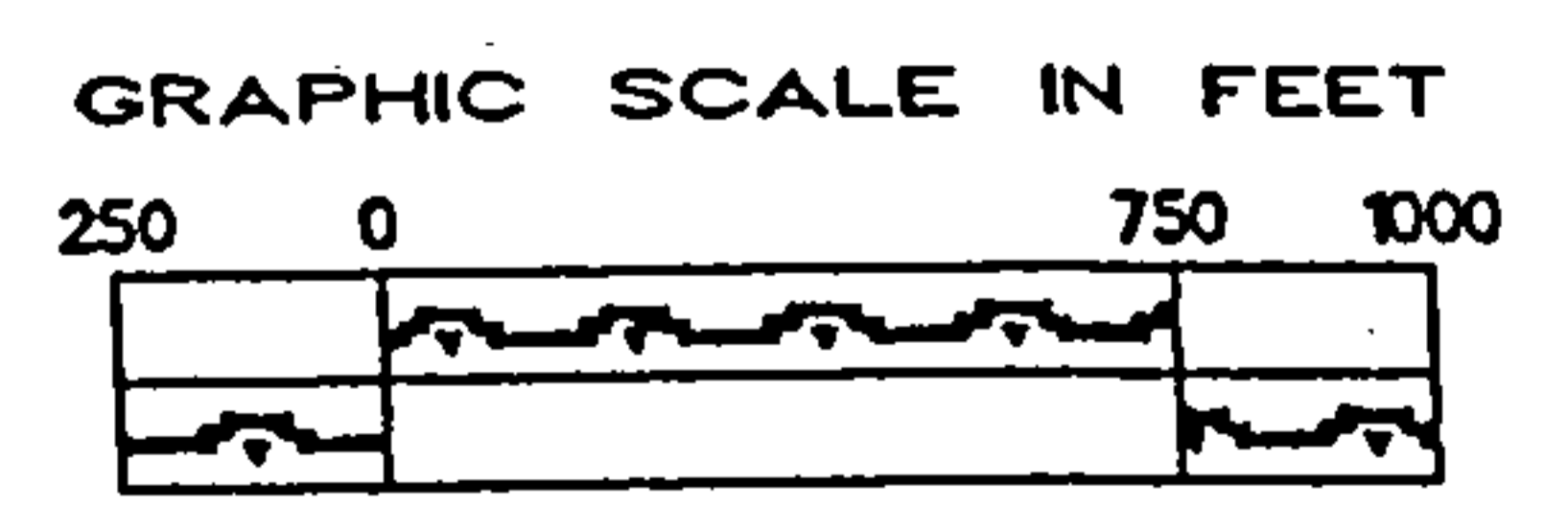
Form revised October 2007

- Checklists complete
  - Fees collected
  - Case #s assigned
  - Related #s listed
- Application case numbers  
**04DRB - 70343**

Valyn 11.5.09  
 Planner signature / date  
 Project # 1006503



CITY OF  
Albuquerque  
A Geographic Information System  
PLANNING DEPARTMENT  
© Copyright 2000




Zone Atlas Page  
**C-18-Z**  
Map Amended through August 15, 2000



## TRANSMITTAL LETTER

**DATE:** November 4, 2009

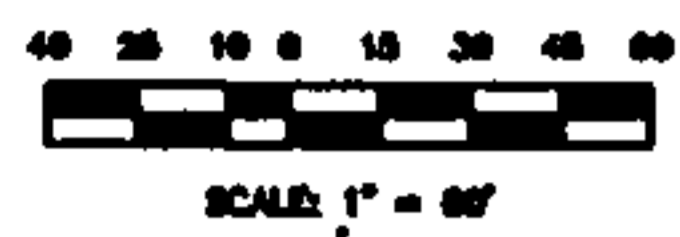
**TO:** (OFFICE) Development Review Board  
(ADDRESS) Plaza Del Sol – 1st Floor West  
City of Albuquerque, Public Works  
(ATTENTION) Jack Cloud, Chair.

**FROM:** Gilbert Aldaz, P.E. & P.S. 

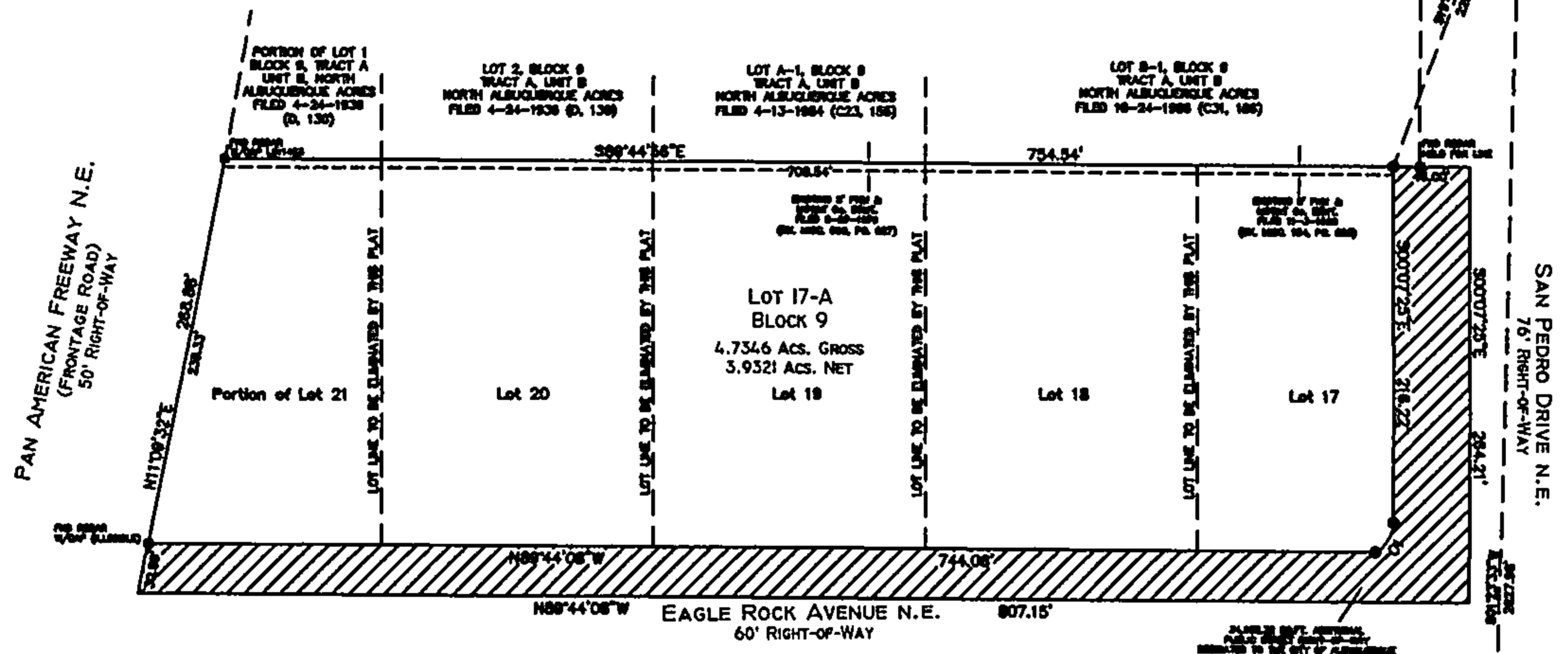
**RE:** CORLEY'S ALBUQUERQUE NEW LINCOLN MERCURY  
VOLVO DEALERSHIP, DRB Project No. 1006505, REQUEST  
FOR SUBDIVISION IMPROVEMENT AGREEMENT 2-YEAR  
EXTENSION FOR SAN PEDRO BLVD NE

The purpose of this memorandum is to request a two year extension for the existing Subdivision Improvement Agreement for San Pedro Blvd NE, City Project No. 724582 for a financial guaranty amount of \$99,859.63.

The reason for this request is the City Engineer; Brad Bingham had original requested we delay the construction of this street until the City completes the proposed storm drain improvements in San Pedro Blvd NE. It was my client, Mr Eddie Corley's and my understanding that this funding was going to be placed in a Capital Improvement Project for the future funding of San Pedro Blvd street improvements. To date this has not happened since there is no plans by the City for a Capital Improvement Project for San Pedro Blvd street improvements; therefore, we are requesting this two year extension.



**PLAT OF**  
**LOT 17-A, BLOCK 9**  
**TRACT A, UNIT B, NORTH ALBUQUERQUE ACRES**  
**PROJECTED SECTION 13, T. 11 N., R. 3 E., N.M.P.M.**  
**ELENA GALLEGOS GRANT**  
**CITY OF ALBUQUERQUE**  
**JUNE 2007**  
**SHEET 2 OF 2**



STATION 10+00  
 X = 498,292.88  
 Y = 1,294,000.00  
 BOUND TO END = 0.000000  
 DELTA ALPHA = -0.0170°  
 NAD 83 MEXICO STATE PLANE  
 COORDINATE SYSTEM  
 CENTRAL ZONE  
 NAD 1983

STATION 9+00  
 X = 498,292.88  
 Y = 1,294,000.00  
 BOUND TO END = 0.000000  
 DELTA ALPHA = -0.0170°  
 NAD 83 MEXICO STATE PLANE  
 COORDINATE SYSTEM  
 CENTRAL ZONE  
 NAD 1983

| CURVE DATA |        | CURVE DATA |         |
|------------|--------|------------|---------|
| CH         | PC     | PT         | PI      |
| 1          | 20.00' | 22.14'     | 67.210° |
| 2          | 22.14' | 21.87'     | 53.700° |

- MONUMENT LEGEND**
- ▲ - FOUND CONTROL STATION AS NOTED
  - - FOUND MONUMENT AS NOTED
  - - SET 1/2" REBAR 1/2" DIA PLASTIC CAP STAMPED "MSK 11224" UNLESS OTHERWISE NOTED

1" = 60'  
 PROJECT NO. 0708A02C  
 DRAWN BY: AT  
 DATE: 06-19-07

**SURVEYS SOUTHWEST LTD.**  
 333 LOMAS BLVD., N.E.  
 ALBUQUERQUE, NEW MEXICO 87102  
 PHONE: (505) 998-0303  
 FAX: (505) 998-0306

City Project No. 724982  
 Zone Map No. C-16  
 Sheet 2 of 12  
**SURVEY PLAT MAPS**



CITY OF ALBUQUERQUE

Planning Department

Planning and Development Fee Schedule

NOTE: Fees listed are for one action, application, appeal, permit, etc.

Effective April 25, 2008

| <b>Plan Approvals &amp; Amendments (EPC)</b>  |                   |
|---|-------------------|
| Advertisement for Public Notification   | \$75              |
| Advertisement for Public Notification for Appeal of action                                | \$50              |
| Appeal of action  | \$55              |
| Deferral Requested by Applicant   | \$110             |
| Amendment to Area Plan  | \$425             |
| Amendment to Comprehensive Plan   | \$425             |
| Amendment to Facility Plan  | \$425             |
| Sector Development Plan Approval (by EPC/City Council at same time of zone map amendment) | \$70              |
| Sector Development Plan Approval (by EPC/City Council prior to zone map amendment)        | \$230             |
| Amendment to Sector Development Plan Text   | \$565             |
| Amendment to Sector Development Plan Zone Map less than 1 acre                            | \$240             |
| Amendment to Sector Development Plan Zone Map 1- 10 acres                                 | \$240 + \$55/acre |
| Amendment to Sector Development Plan Zone Map over 10 acres                               | \$685 + \$10/acre |

| <b>Site Development Plans (EPC &amp; DRB)</b>                                     |         |
|---|---------|
| Advertisement for Public Notification   | \$75    |
| Advertisement for Public Notification for Appeal of action                        | \$50    |
| Appeal of action  | \$55    |
| Deferral Requested by Applicant   | \$110   |
| Administrative Amendment Approval   | \$45    |
| Wireless Telecommunication Facility   | \$3,000 |
| Wireless Collocation Facility   | \$2,000 |
| Amendment requiring interdepartment review and public hearing                     | \$255   |
| Approval of Site Plan (no charge for DRB signoff of EPC delegated Site Plan only) | \$385   |
| Extension or Amendment (no Public Notification) of Site Plan                      | \$50    |

| <b>Zone Map Amendment (EPC)</b>                                |                         |
|--|-------------------------|
| Advertisement for Public Notification                          | \$75                    |
| Advertisement for Public Notification for Appeal of EPC action | \$50                    |
| Appeal of EPC action   | \$55                    |
| Deferral Requested by Applicant                                | \$110                   |
| Map Amendment less than 1 acre                                 | \$240                   |
| Map Amendment 1 - 10 acres (a)                                 | \$240 + \$55/acre       |
| Map Amendment over ten acres (b)                               | \$685 + \$10/acre       |
| Overlay Zone   | 25% of (a) or (b) above |
| Establishment of Zoning Upon Annexation                        | No fee                  |
| Zoning Ordinance Text Amendment                                | \$565                   |

| <b>Subdivision Ordinance (DRB)</b>  |   |
|---|---|
| Advertisement for Public Notification   | \$75  |
| Advertisement for Public Notification for Appeal of action  | \$50  |
| Appeal of action  | \$190   |
| Deferral Requested by Applicant (on Public Hearing Case)  | \$110   |
| Deferral Requested by Applicant (on Non-Public Hearing Case)  | \$50  |
| Bulk Land Variance  | \$145   |
| Major Subdivision Plat  | \$565 + \$15 / parcel and \$95 per proposed intersection of Public Streets, Maximum fee \$3500  |
| Minor Subdivision Plat  | \$145 + \$70 / lot  |
| Street Name Change  | \$145 + \$95 per existing public street intersection  |
| Subdivision Ordinance Text Amendment  | \$565   |
| Vacation of Rights of Way or Easement (Public or Private)<br>Contiguous area when action alters Public ROW<br>Contiguous area where no Public ROW is included | Vacations<br>\$300 per each contiguous Road Easement or ROW<br>\$ 45 per each contiguous Public or Private easement where no Public Road is included. |
| Extension or Amendment of Preliminary Plat  | \$50  |
| Extension of Subdivision Improvements Agreement (SIA) or <del>Extension of Sidewalk Deferral</del>  | \$50  |

| <b>Miscellaneous Fees</b>  |  |
|--|--|
| Sewer Tap Permit Fee   | \$50 per tap   |
| Flood Hazard Ordinance Plan Check Fee  | \$50 per certification   |
| Drainage Permit Review Fees<br>Major or Minor Subdivision<br>Site Development Plans<br>Letter of Map Revision<br>Conditional Letter of Map Revision<br>Building Permit | \$50 base fee + \$10/lot<br>\$100 per submittal<br>\$50 per request<br>\$50 per request<br>\$50 per permit |
| Traffic Impact Study Review  | \$150 per review   |

| <b>Conflict Management Program</b> |                      |
|------------------------------------|----------------------|
| EPC                                | \$50 per application |
| DRB                                | \$20 per application |
| BOA, LUCC, ZHE                     | \$10 per application |

CITY OF ALBUQUERQUE

Planning Department

Planning and Development Fee Schedule

NOTE: Fees listed are for one action, application, appeal, permit, etc.

Effective April 25, 2008

| <b>Landmarks and Urban Conservation Commission</b>  |       |
|---|-------|
| Advertisement for Public Notification (LUCC Application)  | \$35  |
| Advertisement for Public Notification -Appeal of LUCC Action  | \$50  |
| Appeal of LUCC Actions  | \$55  |
| Deferral Requested by Applicant   | \$110 |
| CoA -LUCC Certificate of Appropriateness  |       |
| -Change to building exterior requiring building or demolition permit  | \$35  |
| -Change to exterior where no building permit is required and building is on Nat'l Register or is a Landmark | \$25  |
| -Change to interior which is of significance and building is a Landmark                                     | \$25  |
| Landmark Status (designation or rescission)   | \$55  |

| <b>Special Exceptions (ZHE/BoA)</b>  |       |
|--|-------|
| Advertisement for Public Notification (ZHE Application)                        | \$35  |
| Advertisement for Public Notification for Appeal of BoA action to City Council | \$50  |
| Appeal to City Council or Board of Appeals of action                           | \$55  |
| Deferral Requested by Applicant  | \$110 |
| SE - Conditional Use   | \$100 |
| SE - Non-conforming Use Expansion  | \$100 |
| SE - Variance  | \$100 |

| <b>Zoning Enforcement</b>   |  |
|---|--|
| Community Residential Program Initial Fee & Review Fee (Annual)         | \$55 ( initial ) // \$35 (annual)                      |
| Emergency Shelter Initial Fee & Annual Review                           | \$55 ( initial ) // \$35 (annual)                      |
| Liquor Certification  | \$70   |
| Methadone Center Review   | \$145  |
| Outdoor Seating Review  | \$35 - \$145   |
| Plan Check Fee - Less than 4000 GSF and Greater than 4000 GSF           | \$25 -less than 4000 GSF / \$45 -greater than 4000 GSF |
| Public Dance Review   | \$275  |
| Research, Field Verification & Enforcement for Certifications of Zoning | \$165 per request*                                     |
| Sign Permit   | \$70+\$0.70 sq ft after 50 sq ft                       |
| Tent Permit   | \$45   |
| Wall / Fence Permit   | \$25   |
| Zoning Certification  | \$35   |

\* In addition to processing fees required in Section 14-16-4-6 (C) City Comprehensive Zoning Code.

# 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 November 17, 2009 To December 2, 2009

#### 5. REMOVAL

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

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

Kathleen S. Aldy  
(Applicant or Agent)

11-05-09  
(Date)

I issued 2 signs for this application, 11-5-09  
(Date)

[Signature]  
(Staff Member)

DRB PROJECT NUMBER: 1006506



## City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

November 4, 2009

Gilbert Aldaz  
Applied Engineering and Surveying, Inc.  
1605 Blair Drive NE  
Phone: 505-480-8125/Fax: 505-237-8165

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

Dear Gilbert:

Thank you for your inquiry of November 4, 2009 requesting the names of **ALL Neighborhood and/or Homeowner Associations and Coalitions** who would be affected under the provisions of O-92 by your proposed project at **(DRB SUBMITTAL) LOT 17A, BLOCK 9, UNIT B, NORTH ALBUQUERQUE ACRES, LOCATED ON SAN PEDRO DRIVE NE BETWEEN EAGLE ROCK ROAD NE AND 200' NORTH OF EAGLE ROCK ROAD FROM SAN PEDRO NE Zone Map: C-18.**

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

### **NOR ESTE N.A. "R"**

Jeff Peterson, 7800 Eagle Rock Ave. NE/87122-2723 797-3477 (h)  
Joe Yardumian, 7801 R.C. Gorman Ave. NE/87122-2748 797-1851 (h)

### **WILDFLOWER AREA N.A. "R"**

Larry T. Caudill, 4915 Watercress NE/87113 857-0596 (h)  
John Gaydos, 4911 Watercress Dr. NE/87113 797-3917 (h)

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

Sincerely,

***Stephani Winklepleck***

Stephani Winklepleck  
Neighborhood Liaison  
OFFICE OF NEIGHBORHOOD COORDINATION  
Planning Department

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

planningrnaform(05/22/08)

# !!!Notice to Applicants!!!

## SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

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

### WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

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

## Information from the Office of Neighborhood Coordination

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

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

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

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

Thank you for your cooperation on this matter.

\*\*\*\*\*  
(below this line for ONC use only)


Date of Inquiry: 11/04/09 Time Entered: 10:20 a.m. ONC Rep. Initials: siw



**TRANSMITTAL LETTER**

**DATE:** November 4, 2009

**TO:** (OFFICE) Development Review Board  
(ADDRESS) Plaza Del Sol – 1st Floor West  
City of Albuquerque, Public Works  
(ATTENTION) Jack Cloud, Chair.

**FROM:** Gilbert Aldaz, P.E. & P.S. 

**RE:** CORLEY'S ALBUQUERQUE NEW LINCOLN MERCURY  
VOLVO DEALERSHIP, DRB Project No. 1006505, REQUEST  
FOR SUBDIVISION IMPROVEMENT AGREEMENT 2-YEAR  
EXTENSION FOR SAN PEDRO BLVD NE

The purpose of this memorandum is to request a two year extension for the existing Subdivision Improvement Agreement for San Pedro Blvd NE, City Project No. 724582 for a financial guaranty amount of \$99,859.63.

The reason for this request is the City Engineer; Brad Bingham had original requested we delay the construction of this street until the City completes the proposed storm drain improvements in San Pedro Blvd NE. It was my client, Mr Eddie Corley's and my understanding that this funding was going to be placed in a Capital Improvement Project for the future funding of San Pedro Blvd street improvements. To date this has not happened since there is no plans by the City for a Capital Improvement Project for San Pedro Blvd street improvements; therefore, we are requesting this two year extension.

cc: *Jeff Peterson, 7800 Eagle Rock Ave. NE*  
*Joe Yardumian, 7801 K.C. Gorman Ave NE*  
*Larry T. Caudill, 4915 Watercross NE*  
*John Gaydos, 4911 Watercross Dr. NE*

012N CTRB 0000 NCRN 0000

**U.S. Postal Service**  
**CERTIFIED MAIL RECEIPT**  
 (Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at [www.usps.com](http://www.usps.com)

ALBUQUERQUE NM 87122

|  |         |   |
|--|---------|---|
| Postage  | \$ 0.44 | 0101<br>USPS<br>ALBUQUERQUE NM 87122<br>NOV 5 2009<br>Postmark Here |
| Certified Fee                                  | \$2.80  |   |
| Return Receipt Fee (Endorsement Required)      | \$2.30  |   |
| Restricted Delivery Fee (Endorsement Required) | \$0.00  |   |
| Total Postage & Fees                           | \$ 5.54 |   |

Sent To *Joe Gardunian*

Street, Apt. No.; or PO Box No. *7801 R.C. Gosman Ave*

City, State, ZIP+4 *Albuq. NM 87122-2748*

PS Form 3800, August 2006 See Reverse for Instructions

TTED ST09 2000 05TD 8002

**U.S. Postal Service**  
**CERTIFIED MAIL RECEIPT**  
 (Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at [www.usps.com](http://www.usps.com)

ALBUQUERQUE NM 87113

|  |         |   |
|--|---------|---|
| Postage  | \$ 0.44 | 0101<br>USPS<br>ALBUQUERQUE NM 87113<br>NOV 5 2009<br>Postmark Here |
| Certified Fee                                  | \$2.80  |   |
| Return Receipt Fee (Endorsement Required)      | \$2.30  |   |
| Restricted Delivery Fee (Endorsement Required) | \$0.00  |   |
| Total Postage & Fees                           | \$ 5.54 |   |

Sent To *John Gaydos*

Street, Apt. No.; or PO Box No. *4911 Watercross Dr. NE*

City, State, ZIP+4 *Albuq. NM 87113*

PS Form 3800, August 2006 See Reverse for Instructions

012N CTRB 0000 NCRN 0000

**U.S. Postal Service**  
**CERTIFIED MAIL RECEIPT**  
 (Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at [www.usps.com](http://www.usps.com)

ALBUQUERQUE NM 87113

|  |         |   |
|--|---------|---|
| Postage  | \$ 0.44 | 0101<br>USPS<br>ALBUQUERQUE NM 87113<br>NOV 5 2009<br>Postmark Here |
| Certified Fee                                  | \$2.80  |   |
| Return Receipt Fee (Endorsement Required)      | \$2.30  |   |
| Restricted Delivery Fee (Endorsement Required) | \$0.00  |   |
| Total Postage & Fees                           | \$ 5.54 |   |

Sent To *Larry T. Caudill*

Street, Apt. No.; or PO Box No. *4915 Watercross NE*

City, State, ZIP+4 *Albuq. NM 87113*

PS Form 3800, August 2006 See Reverse for Instructions

92E0 ST09 2000 05TD 8002

**U.S. Postal Service**  
**CERTIFIED MAIL RECEIPT**  
 (Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at [www.usps.com](http://www.usps.com)

ALBUQUERQUE NM 87122

|  |         |   |
|--|---------|---|
| Postage  | \$ 0.44 | 0101<br>USPS<br>ALBUQUERQUE NM 87122<br>NOV 5 2009<br>Postmark Here |
| Certified Fee                                  | \$2.80  |   |
| Return Receipt Fee (Endorsement Required)      | \$2.30  |   |
| Restricted Delivery Fee (Endorsement Required) | \$0.00  |   |
| Total Postage & Fees                           | \$ 5.54 |   |

Sent To *Jeff Peterson*

Street, Apt. No.; or PO Box No. *7800 Eagle Rock Ave. NE*

City, State, ZIP+4 *Albuq. NM 87122-2723*

PS Form 3800, August 2006 See Reverse for Instructions



RESOURCE REAL ESTATE, INC.  
One Crescent Drive, Suite 203  
Philadelphia, PA 19112  
Phone: (215) 717-3361 | Fax: (215) 640-6354

Bradford Long  
Asset Management  
Resource Real Estate, Inc.  
One Crescent Dr, St 203  
Philadelphia, PA 19112

City of Albuquerque  
Zoning Enforcement  
Plaza Del Sol Building, Suite 720  
600 2nd Street NW  
Albuquerque, NM 87102

October 28, 2009

Re: 3901 Indian School Road - The Summit Apartment Complex  
Request for Administrative Amendment Approving Current Landscaping Plan

Dear Zoning Enforcement:

We hereby request an Administrative Amendment to the original Site Development Plan approving the current landscaping plan for the subject property. We are providing five copies of the current landscaping plan with this letter. We have owned the property since late 2003. The landscaping was in excellent condition when we assumed ownership and we have continued to take pride in its maintenance. Please let know if you require additional information.

Sincerely,

SR Albuquerque Holdings, LLC

By: Resource Real Estate

By:

Bradford Long  
Associate - Asset Management





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Sincerely,

SR Albuquerque Holdings, LLC

By: Resource Real Estate

By:

Bradford Long  
Associate – Asset Management

FIGURE 12

SUBDIVISION IMPROVEMENTS  
AGREEMENT-PUBLIC AND/OR PRIVATE  
(Procedure B Modified Non-Work Order)  
Project No. 724582

AGREEMENT TO CONSTRUCT  
PUBLIC AND/OR PRIVATE SUBDIVISION IMPROVEMENTS

THIS AGREEMENT is made this 10<sup>th</sup> day of December, 2007, 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 JR & SR, LLC ("Subdivider"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:] NM Limited Liability Company, whose address is 7300 Lomas Blvd., NE Albuquerque, NM 87110 and whose telephone number is (505)260-2200, is made in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

1. Recital. The Subdivider is developing certain lands within the City of Albuquerque, Bernalillo County, New Mexico, known as [describe:] Lots 17, 18, 19, 20, 21; Block 7 Tr. A Unit B, N.A.A., recorded on 4/24/06 in the records of the Bernalillo County Clerk at Book D, pages 130 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:] ("Owner").

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

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

2. Improvements and Construction Deadline. The Subdivider agrees to install and complete the public and/or private improvements described in Exhibit A, the required infrastructure listing ("Improvements"), to the satisfaction of the City, on or before the 1<sup>st</sup> day of Oct., 2008 ("Construction Completion Deadline"), at no cost to the City.

Note: To compute the Construction Completion Deadline: the Construction Completion Deadline can be no later than two years after execution of this Agreement. (See Subdivision Ordinance Section 14-14-3.) If this Agreement, with any amendments does not utilize the maximum time allowed for completion of construction, the Subdivider may obtain an extension of the Construction Completion Deadline if Subdivider shows adequate reason for the extension.



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

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

Type of Financial Guaranty: Irrevocable Letter of Credit 631937-04  
Amount: \$ 99,859.63 Name of Financial Institution or Surety  
providing Guaranty: Comerica Bank  
Date City first able to call Guaranty:  
[Construction Completion Deadline]: Oct 1, 2008  
If Guarantee other than a Bond, last day City able to call on Guaranty  
is: DECEMBER 1, 2008  
Additional information:

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

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

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

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

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

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

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

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

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

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

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

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

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



| Financially Guaranteed DRC # | Constructed Under DRC # | Size  | Type of Improvement         | Location                       | From                 | To                          | Construction Certification |      |                    |
|------------------------------|-------------------------|-------|-----------------------------|--------------------------------|----------------------|-----------------------------|----------------------------|------|--------------------|
|                              |                         |       |                             |                                |                      |                             | Private Inspector          | P.E. | City Cnst Engineer |
| 724580                       | B-1                     | 30"   | RCP Storm Drain             | I-25 Frontage Rd               | North Property Line  | Existing Drainage Structure | /                          | /    | /                  |
| 724582                       | B-1                     | 18"   | RCP Storm Drain             | I-25 Frontage Rd.              | I-25 Frontage Curb   | Existing 6" S.D.            | /                          | /    | /                  |
| 724582                       | B-1                     | 18"   | RCP Storm Drain             | I-25 Frontage Rd.              | West Property Line   | New 30" S.D.                | /                          | /    | /                  |
| 724583                       | B-1                     | 2'-6" | Standard Curb and Gutter    | I-25 Frontage Rd               | Eagle Rock Av        | North Property Line         | /                          | /    | /                  |
| 724582                       | B-1                     | 6'    | Concrete Sidewalk           | I-25 Frontage Rd               | Eagle Rock Av.       | North Property Line         | /                          | /    | /                  |
| <del>724582</del>            | <del>B-1</del>          |       |                             |                                |                      |                             | /                          | /    | /                  |
| 724582                       | B-1                     |       | Handicapped Ramp - Concrete | Intx of Eagle Rock & SAN Pedro | W SE Corner of Intx. |                             | /                          | /    | /                  |
|                              |                         |       |                             |                                |                      |                             | /                          | /    | /                  |
|                              |                         |       |                             |                                |                      |                             | /                          | /    | /                  |
|                              |                         |       |                             |                                |                      |                             | /                          | /    | /                  |
|                              |                         |       |                             |                                |                      |                             | /                          | /    | /                  |
|                              |                         |       |                             |                                |                      |                             | /                          | /    | /                  |
|                              |                         |       |                             |                                |                      |                             | /                          | /    | /                  |



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

| Financially Guaranteed | DRC # | Constructed 'Under' | DRC # | Size | Type of Improvement | Location | From | To | Construction Certification |      |           |          |  |
|------------------------|-------|---------------------|-------|------|---------------------|----------|------|----|----------------------------|------|-----------|----------|--|
|                        |       |                     |       |      |                     |          |      |    | Inspector                  | P.E. | City Cret | Engineer |  |
|                        |       |                     |       |      |                     |          |      |    |                            |      |           |          |  |
|                        |       |                     |       |      |                     |          |      |    |                            |      |           |          |  |

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

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

- 1 Engineer's Certification of The Grading Plan Required Prior to Release of SIA AND Financial Guaranty.
- 2 \*Deferred, Modified 'B'
- 3 REFERRED

AGENT / OWNER: Gilbert Aldaz  
 NAME (print): Applied Engr. Inc.  
 FIRM: Aldaz Engr.  
 SIGNATURE - date: [Signature] 06-12-07

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

[Signature] DRB CHAIR - date: 6-20-07  
[Signature] TRANSPORTATION DEVELOPMENT - date: 6-20-07  
[Signature] UTILITY DEVELOPMENT - date: 6-20-07  
[Signature] CITY ENGINEER - date: 6-20-07

[Signature] ANAFCA - date: \_\_\_\_\_  
[Signature] PARKS & RECREATION - date: 6/20/07

DESIGN REVIEW COMMITTEE REVISIONS

| REVISION | DATE | DRB CHAIR | USER DEPARTMENT | AGENT / OWNER |
|----------|------|-----------|-----------------|---------------|
|          |      |           |                 |               |
|          |      |           |                 |               |
|          |      |           |                 |               |

# FINANCIAL GUARANTY AMOUNT

07/05/2007

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

Project Description:

Project ID #: 724582, Corley's Albuquerque, Phase/Unit #: 1

Requested By: Gilbert Aldaz

|  |        |                    |
|--|--------|--------------------|
| Approved estimate amount:                |        | \$62,572.18        |
| Contingency Amount:                      | 10.00% | \$6,257.22         |
| Subtotal:                                |        | \$68,829.40        |
| NMGRT                                    | 6.875% | \$4,732.02         |
| Subtotal:                                |        | \$73,561.42        |
| Engineering Fee                          | 6.60%  | \$4,855.05         |
| Testing Fee                              | 2.00%  | \$1,471.23         |
| Subtotal:                                |        | \$79,887.70        |
| FINANCIAL GUARANTY RATE                  |        | 1.25               |
| Retainage Amount:                        |        | \$0.00             |
| <b>TOTAL FINANCIAL GUARANTY REQUIRED</b> |        | <b>\$99,859.63</b> |

APPROVAL:

DATE:

*Stephen Woodell*      7-5-07

Notes: SIA MB-1; 10% contingency, Eng Est & Plans have not been approved, Eng Cert of the Grading Plan required prior to release of SIA & FG.

*Ken 3 Co*

*Dani M. White*  
NOTARY PUBLIC

MCE 10-8-08

Current DRC  
Project Number:

FIGURE 12

**OFFICIAL**

**INFRASTRUCTURE LIST**

EXHIBIT "A"

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

**CORLEY'S ALBUQUERQUE**

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

lots 17, 18, 19, 20 of Portion 21, Block 9, Tract A, Unit B, N.A.A.

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that improvement 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 improvement or non-essential items can be deleted from the listing, those items may be deleted as well as the related administrative. 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 incorporated into the project acceptance and close out by the City.

| Financially Guaranteed | Constructed Under | Size           | Type of Improvement  | Location                    | From                | To                  | Construction Certification |                    |
|------------------------|-------------------|----------------|--|-----------------------------|---------------------|---------------------|----------------------------|--------------------|
|                        |                   |                |  |                             |                     |                     | Inspector                  | City Enst Engineer |
| 724582                 | MB-1              | 2'-6"          | * Standard Curb & Gutter                                     | San Pedro Blvd              | Eagle Rock          | North Property Line | /                          | /                  |
| 724582                 | MB-1              | 30' F to G     | * Permanent Asphalt Paving                                   | San Pedro Blvd              | Eagle Rock          | North Property Line | /                          | /                  |
| 724582                 | MB-1              | 6'             | * Concrete Sidewalk  | San Pedro Blvd              | Eagle Rock          | North Property Line | /                          | /                  |
| 724582                 | MB-1              | 60"            | * RCP Storm Drain 120LF                                      | Eagle Rock & San Pedro Intx | Eagle Rock          | San Pedro           | /                          | /                  |
| 724582                 | B-1               | 60"            | RCP Storm Drain, 270LF w/ Inlet, Hook into Exist Storm Drain | Eagle Rock                  | Eagle's Rock Return | 270 LF West         | /                          | /                  |
| 724582                 | B-1               | 2'-6"          | Standard Curb & Gutter                                       | Eagle Rock                  | I-25 Frontage Road  | San Pedro           | /                          | /                  |
| 724582                 | B-1               | 20'-24' F to G | Permanent Asphalt Paving                                     | Eagle Rock                  | I-25 Frontage Road  | San Pedro           | /                          | /                  |
| 724582                 | B-1               | 6'             | Concrete Sidewalk  | Eagle Rock                  | I-25 Frontage Road  | San Pedro           | /                          | /                  |
| 724582                 | B-1               | 8"             | Waterline +/- 260LF Exist Line To Be Relocated               | Eagle Rock                  | I-25 Frontage Road  | San Pedro           | /                          | /                  |

Date Submitted: 6/20/07  
 Date Site Plan Approved: N/A  
 Date Preliminary Plat Approved: 6-20-07  
 Date Preliminary Plat Expires: 6-20-08  
 DRB Project No.: 006905  
 DRB Application No.: 07DRB-70055

| Financially Guaranteed DRC # | Constructed Under DRC # |
|------------------------------|-------------------------|
| 724587                       | B-1                     |
| 724588                       | B-1                     |
| 724589                       | B-1                     |
| 724590                       | B-1                     |
| 724591                       | B-1                     |
| <del>724592</del>            | <del>B-1</del>          |
| 724593                       | B-1                     |
|                              |                         |
|                              |                         |
|                              |                         |
|                              |                         |
|                              |                         |

| Size  | Type of Improvement         | Location                       | From                | To                          | Inspector | Private P.I.E. | City Cncl Engineer |
|-------|-----------------------------|--------------------------------|---------------------|-----------------------------|-----------|----------------|--------------------|
| 30"   | RCP Storm Drain             | I-25 Frontage Rd               | North Property Line | Existing Drainage Structure | /         | /              | /                  |
| 18"   | RCP Storm Drain             | I-25 Frontage Rd               | I-25 Frontage Curb  | Existing 66" S.P.           | /         | /              | /                  |
| 18"   | RCP Storm Drain             | I-25 Frontage Rd               | West Property Line  | New 30" S.P.                | /         | /              | /                  |
| 2'-6" | Standard Curb and Gutters   | I-25 Frontage Rd               | Eagle Rock Av       | North Property Line         | /         | /              | /                  |
| 6'    | Concrete Sidewalk           | I-25 Frontage Rd               | Eagle Rock Av       | North Property Line         | /         | /              | /                  |
|       | Handicapped Ramp - Concrete | Intx of Eagle Rock & SAN Pedro | SW Corner of Intx.  |                             | /         | /              | /                  |
|       |                             |                                |                     |                             | /         | /              | /                  |
|       |                             |                                |                     |                             | /         | /              | /                  |
|       |                             |                                |                     |                             | /         | /              | /                  |
|       |                             |                                |                     |                             | /         | /              | /                  |
|       |                             |                                |                     |                             | /         | /              | /                  |
|       |                             |                                |                     |                             | /         | /              | /                  |

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

| Financially Guaranteed | Construction |       | Type of Improvement | Location | From | To | Construction Certification |           |
|------------------------|--------------|-------|---------------------|----------|------|----|----------------------------|-----------|
|                        | DRC #        | Under |                     |          |      |    | DRC #                      | Inspector |
|                        |              |       |                     |          |      |    |                            |           |
|                        |              |       |                     |          |      |    |                            |           |

Approval of Creditable Name: \_\_\_\_\_ Date: \_\_\_\_\_  
 Impact Fee Administrator Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
 City User Dept Signature: \_\_\_\_\_ Date: \_\_\_\_\_

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

- 1 Engineer's Certification of The Grading Plan Required Prior to Release of SIA AND Financial Guaranty.
- 2 \*Deferred, Modified 'B'
- 3 REFERRED

AGENT / OWNER: Gilbert Aldaz  
 NAME (PRINT): Applied Engrs. Inc.  
 FIRM: Applied Engrs. Inc.  
 SIGNATURE: [Signature] DATE: 06-12-07  
 DEVELOPMENT REVIEW BOARD MEMBER APPROVALS  
 DRB CHAIR: [Signature] DATE: 6-20-07  
 TRANSPORTATION DEVELOPMENT: [Signature] DATE: 6-20-07  
 UTILITY DEVELOPMENT: [Signature] DATE: 6-20-07  
 CITY ENGINEER: [Signature] DATE: 6-20-07  
 AMAFCA: [Signature] DATE: \_\_\_\_\_

DESIGN REVIEW COMMITTEE REVISIONS

| REVISION | DATE | DRG CHAIR | USER DEPARTMENT | AGENT / OWNER |
|----------|------|-----------|-----------------|---------------|
|          |      |           |                 |               |
|          |      |           |                 |               |
|          |      |           |                 |               |



TELEX NO: 3772134  
FAX NO: 313 222 9115  
SWIFT: MNBDUS33

COMERICA BANK  
INTERNATIONAL TRADE SERVICES  
411 W. LAFAYETTE, MC 3341  
DETROIT, MI 48226

[Date] November 7, 2007

IRREVOCABLE LETTER OF CREDIT NO. 631937-04  
AMOUNT: \$99,859.63

Chief Administrative Officer  
City of Albuquerque  
1 Civic Plaza NW  
Albuquerque, NM 87102

Re: Letter of Credit : JR and SR LLC  
City of Albuquerque Project No.: 724582  
Project Name: Corley's Albuquerque, Phase Unit #: 1

At the request of JR and SR LLC("Subdivider"), Comerica Bank in Detroit, Michigan, has established this Irrevocable Letter of Credit in the sum of (Ninety Nine Thousand Eight Hundred Fifty Nine and 63/100 U.S. Dollars) \$99,859.63 (Letter of Credit) for the exclusive purpose of providing the financial guarantee which the City requires JR and SR LLC to provide for the installation of the improvements which must be constructed at Corley's Albuquerque, Phase Unit #: 1, Project No. 724582 ("Project").

Payment of the Letter of Credit is available by presentation of your Draft or Drafts for any amount up to, but not in excess of (Ninety Nine Thousand Eight Hundred Fifty Nine and 63/100 U.S. Dollars) \$99,859.63 drawn at sight at on Comerica Bank, 411 W. Lafayette, MC 3341, Detroit, Michigan, 48226 when presented on or before December 1, 2008.

When presented for negotiation, the Draft(s) is/are to be accompanied by:

1. The City's notarized certification stating: "1) JR and SR LLC has failed to comply with the terms of the Agreement; 2) the undersigned is the Chief Administrative Officer of the City of Albuquerque and is authorized to sign this certification; and 3) the amount of the Draft does not exceed 125% of the City's estimated cost of completing the improvements specified in the Agreement."

2. The original Letter of Credit and any amendments thereto.

We hereby agree with the drawer of Draft(s) drawn under and documents presented in compliance with the terms of this credit that such Draft(s) will be duly honored upon presentation to the drawee if presented to Comerica Bank, International Trade Services, MC 3341, 411 W. Lafayette, Detroit, Michigan 48226 on or before the expiration date stated above.

The Draft(s) drawn under this credit must contain the clause: "Drawn under Letter of Credit No. 631937-04 of Comerica Bank, Detroit, Michigan, dated November 7, 2007".



COMERICA BANK  
INTERNATIONAL TRADE SERVICES  
411 W. LAFAYETTE, MC 3341  
DETROIT, MI 48226

TELEX NO: 3772134  
FAX NO: 313 222 9115  
SWIFT: MNBDUS33

Irrevocable Standby Letter of Credit No. 631937-04  
Dated November 7, 2007

In the event this Standby Letter of Credit is no longer required, the original Letter of Credit and all amendments thereto must be submitted to Comerica Bank together with a written letter addressed to Comerica bank from the City of Albuquerque, signed by its Chief Administrative Officer, agreeing to its cancellation.

This credit is subject to the Uniform Customs and Practice for Documentary Credits (2007 Revision), International Chamber of Commerce Publication No. 600.

**O R I G I N A L** Very truly yours  
Comerica Bank

M. Jane Moore  
By: M. Jane Moore  
Title: Vice President  
Date: 11-7-07

publication  
600  
2007 revision

Current DRC  
Project Number: \_\_\_\_\_

FIGURE 12

Date Submitted: 6/20/07

Date Site Plan Approved: N/A

Date Preliminary Plat Approved: 6-20-07

Date Preliminary Plat Expires: 6-20-08

DRB Project No.: 1006505

DRB Application No.: 07DRB-70055

**ORIGINAL**

**INFRASTRUCTURE LIST**

(Rev. 9-20-06)

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

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

CORLEY'S ALBUQUERQUE

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Lots 17, 18, 19, 20 & Portion 21, Block 9, Tract A, Unit B, N.A.A.

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

| Financially Guaranteed<br>DRC # | Constructed Under<br>DRC # | Size           | Type of Improvement   | Location                    | From               | To                  | Construction Certification |      |                    |
|---------------------------------|----------------------------|----------------|---|-----------------------------|--------------------|---------------------|----------------------------|------|--------------------|
|                                 |                            |                |   |                             |                    |                     | Private Inspector          | P.E. | City Cnst Engineer |
|                                 |                            | 2'-6" *        | Standard Curb & Gutter                                      | San Pedro Blvd              | Eagle Rock         | North Property Line | /                          | /    | /                  |
|                                 |                            | 30' *          | Permanent Asphalt Paving                                    | San Pedro Blvd              | Eagle Rock         | North Property Line | /                          | /    | /                  |
|                                 |                            | 6' *           | Concrete Sidewalk   | San Pedro Blvd              | Eagle Rock         | North Property Line | /                          | /    | /                  |
|                                 |                            | 60" *          | RCP Storm Drain 100LF                                       | Eagle Rock & San Pedro Intx | Eagle Rock         | San Pedro           | /                          | /    | /                  |
|                                 |                            | 60"            | RCP Storm Drain, 270LF w/Inlet, Hook into Exist Storm Drain | Eagle Rock                  | Eagle Rock Return  | 270LF West          | /                          | /    | /                  |
|                                 |                            | 2'-6"          | Standard Curb & Gutter                                      | Eagle Rock                  | I-25 Frontage Road | San Pedro           | /                          | /    | /                  |
|                                 |                            | 20'-24' F to G | Permanent Asphalt Paving                                    | Eagle Rock                  | I-25 Frontage Road | San Pedro           | /                          | /    | /                  |
|                                 |                            | 6'             | Concrete Sidewalk   | Eagle Rock                  | I-25 Frontage Road | San Pedro           | /                          | /    | /                  |
|                                 |                            | 8"             | Waterline +/- 260LF Exist Line To Be Relocated              | Eagle Rock                  | I-25 Frontage Road | San Pedro           | /                          | /    | /                  |



| Financially Guaranteed DRC # | Constructed Under DRC # | Size  | Type of Improvement         | Location                       | From                           | To                          | Construction Certification |      |                    |
|------------------------------|-------------------------|-------|-----------------------------|--------------------------------|--------------------------------|-----------------------------|----------------------------|------|--------------------|
|                              |                         |       |                             |                                |                                |                             | Private Inspector          | P.E. | City Chst Engineer |
|                              |                         | 30"   | RCP Storm Drain             | I-25 Frontage Rd               | North Property Line            | Existing Drainage Structure | /                          | /    | /                  |
|                              |                         | 18"   | RCP Storm Drain             | I-25 Frontage Rd.              | I-25 Frontage Curb             | Existing 60" S.D.           | /                          | /    | /                  |
|                              |                         | 18"   | RCP Storm Drain             | I-25 Frontage Rd.              | West Property Lines            | New 30" S.D.                | /                          | /    | /                  |
|                              |                         | 2'-6" | Standard Curb And Gutter    | I-25 Frontage Rd               | Eagle Av                       | North Property Line         | /                          | /    | /                  |
|                              |                         | 6'    | Concrete Sidewalk           | I-25 Frontage Rd               | Eagle Rock Av.                 | North Property Line         | /                          | /    | /                  |
|                              |                         |       | Handicapped Ramp - Concrete | Intx of Eagle Rock & SAN Pedro | <del>S</del> W Corner of Intx. |                             | /                          | /    | /                  |
|                              |                         |       |                             |                                |                                |                             | /                          | /    | /                  |
|                              |                         |       |                             |                                |                                |                             | /                          | /    | /                  |
|                              |                         |       |                             |                                |                                |                             | /                          | /    | /                  |
|                              |                         |       |                             |                                |                                |                             | /                          | /    | /                  |

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

| Financially Guaranteed DRC #                 | Constructed Under DRC # | Size | Type of Improvement | Location | From | To | Construction Certification          |      |                    |
|--|-------------------------|------|---------------------|----------|------|----|-------------------------------------|------|--------------------|
|  |                         |      |                     |          |      |    | Private Inspector                   | P.E. | City Cnst Engineer |
| <input type="text"/>                         | <input type="text"/>    |      |                     |          |      |    | /                                   | /    | /                  |
| <input type="text"/>                         | <input type="text"/>    |      |                     |          |      |    | /                                   | /    | /                  |
| Approval of Creditable Items:                |                         |      |                     |          |      |    | Approval of Creditable Items:       |      |                    |
| Impact Fee Administrator Signature      Date |                         |      |                     |          |      |    | City User Dept. Signature      Date |      |                    |

NOTES

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

Street lights per City requirements.

- 1 Engineer's Certification of The Grading Plan Required Prior to Release of SIA AND Financial Guaranty.
- 2 \* Deferred, Modified 'B'  
PREFERRED
- 3

AGENT / OWNER

Gilbert Aldaz  
NAME (print)  
Applied Engr. Inc.  
FIRM  
Gilbert Aldaz  
SIGNATURE - date  
06-12-07

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

[Signature] 6/20/07 DRB CHAIR - date  
Christina Sandoval 6/20/07 PARKS & RECREATION - date  
[Signature] 6-20-07 TRANSPORTATION DEVELOPMENT - date  
[Signature] 6/20/07 UTILITY DEVELOPMENT - date  
[Signature] 6-20-07 CITY ENGINEER - date  
\_\_\_\_\_- date  
\_\_\_\_\_- date

DESIGN REVIEW COMMITTEE REVISIONS

| REVISION | DATE | DRC CHAIR | USER DEPARTMENT | AGENT / OWNER |
|----------|------|-----------|-----------------|---------------|
|          |      |           |                 |               |
|          |      |           |                 |               |
|          |      |           |                 |               |

# CITY OF ALBUQUERQUE



## CITY OF ALBUQUERQUE PLANNING DEPARTMENT HYDROLOGY DEVELOPMENT SECTION

### DEVELOPMENT REVIEW BOARD--SPEED MEMO

**DRB CASE NO/PROJECT NO: 1006505**

**AGENDA ITEM NO: 15**

**SUBJECT:**

Final Plat

**ACTION REQUESTED:**

REV/CMT:0 APP:(x) SIGN-OFF:0 EXTN:0 AMEND:0

P.O. Box 1293

**ENGINEERING COMMENTS:**

Albuquerque

An executed Subdivision Improvements Agreement with financial guarantees is required for Final Plat sign-off.

*on file*

New Mexico 87103

**RESOLUTION:**

APPROVED \_\_\_\_; DENIED \_\_\_\_; DEFERRED \_\_\_\_; COMMENTS PROVIDED \_\_\_\_; WITHDRAWN

www.cabq.gov

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

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

FOR:

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

**DATE:** January 2, 2008

# *Surveys Southwest Ltd*

*333 Lomas Blvd., NE \* Albuquerque, New Mexico 87102 \* 998-0303 \* Fax 998-0306*

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## MEMO COVER SHEET

---

**Date:** December 14, 2007  
**To:** Angela Gomez, Administrative Assistant  
**Ref:** Project #1006505, Lot 17-A, Block 9, Tract A, Unit B, North Albq. Acres  
**From:** Dan Graney

---

*Angela,*

*Surveys Southwest, Ltd is requesting to be heard for final plat approval at the January 2, 2008 DRB hearing for the above referenced property. The case was deferred until the SIA was approved and recorded. Attached please find two (2) copies of the recorded SIA.*

*If you have any questions please feel free to contact me.*

*Sincerely,*

  
*Dan Graney*  
*President*

FIGURE 12

SUBDIVISION IMPROVEMENTS  
AGREEMENT-PUBLIC AND/OR PRIVATE  
(Procedure B Modified Non-Work Order)  
Project No. 724582

AGREEMENT TO CONSTRUCT  
PUBLIC AND/OR PRIVATE SUBDIVISION IMPROVEMENTS

THIS AGREEMENT is made this 10<sup>th</sup> day of December, 2007, 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 JR & SR, LLC ("Subdivider"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:] NM Limited Liability Company, whose address is 7300 Lomas Blvd., NE Albuquerque, NM 87110 and whose telephone number is (505)260-2200, is made in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

1. Recital. The Subdivider is developing certain lands within the City of Albuquerque, Bernalillo County, New Mexico, known as [describe:] Lots 17, 18, 19, 20, 21; Block 7, Tr. A Unit B, N.A.A., recorded on 4/24/06 in the records of the Bernalillo County Clerk at Book D, pages 130 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:] ("Owner").

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

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

2. Improvements and Construction Deadline. The Subdivider agrees to install and complete the public and/or private improvements described in Exhibit A, the required infrastructure listing ("Improvements"), to the satisfaction of the City, on or before the 1<sup>st</sup> day of Oct., 2008 ("Construction Completion Deadline"), at no cost to the City.

Note: To compute the Construction Completion Deadline: the Construction Completion Deadline can be no later than two years after execution of this Agreement. (See Subdivision Ordinance Section 14-14-3.) If this Agreement, with any amendments does not utilize the maximum time allowed for completion of construction, the Subdivider may obtain an extension of the Construction Completion Deadline if Subdivider shows adequate reason for the extension.



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

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

Type of Financial Guaranty: Irrevocable Letter of Credit 631937-04  
Amount: \$ 99,859.63 Name of Financial Institution or Surety  
providing Guaranty: Comerica Bank  
Date City first able to call Guaranty:  
[Construction Completion Deadline]: Oct 1, 2008  
If Guarantee other than a Bond, last day City able to call on Guaranty  
is: DECEMBER 1, 2008  
Additional information:

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

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

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

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

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

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

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

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

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

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

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

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

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





| Financially Guaranteed DRC # | Constructed Under DRC # | Size  | Type of Improvement         | Location                       | From                | To                          | Construction Certification |      |                    |
|------------------------------|-------------------------|-------|-----------------------------|--------------------------------|---------------------|-----------------------------|----------------------------|------|--------------------|
|                              |                         |       |                             |                                |                     |                             | Private                    | P.E. | City Cnkl Engineer |
| 724582                       | B-1                     | 30"   | RCP Storm Drain             | I-25 Frontage Rd               | North Property Line | Existing Drainage Structure | /                          | /    | /                  |
| 724582                       | B-1                     | 18"   | RCP Storm Drain             | I-25 Frontage Rd.              | I-25 Frontage Curb  | Existing 60" S.D.           | /                          | /    | /                  |
| 724582                       | B-1                     | 18"   | RCP Storm Drain             | I-25 Frontage Rd.              | West Property Line  | New 30" S.D.                | /                          | /    | /                  |
| 724582                       | B-1                     | 2'-6" | Standard Curb and Gutter    | I-25 Frontage Rd               | Eagle Av            | North Property Line         | /                          | /    | /                  |
| <del>724582</del>            | <del>B-1</del>          | 6'    | Concrete Sidewalk           | I-25 Frontage Rd               | Eagle Rock Av.      | North Property Line         | /                          | /    | /                  |
| 724582                       | B-1                     |       | Handicapped Ramp - Concrete | Intx of Eagle Rock & SAN Pedro | SW corner of Intx.  |                             | /                          | /    | /                  |
|                              |                         |       |                             |                                |                     |                             | /                          | /    | /                  |
|                              |                         |       |                             |                                |                     |                             | /                          | /    | /                  |
|                              |                         |       |                             |                                |                     |                             | /                          | /    | /                  |
|                              |                         |       |                             |                                |                     |                             | /                          | /    | /                  |
|                              |                         |       |                             |                                |                     |                             | /                          | /    | /                  |

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

| Financially Guaranteed | DRC # | Constructed 'Under' | DRC # | Type of Improvement | Location | From | To | Construction Certification |      |
|------------------------|-------|---------------------|-------|---------------------|----------|------|----|----------------------------|------|
|                        |       |                     |       |                     |          |      |    | Inspector                  | P.E. |
|                        |       |                     |       |                     |          |      |    | /                          | /    |
|                        |       |                     |       |                     |          |      |    | /                          | /    |

Approval of Creditable Items: \_\_\_\_\_  
 Impact Fee Administrator Signature \_\_\_\_\_ Date \_\_\_\_\_  
 City User Dept Signature \_\_\_\_\_ Date \_\_\_\_\_

NOTES

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

- 1 Engineer's Certification of The Grading Plan Required Prior to Release of SIA and Financial Guaranty.
- 2 \*Deferred, Modified 'B'
- 3 REFERRED

AGENT / OWNER: \_\_\_\_\_

NAME (print): Gilbert Aldaz

FIRM: Applied Engr. Inc.

SIGNATURE - date: *Gilbert Aldaz* 06-12-07

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

DRB CHAIR - date: *[Signature]* 6/20/07

TRANSPORTATION DEVELOPMENT - date: *[Signature]* 6-20-07

UTILITY DEVELOPMENT - date: *[Signature]* 6/20/07

CITY ENGINEER - date: *[Signature]* 6-20-07

AMAFCA - date: \_\_\_\_\_

PARKS & RECREATION - date: \_\_\_\_\_

DESIGN REVIEW COMMITTEE REVISIONS

| REVISION | DATE | DRB CHAIR | USER DEPARTMENT | AGENT / OWNER |
|----------|------|-----------|-----------------|---------------|
|          |      |           |                 |               |
|          |      |           |                 |               |
|          |      |           |                 |               |

# FINANCIAL GUARANTY AMOUNT

07/05/2007

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

Project Description:

Project ID #: 724582, Corley's Albuquerque, Phase/Unit #: 1

Requested By: Gilbert Aldaz

|  |        |                    |
|--|--------|--------------------|
| Approved estimate amount:                |        | \$62,572.18        |
| Contingency Amount:                      | 10.00% | \$6,257.22         |
| Subtotal:                                |        | \$68,829.40        |
| NMGRT                                    | 6.875% | \$4,732.02         |
| Subtotal:                                |        | \$73,561.42        |
| Engineering Fee                          | 6.60%  | \$4,855.05         |
| Testing Fee                              | 2.00%  | \$1,471.23         |
| Subtotal:                                |        | \$79,887.70        |
| FINANCIAL GUARANTY RATE                  |        | 1.25               |
| Retainage Amount:                        |        | \$0.00             |
| <b>TOTAL FINANCIAL GUARANTY REQUIRED</b> |        | <b>\$99,859.63</b> |

APPROVAL:

DATE:

Stephen Woodell      7-5-07

Notes: SIA MB-1; 10% contingency, Eng Est & Plans have not been approved, Eng Cert of the Grading Plan required prior to release of SIA & FG.

*Ken Corley*

*Donna Martin*  
NOTARY PUBLIC

MCE 10-8-08

Current DRC  
Project Number:

FIGURE 12

**ORIGINAL**

**INFRASTRUCTURE LIST**

(Rev. 9-28-09)

EXHIBIT "A"

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

**CORLEY'S ALBUQUERQUE**

**PROPOSED NAME OF FLAT AND/OR SITE DEVELOPMENT PLAN**

**lots 17, 18, 19, 20 & Portion 21 Block 9 Tract A, Unit B, N.A.A.**

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 unreason items have not been included in the Infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantees. 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 administrative. In addition, any unreason items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be incorporated project acceptance and close out by the City.

| Financiability Guaranteed DRC # | Constructed Under DRC # | Size           | Type of Improvement  | Location                    | From               | To                  | Construction Certification |      |
|---------------------------------|-------------------------|----------------|--|-----------------------------|--------------------|---------------------|----------------------------|------|
|                                 |                         |                |  |                             |                    |                     | Inspector                  | P.E. |
| 724582                          | MB-1                    | 2'-6"          | * Standard Curb & Gutter                                     | San Pedro Blvd              | Eagle Rock         | North Property Line | /                          | /    |
| 724582                          | MB-1                    | 30' F to C     | * Permanent Asphalt Paving                                   | San Pedro Blvd              | Eagle Rock         | North Property Line | /                          | /    |
| 724582                          | MB-1                    | 6'             | * Concrete Sidewalk  | San Pedro Blvd              | Eagle Rock         | North Property Line | /                          | /    |
| 724582                          | MB-1                    | 60"            | * RCP Storm Drain 100LF                                      | Eagle Rock & San Pedro Intx | Eagle Rock         | San Pedro           | /                          | /    |
| 724582                          | B-1                     | 60"            | RCP Storm Drain, 270LF w/ Inlet, Hook into Exist Storm Drain | Eagle Rock                  | Eagle's Return     | 270 LF West         | /                          | /    |
| 724582                          | B-1                     | 2'-6"          | Standard Curb & Gutter                                       | Eagle Rock                  | I-25 Frontage Road | San Pedro           | /                          | /    |
| 724582                          | B-1                     | 20'-24' F to C | Permanent Asphalt Paving                                     | Eagle Rock                  | I-25 Frontage Road | San Pedro           | /                          | /    |
| 724582                          | B-1                     | 6'             | Concrete Sidewalk  | Eagle Rock                  | I-25 Frontage Road | San Pedro           | /                          | /    |
| 724582                          | B-1                     | 8"             | Waterline +/- 260LF Exist Line To Be Relocated               | Eagle Rock                  | I-25 Frontage Road | San Pedro           | /                          | /    |

| Financially Guaranteed ORC # | Constructed Under ORC # |
|------------------------------|-------------------------|
| 724582                       | B-1                     |
| 724582                       | B-1                     |
| 724582                       | B-1                     |
| 724582                       | B-1                     |
| 724582                       | B-1                     |
| <del>724582</del>            | <del>B-1</del>          |
| 724582                       | B-1                     |
|                              |                         |
|                              |                         |
|                              |                         |
|                              |                         |
|                              |                         |

| Size  | Type of Improvement         | Location                       | From                | To                          | Inspector | P.E. | City Clerk | Engineer |
|-------|-----------------------------|--------------------------------|---------------------|-----------------------------|-----------|------|------------|----------|
| 30"   | RCP Storm Drain             | I-25 Frontage Rd               | North Property Line | Existing Drainage Structure | /         | /    | /          | /        |
| 18"   | RCP Storm Drain             | I-25 Frontage Rd.              | I-25 Frontage Curb  | Existing 66" S.D.           | /         | /    | /          | /        |
| 18"   | RCP Storm Drain             | I-25 Frontage Rd.              | West Property Line  | New 30" S.D.                | /         | /    | /          | /        |
| 2'-6" | Standard Curb and Gutter    | I-25 Frontage Rd               | Eagle Rock Av       | North Property Line         | /         | /    | /          | /        |
| 6'    | Concrete Sidewalk           | I-25 Frontage Rd               | Eagle Rock Av.      | North Property Line         | /         | /    | /          | /        |
|       | Handicapped Ramp - Concrete | Intx of Eagle Rock & SAN Pedro | W Corner of Intx.   |                             | /         | /    | /          | /        |
|       |                             |                                |                     |                             | /         | /    | /          | /        |
|       |                             |                                |                     |                             | /         | /    | /          | /        |
|       |                             |                                |                     |                             | /         | /    | /          | /        |
|       |                             |                                |                     |                             | /         | /    | /          | /        |
|       |                             |                                |                     |                             | /         | /    | /          | /        |

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

| Financially Guaranteed | DRC # | Type of Improvement | Location | From | To | Construction Certification |                    |
|------------------------|-------|---------------------|----------|------|----|----------------------------|--------------------|
|                        |       |                     |          |      |    | Inspector                  | City Cret Engineer |
|                        |       |                     |          |      |    |                            |                    |
|                        |       |                     |          |      |    |                            |                    |

Approval of Creditable Name: \_\_\_\_\_ Date: \_\_\_\_\_  
 Impact Fee Administrator Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
 City User Dept. Signature: \_\_\_\_\_ Date: \_\_\_\_\_

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

- 1 Engineer's Certification of The Grading Plan Required Prior to Release of SIA AND Financial Guaranty.
- 2 \*Deferred, Modified 'B'
- 3 PREPARED

AGENT / OWNER: Gilbert Aldaz  
 NAME (print): Gilbert Aldaz  
 FIRM: Applied Engr. Inc.  
 SIGNATURE - date: [Signature] 06-12-07

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

DRB CHAIR - date: [Signature] 6/20/07  
 TRANSPORTATION DEVELOPMENT - date: [Signature] 6-20-07  
 UTILITY DEVELOPMENT - date: [Signature] 6/20/07  
 CITY ENGINEER - date: [Signature] 6-20-07

AMAFCA - date: \_\_\_\_\_  
 \_\_\_\_\_ - date: \_\_\_\_\_  
 \_\_\_\_\_ - date: \_\_\_\_\_

DESIGN REVIEW COMMITTEE REVISIONS

| REVISION | DATE | DRG CHAIR | USER DEPARTMENT | AGENT / OWNER |
|----------|------|-----------|-----------------|---------------|
|          |      |           |                 |               |
|          |      |           |                 |               |

TELEX NO: 3772134  
 FAX NO: 313 222 9115  
 SWIFT: MNBDUS33

COMERICA BANK  
 INTERNATIONAL TRADE SERVICES  
 411 W. LAFAYETTE, MC 3341  
 DETROIT, MI 48226

[Date] November 7, 2007

IRREVOCABLE LETTER OF CREDIT NO. 631937-04  
 AMOUNT: \$99,859.63

Chief Administrative Officer  
 City of Albuquerque  
 1 Civic Plaza NW  
 Albuquerque, NM 87102

Re: Letter of Credit : **JR and SR LLC**  
 City of Albuquerque Project No.: 724582  
 Project Name: Corley's Albuquerque, Phase Unit #: 1

At the request of JR and SR LLC ("Subdivider"), Comerica Bank in Detroit, Michigan, has established this Irrevocable Letter of Credit in the sum of (Ninety Nine Thousand Eight Hundred Fifty Nine and 63/100 U.S. Dollars) \$99,859.63 ("Letter of Credit") for the exclusive purpose of providing the financial guarantee which the City requires JR and SR LLC to provide for the installation of the improvements which must be constructed at Corley's Albuquerque, Phase Unit #: 1, Project No. 724582 ("Project").

Payment of the Letter of Credit is available by presentation of your Draft or Drafts for any amount up to, but not in excess of (Ninety Nine Thousand Eight Hundred Fifty Nine and 63/100 U.S. Dollars) \$99,859.63 drawn at sight at on Comerica Bank, 411 W. Lafayette, MC 3341, Detroit, Michigan, 48226 when presented on or before December 1, 2008.

When presented for negotiation, the Draft(s) is/are to be accompanied by:

1. The City's notarized certification stating: "1) JR and SR LLC has failed to comply with the terms of the Agreement; 2) the undersigned is the Chief Administrative Officer of the City of Albuquerque and is authorized to sign this certification; and 3) the amount of the Draft does not exceed 125% of the City's estimated cost of completing the improvements specified in the Agreement."

2. The original Letter of Credit and any amendments thereto.

We hereby agree with the drawer of Draft(s) drawn under and documents presented in compliance with the terms of this credit that such Draft(s) will be duly honored upon presentation to the drawee if presented to Comerica Bank, International Trade Services, MC 3341, 411 W. Lafayette, Detroit, Michigan 48226 on or before the expiration date stated above.

The Draft(s) drawn under this credit must contain the clause: "Drawn under Letter of Credit No. 631937-04 of Comerica Bank, Detroit, Michigan, dated November 7, 2007".



TELEX NO: 3772134  
FAX NO: 313 222 9115  
SWIFT: MNBDUS33

COMERICA BANK  
INTERNATIONAL TRADE SERVICES  
411 W. LAFAYETTE, MC 3341  
DETROIT, MI 48226

Irrevocable Standby Letter of Credit No. 631937-04  
Dated November 7, 2007

In the event this Standby Letter of Credit is no longer required, the original Letter of Credit and all amendments thereto must be submitted to Comerica Bank together with a written letter addressed to Comerica bank from the City of Albuquerque, signed by its Chief Administrative Officer, agreeing to its cancellation.

This credit is subject to the Uniform Customs and Practice for Documentary Credits (2007 Revision), International Chamber of Commerce Publication No. 600.

O R I G I N A L  
Very truly yours  
Comerica Bank

M. Jane Moore  
By: M. Jane Moore  
Title: Vice President  
Date: 11-7-07

publication  
600  
2007 revision





No. of Lots: 1  
Nearest Major Streets:  
Eagle Rock Avenue  
& I-25 Frontage  
Road

FIGURE 12

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

AGREEMENT TO CONSTRUCT  
PUBLIC AND/OR PRIVATE SUBDIVISION IMPROVEMENTS

THIS AGREEMENT is made this 10<sup>th</sup> day of December, 2007, 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 JR & SR, LLC ("Subdivider"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:] NM LLC, whose address is 7300 Lomas Blvd. NE, Albuquerque, NM 87110 and whose telephone number is (505)260-2200, 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:] Lot 17, 18, 19, 20, 21; Block 9, Tr. A, Unit B, N. A. A., recorded on 4-24-36 in the records of the Bernalillo County Clerk at Book D, pages 130 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:] JR & SR, LLC ("Owner").

The Subdivider has submitted and the City has approved a preliminary plat or Site Development Plan identified as Carley's ALBUQUERQUE 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, building permit or the Site Development Plan for the Subdivision.

2. Improvements and Construction Deadline. The Subdivider agrees to install and complete the public and/or private improvements described in Exhibit A, the required infrastructure listing ("Improvements"), to the satisfaction of the City, on or before the 1<sup>st</sup> day of Oct., 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. 724582.

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



Letter of Credit Division

COMERICA BANK  
INTERNATIONAL TRADE SERVICES  
411 W. LAFAYETTE, MC 3341  
DETROIT, MI 48226

TELEX NO: 3772134  
FAX NO: 313 222 9115  
SWIFT: MNBDUS33

Irrevocable Standby Letter of Credit No. 631964-04  
Dated November 7, 2007

In the event this Standby Letter of Credit is no longer required, the original Letter of Credit and all amendments thereto must be submitted to Comerica Bank together with a written letter addressed to Comerica bank from the City of Albuquerque, signed by its Chief Administrative Officer, agreeing to its cancellation.

This credit is subject to the Uniform Customs and Practice for Documentary Credits (2007 Revision), International Chamber of Commerce Publication No. 600.

Very truly yours,

O R I G I N A L  
Comerica Bank  
M. Jane Moore  
By: M. Jane Moore  
Title: Vice President  
Date: 11-7-07

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

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

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

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

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

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

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

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

B. Construction Inspection Methods. Inspection of the construction of the public Improvements shall be performed by Applied Engineering Inc., and inspection of the private Improvements shall be performed by Applied Engr Inc.

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

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

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

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

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

Type of Financial Guaranty: Irrevocable Letter of Credit No. 631964-04  
Amount: \$ 287,087.25  
Name of Financial Institution or Surety providing Guaranty: COMERICA BANK  
Date City first able to call Guaranty: Oct 1 2008  
[Construction Completion Deadline]: Oct 1 2008 2008  
If Guaranty other than a Bond, last day City able to call Guaranty is: DECEMBER 1, 2008.  
Additional information: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

7. Completion, Acceptance and Termination. When the City receives Subdivider's final acceptance package, the City shall review it for completeness and accuracy. (See DPM Volume 1, Chapter 5, Work Order Process, Step 9.) If the package is acceptable, the City shall approve the package and issue a Certificate

of Completion and Acceptance for the public Improvements and a Certificate of Completion for the private Improvements. Thereafter, the Subdivider's obligations to the City pursuant to this Agreement shall terminate, with the exception of the bond or other guarantee which the Subdivider has provided to assure the materials and workmanship, as required by the Subdivision Ordinance. After the City approves the final acceptance package, the City will promptly release this Agreement and the Financial Guaranty.

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

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

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

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

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

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

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

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

10. Indemnification. Until the Improvements are accepted by the City, the Subdivider shall be solely responsible for maintaining the premises upon which the Improvements are being constructed in a safe condition. The Subdivider agrees to defend, indemnify and hold harmless the City and its officials, agents and employees from any claims, actions, suits or other proceedings arising from or out of the negligent acts or omissions of the Subdivider, its agents, representatives, contractors or subcontractors or arising from the failure of the Subdivider, its agents, representatives, contractors or subcontractors to perform any act or duty required of the Subdivider herein; provided, however, to the extent, if at all, Section 56-7-1 NMSA 1978 is applicable to this Agreement, this

Agreement to indemnify will not extend to liability, claims, damages, losses or expenses, including attorney fees, arising out of (1) the preparation or approval of maps, drawings, opinions, reports, surveys, change orders, designs or specifications by the indemnitee, or the agents or employees of the indemnitee; or (2) the giving of or the failure to give directions or instructions by the indemnitee, where such giving or failure to give directions or instructions is the primary cause of bodily injury to persons or damage to property. The indemnification required hereunder shall not be limited as a result of the specifications of any applicable insurance coverage. Nothing herein is intended to impair any right or immunity under the laws of the State of New Mexico.

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

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

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

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

15. Notice. For purposes of giving formal written notice, including notice of change of address, the Subdivider's and the City's addresses are as stated in the first paragraph of this Agreement. Notice may be given either in person or by certified U.S. mail, postage paid. Notice will be considered to have been received within six (6) days after the notice is mailed if there is no actual evidence of receipt.

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

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

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

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

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

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

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

SUBDIVIDER:

By [Signature]: Eddie B. Corley, Jr.  
Name: Eddie B. Corley, Jr.  
Title: Attorney-in-fact for Eddie B. Corley, \*  
Dated: \_\_\_\_\_

CITY OF ALBUQUERQUE  
Richard Dente  
City Engineer  
Dated: 12/10/07 12-10-07

\*Sr., Managing Member

SUBDIVIDER'S NOTARY

STATE OF New Mexico )  
 ) ss.  
COUNTY OF Bernalillo

Melissa Rendon  
Expires 04-11-10

This instrument was acknowledged before me on \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ by [name of person:] Eddie B. Corley, Jr., [title or capacity, for instance, "President" or "Owner":] \* \_\_\_\_\_ of [Subdivider:] JR & SR, LLC

\* Attorney-in-fact for Eddie B. Corley, Sr.,  
Managing Member  
My Commission Expires: 04-11-10

Notary Public

CITY'S NOTARY

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

This instrument was acknowledged before me on 10th day of December, 2007 by Richard Dente, City Engineer of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

Linda Evans  
Notary Public

My Commission Expires: October 7, 2008

# FINANCIAL GUARANTY AMOUNT

07/05/2007

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

Project Description:

Project ID #: 724582, Corley's Albuquerque, Phase/Unit #: 1

Requested By: Gilbert Aldaz

|  |        |                     |
|--|--------|---------------------|
| Approved estimate amount:                |        | \$179,889.25        |
| Contingency Amount:                      | 10.00% | \$17,988.93         |
| Subtotal:                                |        | \$197,878.18        |
| NMGRT                                    | 6.875% | \$13,604.13         |
| Subtotal:                                |        | \$211,482.31        |
| Engineering Fee                          | 6.60%  | \$13,957.83         |
| Testing Fee                              | 2.00%  | \$4,229.65          |
| Subtotal:                                |        | \$229,669.80        |
| FINANCIAL GUARANTY RATE                  |        | 1.25                |
| Retainage Amount:                        |        | \$0.00              |
| <b>TOTAL FINANCIAL GUARANTY REQUIRED</b> |        | <b>\$287,087.25</b> |

APPROVAL:

DATE:

*Stephen Woodall*

7-05-07

Notes: SIA B-1: 10% contingency, Engineers Est and plans have not been approved, Eng Cert of the Grading Plan required prior to release of SIA & FG

*Kevin Corley*

*D. Mark*

NOTARY PUBLIC

MCE 10-8-08



Current DRC  
Project Number:

FIGURE 12

Date Submitted: 6/20/07

Date Site Plan Approved: N/A

Date Preliminary Plat Approved: 6-20-07

Date Preliminary Plat Expires: 6-20-08

DRB Project No.: 1006905

DRB Application No.: 01DRB-70055

INFRASTRUCTURE LIST

(Per 908-03)

EXHIBIT "A"

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

CORLEYS ALBUQUERQUE

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

LOTS 17, 18, 19, 20 of Portion 21, Block 9 Tract A, Unit B, N.A.A.

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

| Financially Guaranteed DRC # | Constructed Under DRC # | Size           | Type of Improvement  | Location                    | From               | To                  | Construction Certification |                    |
|------------------------------|-------------------------|----------------|--|-----------------------------|--------------------|---------------------|----------------------------|--------------------|
|                              |                         |                |  |                             |                    |                     | Inspector                  | City Chpt Engineer |
| 724582                       | MB-1                    | 2'-6"          | * Standard Curb & Gutter                                     | San Pedro Blvd              | Eagle Rock         | North Property Line | /                          | /                  |
| 724582                       | MB-1                    | 30' F to G     | * Permanent Asphalt Paving                                   | San Pedro Blvd              | Eagle Rock         | North Property Line | /                          | /                  |
| 724582                       | MB-1                    | 6'             | * Concrete Sidewalk  | San Pedro Blvd              | Eagle Rock         | North Property Line | /                          | /                  |
| 724582                       | MB-1                    | 60"            | * RCP Storm Drain  | Eagle Rock & San Pedro Intx | Eagle Rock         | San Pedro           | /                          | /                  |
| 724582                       | B-1                     | 60"            | RCP Storm Drain, 270LF w/ Inlet, Hook into Exist Storm Drain | Eagle Rock                  | Eagle Rock Return  | 270LF West          | /                          | /                  |
| 724582                       | B-1                     | 2'-6"          | Standard Curb & Gutter                                       | Eagle Rock                  | I-25 Frontage Road | San Pedro           | /                          | /                  |
| 724582                       | B-1                     | 20'-24' F to G | Permanent Asphalt Paving                                     | Eagle Rock                  | I-25 Frontage Road | San Pedro           | /                          | /                  |
| 724582                       | B-1                     | 6'             | Concrete Sidewalk  | Eagle Rock                  | I-25 Frontage Road | San Pedro           | /                          | /                  |
| 724582                       | B-1                     | 8"             | Waterline +/- 240LF Exist Line To Be Relocated               | Eagle Rock                  | I-25 Frontage Road | San Pedro           | /                          | /                  |

TELEX NO: 3772134  
 FAX NO: 313 222 9115  
 SWIFT: MNBDUS33

COMERICA BANK  
 INTERNATIONAL TRADE SERVICES  
 411 W. LAFAYETTE, MC 3341  
 DETROIT, MI 48226

[Date] November 7, 2007

IRREVOCABLE LETTER OF CREDIT NO. 631964-04  
 AMOUNT: \$287,087.25

Chief Administrative Officer  
 City of Albuquerque  
 1 Civic Plaza NW  
 Albuquerque, NM 87102

Re: Letter of Credit : **JR and SR LLC**  
 City of Albuquerque Project No.: 724582  
 Project Name: Corley's Albuquerque, Phase/Unit#: 1

At the request of JR and SR LLC ("Subdivider"), Comerica Bank in Detroit, Michigan, has established this Irrevocable Letter of Credit in the sum of Two Hundred Eighty Seven Thousand Eighty Seven and 25/100 U.S. Dollars) \$287,087.25 ("Letter of Credit") for the exclusive purpose of providing the financial guarantee which the City requires JR and SR LLC to provide for the installation of the improvements which must be constructed at Corley's Albuquerque, Phase Unit #: 1, addressed to Comerica bank Project No. 724582 ("Project").

Payment of the Letter of Credit is available by presentation of your Draft or Drafts for any amount up to, but not in excess of Two Hundred Eighty Seven Thousand Eighty Seven and 25/100 U.S. Dollars) \$287,087.25 drawn at sight at on Comerica Bank, 411 W. Lafayette, MC 3341, Detroit, Michigan, 48226 when presented on or before December 1, 2008.

When presented for negotiation, the Draft(s) is/are to be accompanied by:

1. The City's notarized certification stating: "1) JR and SR LLC has failed to comply with the terms of the Agreement; 2) the undersigned is the Chief Administrative Officer of the City of Albuquerque and is authorized to sign this certification; and 3) the amount of the Draft does not exceed 125% of the City's estimated cost of completing the improvements specified in the Agreement."

2. The original Letter of Credit and any amendments thereto.

We hereby agree with the drawer of Draft(s) drawn under and documents presented in compliance with the terms of this credit that such Draft(s) will be duly honored upon presentation to the drawee if presented to Comerica Bank, International Trade Services, MC 3341, 411 W. Lafayette, Detroit, Michigan 48226 on or before the expiration date stated above.

The Draft(s) drawn under this credit must contain the clause: "Drawn under Letter of Credit No. 631964-04 of Comerica Bank, Detroit, Michigan, dated November 7, 2007".



Letter of Credit Division

TELEX NO: 3772134  
FAX NO: 313 222 9115  
SWIFT: MNBDUS33

COMERICA BANK  
INTERNATIONAL TRADE SERVICES  
411 W. LAFAYETTE, MC 3341  
DETROIT, MI 48226

Irrevocable Standby Letter of Credit No. 631964-04  
Dated November 7, 2007

In the event this Standby Letter of Credit is no longer required, the original Letter of Credit and all amendments thereto must be submitted to Comerica Bank together with a written letter addressed to Comerica bank from the City of Albuquerque, signed by its Chief Administrative Officer, agreeing to its cancellation.

This credit is subject to the Uniform Customs and Practice for Documentary Credits (2007 Revision), International Chamber of Commerce Publication No. 600.

Very truly yours,

O R I G I N A L

Comerica Bank

By: M. Jane Moore  
Title: Vice President  
Date: 11-7-07

**ORIGINAL**

**INFRASTRUCTURE LIST**

(Rev. 9-20-05)

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

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

CORLEY'S ALBUQUERQUE

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

LOTS 17, 18, 19, 20 & Portion 21, Block 9, Tract A, Unit B, N.A.A.

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

| Financially Guaranteed<br>DRC # | Constructed Under<br>DRC # | Size           | Type of Improvement   | Location                    | From               | To                  | Construction Certification |      |                    |
|---------------------------------|----------------------------|----------------|---|-----------------------------|--------------------|---------------------|----------------------------|------|--------------------|
|                                 |                            |                |   |                             |                    |                     | Private Inspector          | P.E. | City Cnst Engineer |
|                                 |                            | 2'-6" *        | Standard Curb & Gutter                                      | San Pedro Blvd              | Eagle Rock         | North Property Line | /                          | /    | /                  |
|                                 |                            | 30' *          | Permanent Asphalt Paving                                    | San Pedro Blvd              | Eagle Rock         | North Property Line | /                          | /    | /                  |
|                                 |                            | 6' *           | Concrete Sidewalk   | San Pedro Blvd              | Eagle Rock         | North Property Line | /                          | /    | /                  |
|                                 |                            | 60" *          | RCP Storm Drain 100LF                                       | Eagle Rock & San Pedro Intx | Eagle Rock         | San Pedro           | /                          | /    | /                  |
|                                 |                            | 60"            | RCP Storm Drain, 270LF w/Inlet, Hook into Exist Storm Drain | Eagle Rock                  | Eagle Rock Return  | 270LF West          | /                          | /    | /                  |
|                                 |                            | 2'-6"          | Standard Curb & Gutter                                      | Eagle Rock                  | I-25 Frontage Road | San Pedro           | /                          | /    | /                  |
|                                 |                            | 20'-24' F to G | Permanent Asphalt Paving                                    | Eagle Rock                  | I-25 Frontage Road | San Pedro           | /                          | /    | /                  |
|                                 |                            | 6'             | Concrete Sidewalk   | Eagle Rock                  | I-25 Frontage Road | San Pedro           | /                          | /    | /                  |
|                                 |                            | 8"             | Waterline +/- 260LF Exist Line To Be Relocated              | Eagle Rock                  | I-25 Frontage Road | San Pedro           | /                          | /    | /                  |



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

| Financially Guaranteed DRC #       | Constructed Under DRC # | Size | Type of Improvement | Location | From | To | Construction Certification    |                           |                    |      |
|------------------------------------|-------------------------|------|---------------------|----------|------|----|-------------------------------|---------------------------|--------------------|------|
|                                    |                         |      |                     |          |      |    | Private Inspector             | P.E.                      | City Cnst Engineer |      |
| <input type="text"/>               | <input type="text"/>    |      |                     |          |      |    | /                             | /                         | /                  |      |
| <input type="text"/>               | <input type="text"/>    |      |                     |          |      |    | /                             | /                         | /                  |      |
| Approval of Creditable Items:      |                         |      |                     |          |      |    | Approval of Creditable Items: |                           |                    |      |
| Impact Fee Administrator Signature |                         |      |                     |          |      |    | Date                          | City User Dept. Signature |                    | Date |

NOTES

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

Street lights per City requirements.

1 Engineer's Certification of The Grading Plan Required Prior to Release of SIA AND Financial Guaranty.

2 \* Deferred, Modified 'B'  
PREFERRED

3

AGENT / OWNER

Gilbert Aldaz  
NAME (print)

Applied Engr. Inc.  
FIRM

Gilbert Aldaz  
SIGNATURE - date  
06-12-07

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

[Signature] 6/20/07 DRB CHAIR - date  
Christina Sandoval 6/20/07 PARKS & RECREATION - date

[Signature] 6-20-07  
TRANSPORTATION DEVELOPMENT - date

[Signature] 6/20/07  
UTILITY DEVELOPMENT - date

[Signature] 6-20-07  
CITY ENGINEER - date

\_\_\_\_\_  
AMAFCA - date

\_\_\_\_\_  
- date

\_\_\_\_\_  
- date

DESIGN REVIEW COMMITTEE REVISIONS

| REVISION | DATE | DRC CHAIR | USER DEPARTMENT | AGENT / OWNER |
|----------|------|-----------|-----------------|---------------|
|          |      |           |                 |               |
|          |      |           |                 |               |
|          |      |           |                 |               |

# City of Albuquerque



## DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

### SUBDIVISION

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

### SITE DEVELOPMENT PLAN

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

### STORM DRAINAGE

- Storm Drainage Cost Allocation Plan

### S Z ZONING & PLANNING

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

PRELIM/FINAL

P

L

D

A

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2<sup>nd</sup> 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): SURVEYS SOUTHWEST, LTD PHONE: 998-0303  
 ADDRESS: 333 LOMAS BLVD NE FAX: 998-0306  
 CITY: ALBU STATE NM ZIP 87102 E-MAIL: \_\_\_\_\_

APPLICANT: EDDIE CORLEY PHONE: 260-2200  
 ADDRESS: 7300 LOMAS BLVD NE FAX: \_\_\_\_\_  
 CITY: ALBU STATE NM ZIP 87190 E-MAIL: \_\_\_\_\_

Proprietary interest in site: A OWNER List all owners: \_\_\_\_\_

DESCRIPTION OF REQUEST: CONSOLIDATE FIVE EXISTING LOTS INTO ONE NEW LOT & TO DEDICATE ADDITIONAL STREET RIGHT OF WAY.

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

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

Lot or Tract No. LOTS 17, 18, 19, 20, & PORTION OF LOT 21 Block: 9 Unit: B, TRACT A  
 Subdiv/Addn/TBKA: NORTH ALBU. ACRES  
 Existing Zoning: SU-2 IP Proposed zoning: N/A  
 Zone Atlas page(s): C-18-Z UPC Code: 1-018-064-189-490-21002 MRGCD Map No. NO  
1-018-064-203-512-21003 1-018-064-238-490-21005  
1-018-064-221-490-21004 1-018-064-252-490-21006

### CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB, AX, Z, V, S, etc.): PROJ # 1006505

### CASE INFORMATION:

Within city limits?  Yes Within 1000FT of a landfill?   
 No. of existing lots: 5 No. of proposed lots: 1 Total area of site (acres): 4.7346 AC.  
 LOCATION OF PROPERTY BY STREETS: On or Near: EAGLE ROCK AVE NE  
 Between: PAN AMERICAN FREEWAY NE and SAN PEDRO DRIVE NE

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

SIGNATURE Dan Graney DATE 6-12-07  
 (Print) Dan Graney 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>07DRB 70055</u>           | <u>PEF</u> | <u>5(3)</u> | <u>\$ 215.00</u>       |
| _____                        | <u>CME</u> | _____       | <u>\$ 20.00</u>        |
| _____                        | _____      | _____       | \$ _____               |
| _____                        | _____      | _____       | \$ _____               |
| _____                        | _____      | _____       | \$ _____               |
| Hearing date <u>06/20/07</u> |            |             | Total <u>\$ 235.00</u> |

Sandy Handley 06/12/07  
 Planner signature / date

Project # 1006505

**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.

N/A  
 VACANT  
 N/A  
 N/A  
 N/A

**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.

Dan Oranley  
 Applicant name (print)  
Dan Oranley  
 Applicant signature / date  
6-12-07



Form revised 4/07

- Checklists complete
  - Fees collected
  - Case #s assigned
  - Related #s listed
- Application case numbers  
 07DRB - 70055

Sandy Handley 06/12/07  
 Planner signature / date  
**Project # 1006505**



# *Surveys Southwest, Ltd*

*333 Lomas Blvd., NE \* Albuquerque, New Mexico 87102 \* 998-0303 \* Fax 998-0306*

June 12, 2007

DEVELOPMENT REVIEW BOARD MEMBERS  
PLAZA DEL SOL  
600 SECOND STREET NW  
ALBUQUERQUE, NM 87102

REF: LOT 17-A, BLOCK 9, TRACT A, UNIT B, NORTH ALBUQUERQUE ACRES

Dear Board Members:

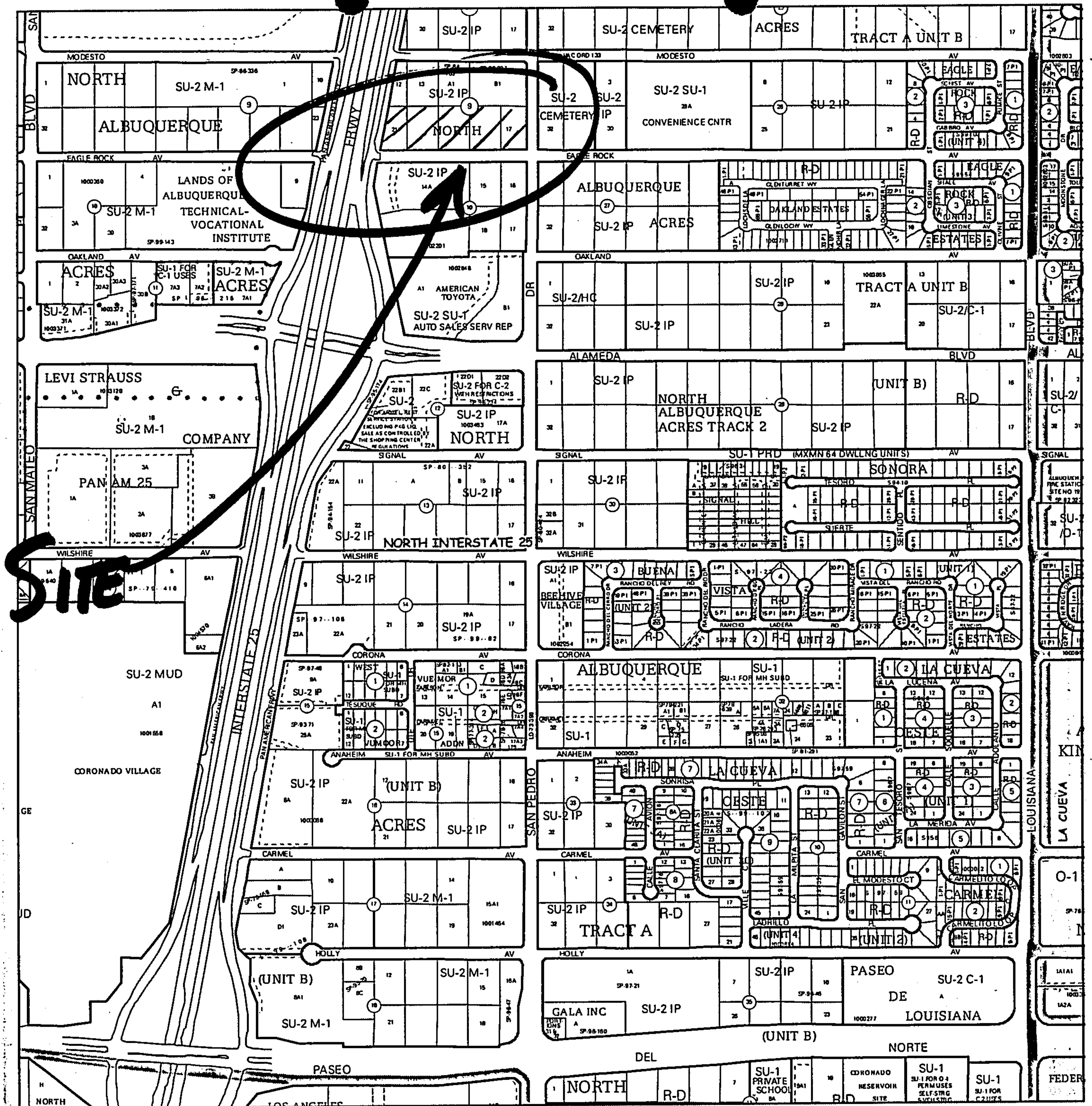
The purpose of the above referenced plat is to eliminate lot lines to allow for a new car dealership.

If you have any questions please feel free to contact me.

Sincerely



Dan Graney  
President



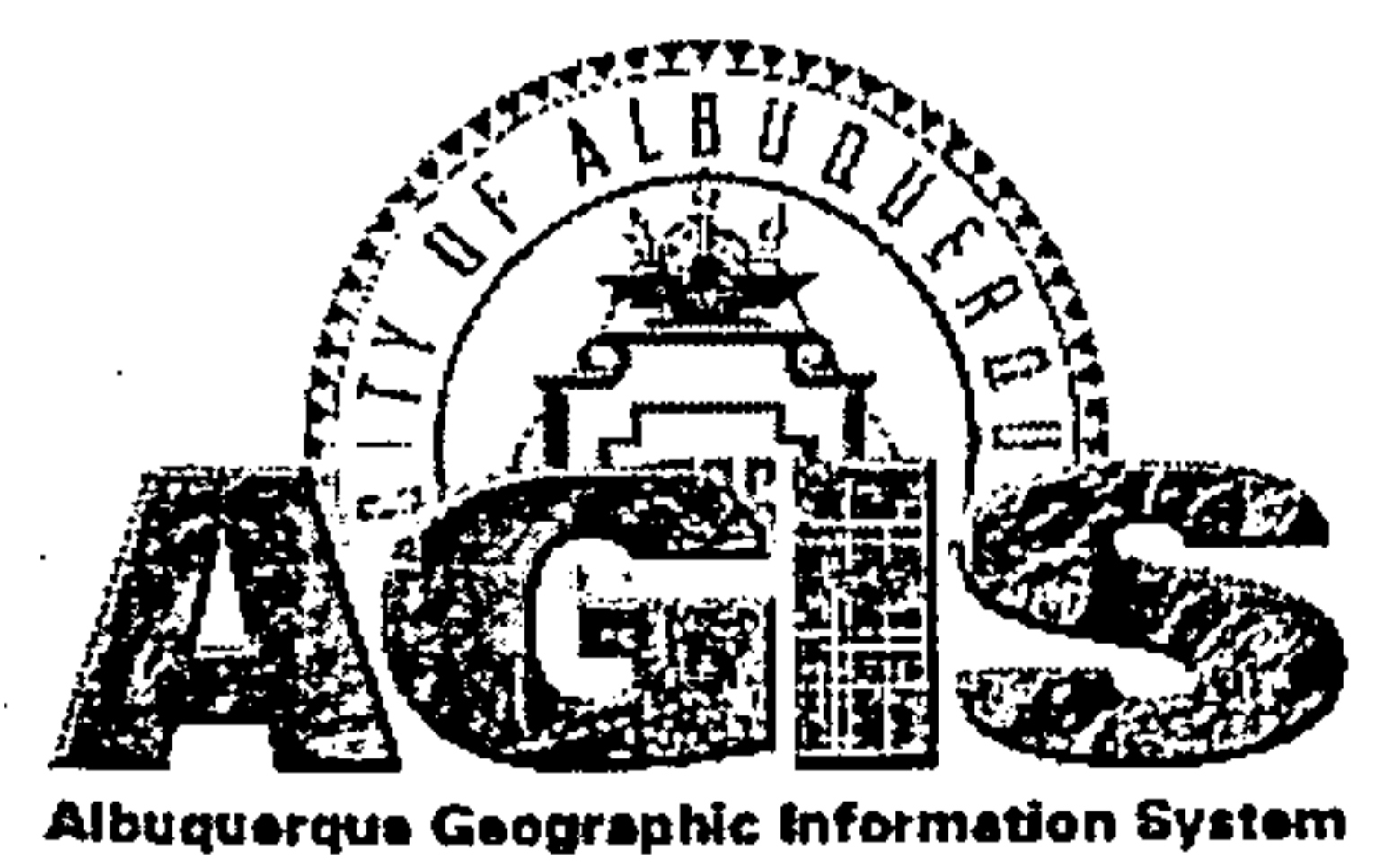
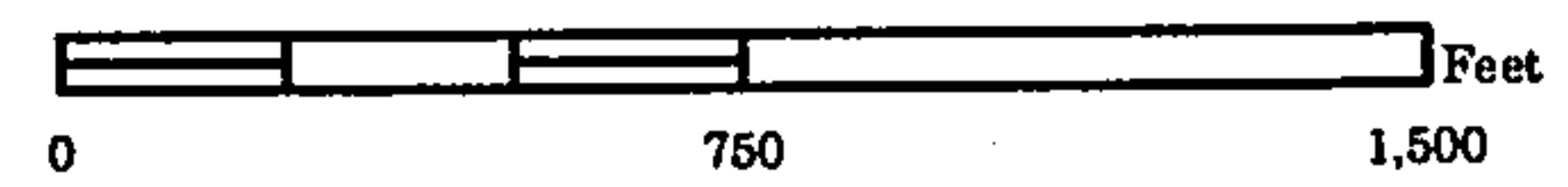
For more current information and more details visit: <http://www.cabq.gov/gis>

Zone Atlas Page:

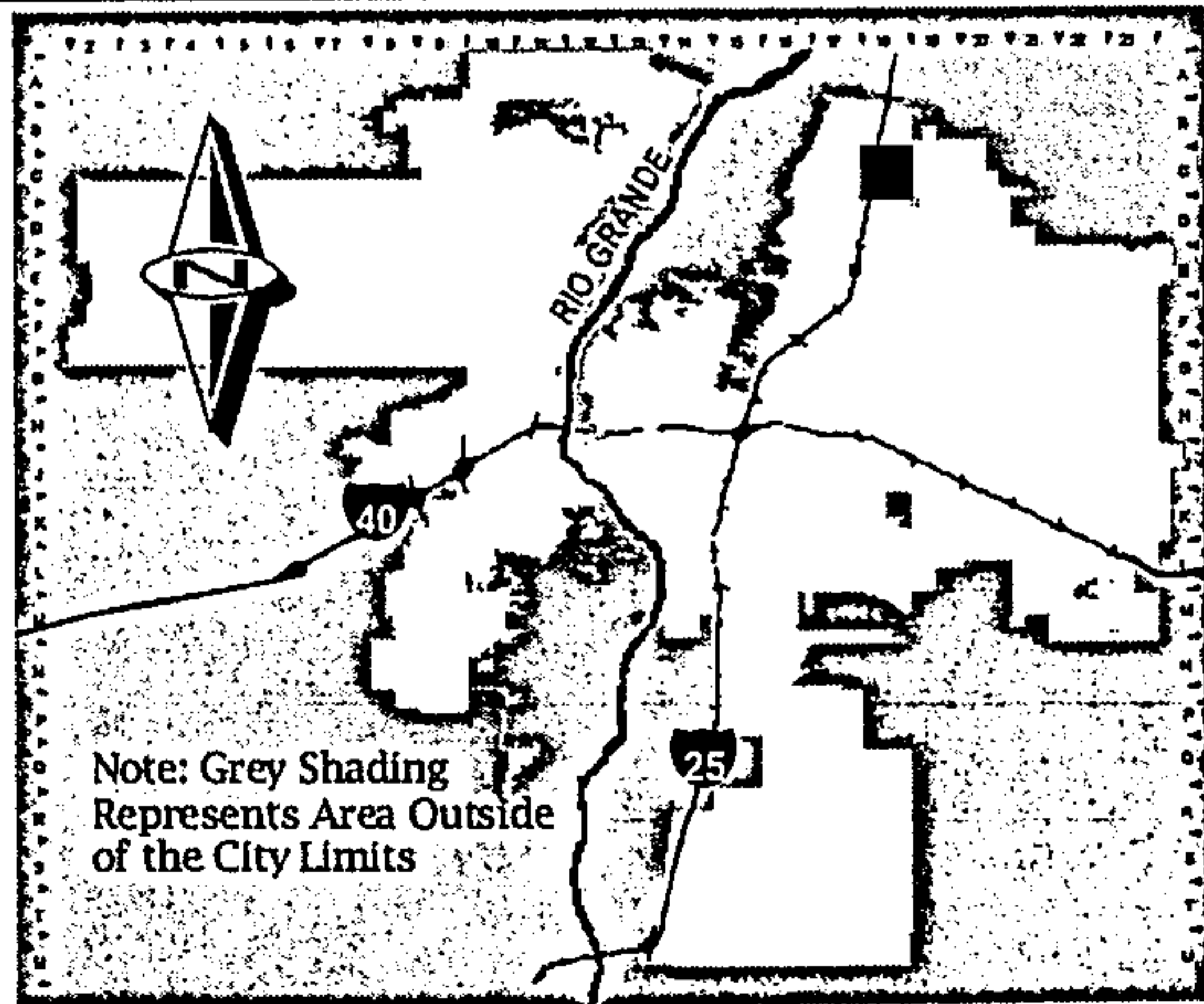
# C-18-Z

Selected Symbols

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



Map amended through: 10/25/2006



Note: Grey Shading Represents Area Outside of the City Limits

#13

# City of Albuquerque Planning Department

## One Stop Shop – Development and Building Services

06/12/2007 Issued By: PLNSDH

**Permit Number:** 2007 070 055

**Category Code 0910**

**Application Number:** 07DRB-70055, Minor - Preliminary/ Final Plat Approval

**Address:**

**Location Description:** EAGLE ROCK AVE NE BETWEEN PAN AMERICAN FREEWAY NE AND SAN PEDRO DR NE

**Project Number:** 1006505

**Applicant**  
Eddie Corley  
  
7300 Lomas Blvd Ne  
Albuquerque, NM 87190  
998-0303

**Agent / Contact**  
Surveys Southwest Ltd  
Dan Graney  
333 Lomas Blvd Ne  
Albuquerque, NM 87102  
  
dmgraney@swsurvey.com

**Application Fees**

|                |                     |                 |
|----------------|---------------------|-----------------|
| 441018/4971000 | Public Notification |                 |
| 441032/3424000 | Conflict Mgmt Fee   | \$20.00         |
| 441006/4983000 | DRB Actions         | \$215.00        |
| <b>TOTAL:</b>  |                     | <b>\$235.00</b> |

6/12/2007 11:42AM LOC: ANNX  
 RECEIPT# 00083406 WSH# 007 TRANS# 0019  
 Account 441006 Fund 0110  
 Activity 4983000 TRSMSP  
 Trans Amt \$235.00  
 J24 Misc \$215.00  
 CK \$235.00  
 CHANGE \$0.00

City Of Albuquerque  
Treasury Division

Thank You

City Of Albuquerque  
Treasury Division

6/12/2007 11:42AM LOC: ANNX  
 RECEIPT# 00083405 WSH# 007 TRANS# 0019  
 Account 441032 Fund 0110  
 Activity 3424000 TRSMSP  
 Trans Amt \$235.00  
 J24 Misc \$20.00

Thank You

#10

Proj. # 10070505

DRB BOARD —

We Request to Defer Item 10 on the June 13  
Agenda to June 20<sup>TH</sup> to catch up w/  
the plat.

R. Avila

Ed Avila, agent

Claudio Vigil Architects.

**ORIGINAL**

**INFRASTRUCTURE LIST**  
(Rev. 9-20-05)  
EXHIBIT "A"

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

CORLEY'S ALBUQUERQUE

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Lots 17, 18, 19, 20 & Portion 21, Block 9, Tract A, Unit B, N.A.A.

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

| Financially Guaranteed<br>DRC # | Constructed Under<br>DRC # | Size           | Type of Improvement                        | Location                    | From               | To                  | Construction Certification |      |                    |
|---------------------------------|----------------------------|----------------|--|-----------------------------|--------------------|---------------------|----------------------------|------|--------------------|
|                                 |                            |                |  |                             |                    |                     | Private Inspector          | P.E. | City Cnst Engineer |
|                                 |                            | 2'-6"          | Standard Curb & Gutter (Modified "B" Agr.) | San Pedro Blvd              | Eagle Rock         | North Property Line | /                          | /    | /                  |
|                                 |                            | 30' F to E     | Permanent Asphalt Paving (Modified "B")    | San Pedro Blvd              | Eagle Rock         | North Property Line | /                          | /    | /                  |
|                                 |                            | 6'             | Concrete Sidewalk (Modified "B")           | San Pedro Blvd              | Eagle Rock         | North Property Line | /                          | /    | /                  |
|                                 |                            | 60"            | RCP Storm Drain 100LF (Procedure "C")      | Eagle Rock & San Pedro Intx | Eagle Rock         | SAN PEDRO           | /                          | /    | /                  |
|                                 |                            | 60"            | RCP Storm DRAIN 270LF w/ Inlet             | EAGLE ROCK                  | Eagle Rock Return  | 270LF West          | /                          | /    | /                  |
|                                 |                            | 2'-6"          | Standard Curb & Gutter                     | EAGLE ROCK                  | I-25 Frontage Road | San Pedro Blvd      | /                          | /    | /                  |
|                                 |                            | 20'-24' F to E | Permanent Asphalt Paving                   | EAGLE ROCK                  | I-25 Frontage Road | SAN PEDRO BLVD      | /                          | /    | /                  |
|                                 |                            | 6'             | CONCRETE SIDEWALK                          | EAGLE ROCK                  | I-25 FRONTAGE ROAD | SAN PEDRO BLVD      | /                          | /    | /                  |
|                                 |                            | 8"             | Water Line +/- 260LF                       | EAGLE ROCK                  | I-25 FRONTAGE ROAD | SAN PEDRO BLVD      | /                          | /    | /                  |



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

| Financially Guaranteed DRC #                 | Constructed Under DRC # | Size | Type of Improvement | Location | From | To | Construction Certification          |      |                    |
|--|-------------------------|------|---------------------|----------|------|----|-------------------------------------|------|--------------------|
|  |                         |      |                     |          |      |    | Private Inspector                   | P.E. | City Cnst Engineer |
| <input type="text"/>                         | <input type="text"/>    |      |                     |          |      |    | /                                   | /    | /                  |
| <input type="text"/>                         | <input type="text"/>    |      |                     |          |      |    | /                                   | /    | /                  |
| Approval of Creditable Items:                |                         |      |                     |          |      |    | Approval of Creditable Items:       |      |                    |
| Impact Fee Administrator Signature      Date |                         |      |                     |          |      |    | City User Dept. Signature      Date |      |                    |

**NOTES**

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

Street lights per City requirements.

1 ENGINEER'S CERTIFICATION OF THE GRADING PLAN REQUIRED  
PRIOR TO RELEASE OF SIA AND FINANCIAL GUARANTY

2

3

AGENT / OWNER

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

Gilbert Aldaz  
 NAME (print)

Applied Engr. Inc.  
 FIRM

Gilbert Aldaz  
 SIGNATURE - date  
 05-21-07

DRB CHAIR - date

TRANSPORTATION DEVELOPMENT - date

UTILITY DEVELOPMENT - date

CITY ENGINEER - date

PARKS & RECREATION - date

AMAFCA - date

\_\_\_\_\_ - date

\_\_\_\_\_ - date

DESIGN REVIEW COMMITTEE REVISIONS

| REVISION | DATE | DRC CHAIR | USER DEPARTMENT | AGENT / OWNER |
|----------|------|-----------|-----------------|---------------|
|          |      |           |                 |               |
|          |      |           |                 |               |
|          |      |           |                 |               |

# City of Albuquerque



## DEVELOPMENT/ PLAN REVIEW APPLICATION

|  |  |
|--|--|
| <p style="text-align: center;">Supplemental form</p> <p><b>SUBDIVISION</b> <span style="float: right;"><b>S</b></span></p> <p>___ Major Subdivision action</p> <p>___ Minor Subdivision action</p> <p>___ Vacation <span style="float: right;"><b>V</b></span></p> <p>___ Variance (Non-Zoning)</p> <p><b>SITE DEVELOPMENT PLAN</b> <span style="float: right;"><b>P</b></span></p> <p>___ ...for Subdivision Purposes</p> <p><u>X</u> ...for Building Permit</p> <p>___ IP Master Development Plan</p> <p>___ Cert. of Appropriateness (LUCC) <span style="float: right;"><b>L</b></span></p> | <p style="text-align: center;">Supplemental form</p> <p><b>ZONING &amp; PLANNING</b> <span style="float: right;"><b>Z</b></span></p> <p>___ Annexation</p> <p>___ County Submittal</p> <p>___ EPC Submittal</p> <p>___ Zone Map Amendment (Establish or Change Zoning)</p> <p>___ Sector Plan (Phase I, II, III)</p> <p>___ Amendment to Sector, Area, Facility or Comprehensive Plan</p> <p>___ Text Amendment (Zoning Code/Sub Regs)</p> <p><b>APPEAL / PROTEST of...</b> <span style="float: right;"><b>A</b></span></p> <p>___ 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 2<sup>nd</sup> Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

**APPLICANT INFORMATION:**

NAME: EDDIE CORLEY, JR. & SR. LLC PHONE: 505-260-2221

ADDRESS: PO BOX 3869 FAX: \_\_\_\_\_

CITY: ALBUQUERQUE STATE NM ZIP 87190 E-MAIL: \_\_\_\_\_

Proprietary interest in site: OWNER List all owners: \_\_\_\_\_

AGENT (if any): Claudio Vigil Architects PHONE: 505.842.1113

ADDRESS: 1801 Rio Grande Blvd. N.W FAX: 505.842.1330

CITY: Albuquerque STATE NM ZIP 87104 E-MAIL: cvarch@aol.com

**DESCRIPTION OF REQUEST:** SITE DEVELOPMENT FOR BUILDING PERMIT FOR A NEW AUTO DEALERSHIP

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

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

Lot or Tract No. TRACT A, LOTS 17, 18, 19, 20 & A PORTION OF 21 Block 9 Unit B

Subdiv. / Addn. NORTH ALBUQUERQUE ACRES TBK Corley's Albuquerque

Current Zoning: SU2 FOR IP USES Proposed zoning: SU2 FOR IP USES

Zone Atlas page(s): C18 No. of existing lots: 5 No. of proposed lots: 1

Total area of site (acres): 3.90 Density if applicable: dwellings per gross acre: N/A dwellings per net acre: N/A

Within city limits? \_\_\_ Yes. No \_\_\_, but site is within 5 miles of the city limits.) Within 1000FT of a landfill? YES

UPC No. 1018064200351221003 MRGCD Map No. \_\_\_\_\_

LOCATION OF PROPERTY BY STREETS: On or Near: EAGLE ROCK ROAD NE

Between: EAST FRONTAGE ROAD NE and SAN PEDRO NE

**CASE HISTORY:**

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

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: 5/02/06

SIGNATURE Edward Avila DATE 5.29.07

(Print) \_\_\_\_\_ Applicant \_\_\_ Agent X

**FOR OFFICIAL USE ONLY**

Form revised 9/01, 3/03, 7/03, 10/03, 3/04

|  |   |   |  |   |
|--|---|---|--|---|
| <p><input 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 checked="" type="checkbox"/> Site is within 1000ft of a landfill</p> <p><input checked="" type="checkbox"/> F.H.D.P. density bonus</p> <p><input checked="" type="checkbox"/> F.H.D.P. fee rebate</p> | <p>Application case numbers</p> <p><u>07DRB - -70021</u></p> <p>_____</p> <p>_____</p> <p>_____</p> <p>Hearing date <u>6/6/07</u></p> | <p>Action</p> <p><u>SBP</u></p> <p>_____</p> <p><u>CMF</u></p> <p>_____</p> | <p>S.F.</p> <p><u>P3</u></p> <p>_____</p> <p>_____</p> | <p>Fees</p> <p><u>\$ 385.00</u></p> <p>\$ _____</p> <p>\$ <u>20.00</u></p> <p>\$ _____</p> <p>\$ _____</p> <p>Total</p> <p>\$ <u>405.00</u></p> |
|--|---|---|--|---|

*Josef Ureza 5/29/07*

1006505



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

**SKETCH PLAN REVIEW AND COMMENT**

- Scaled site sketch and related drawings showing proposed land use including structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etc. (folded to fit into an 8.5" by 14" pocket) 6 copies.
  - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - Letter briefly describing, explaining, and justifying the request
  - Any original and/or related file numbers are listed on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

**SITE DEVELOPMENT PLAN FOR SUBDIVISION**

- Scaled site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 6 copies.
  - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - Letter briefly describing, explaining, and justifying the request
  - Letter of authorization from the property owner if application is submitted by an agent
  - Copy of the document delegating approval authority to the DRB
  - Infrastructure List, if relevant to the site plan
  - Fee (see schedule)
  - Any original and/or related file numbers are listed on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. Your attendance is required.**

**SITE DEVELOPMENT PLAN FOR BUILDING PERMIT**

- Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 6 copies.
  - Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. 6 copies.
  - Solid Waste Management Department signature on Site Plan
  - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - Letter briefly describing, explaining, and justifying the request
  - Letter of authorization from the property owner if application is submitted by an agent
  - Copy of the document delegating approval authority to the DRB **NORTH 1-25 SECTOR PLAN SUBMITTAL**
  - Infrastructure List, if relevant to the site plan
  - Completed Site Plan for Building Permit Checklist
  - Blue-line copy of Site Plan with Fire Marshal's stamp
  - Fee (see schedule)
  - Any original and/or related file numbers are listed on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. Your attendance is required.**

**AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION**

**AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT**

- Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) 6 copies.
  - DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) Copies as needed above
  - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - Letter briefly describing, explaining, and justifying the request
  - Letter of authorization from the property owner if application is submitted by an agent
  - Infrastructure List, if relevant to the site plan
  - Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
  - Fee (see schedule)
  - Any original and/or related file numbers are listed on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. Your attendance is required.**

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

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

- Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 6 copies.
  - Approved Grading and Drainage Plan (folded to fit into an 8.5" by 14" pocket) 6 copies.
  - Solid Waste Management Department signature on Site Plan (not required for SDP for Subdivision)
  - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - Letter carefully explaining how each EPC condition has been met and a copy of the EPC Notification of Decision
  - Infrastructure List, if relevant to the site plan
  - Blue-line copy of Site Plan with Fire Marshal's stamp (not required for SDP for Subdivision)
  - Any original and/or related file numbers are listed on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. Your attendance is required.**

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

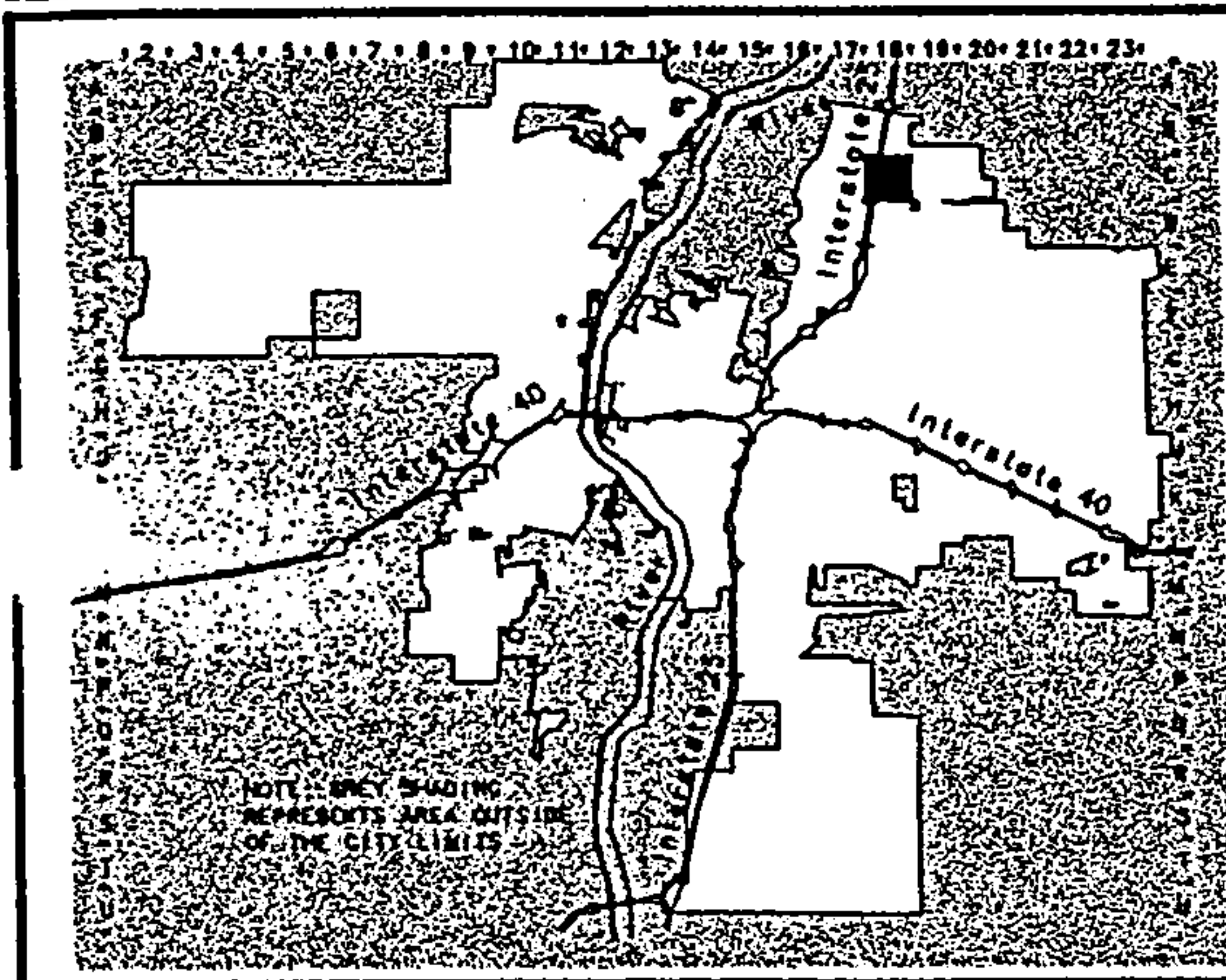
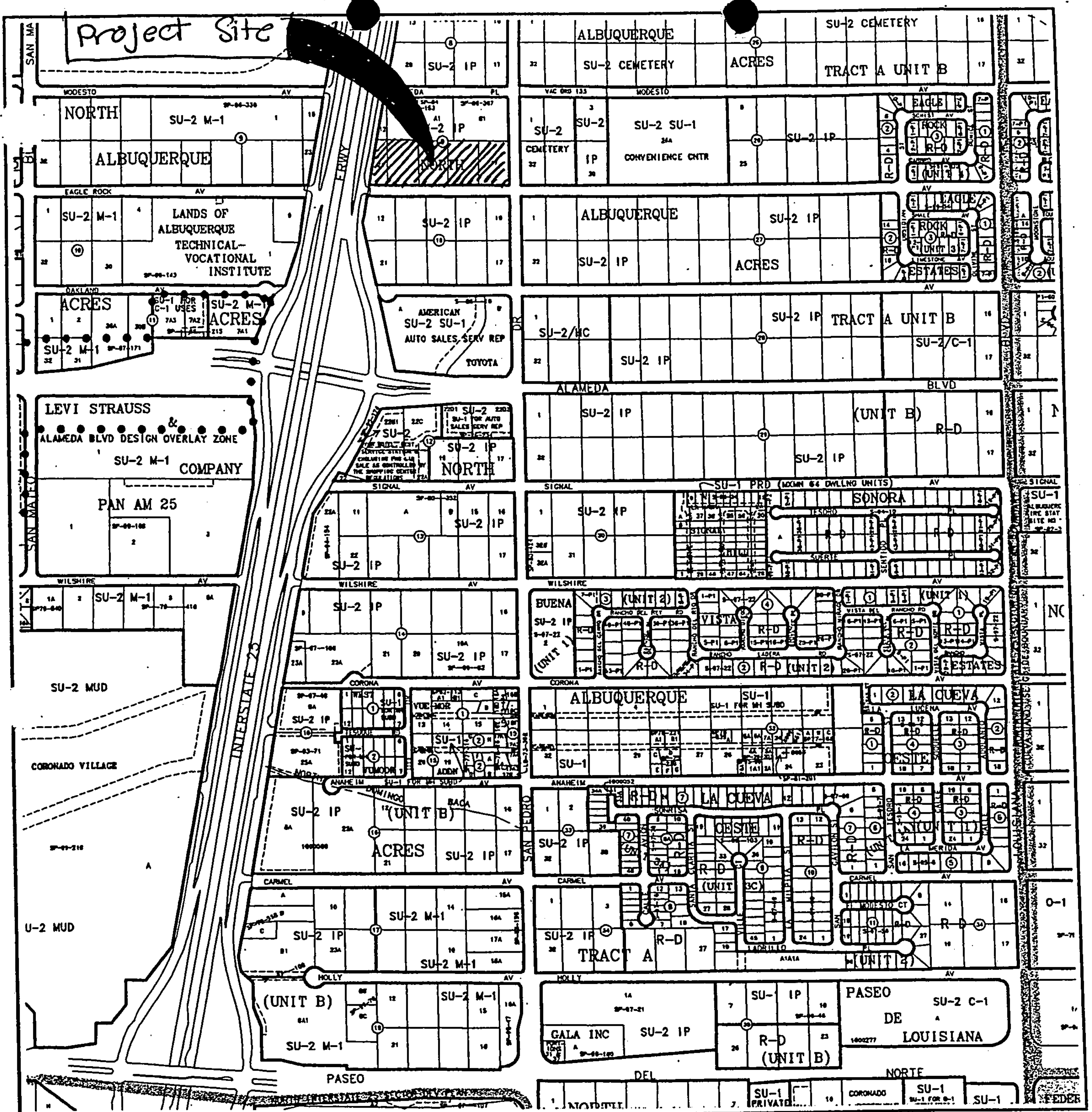
Edward Avila  
 \_\_\_\_\_  
 Applicant name (print)  
 E Avila  
 \_\_\_\_\_  
 Applicant signature / date



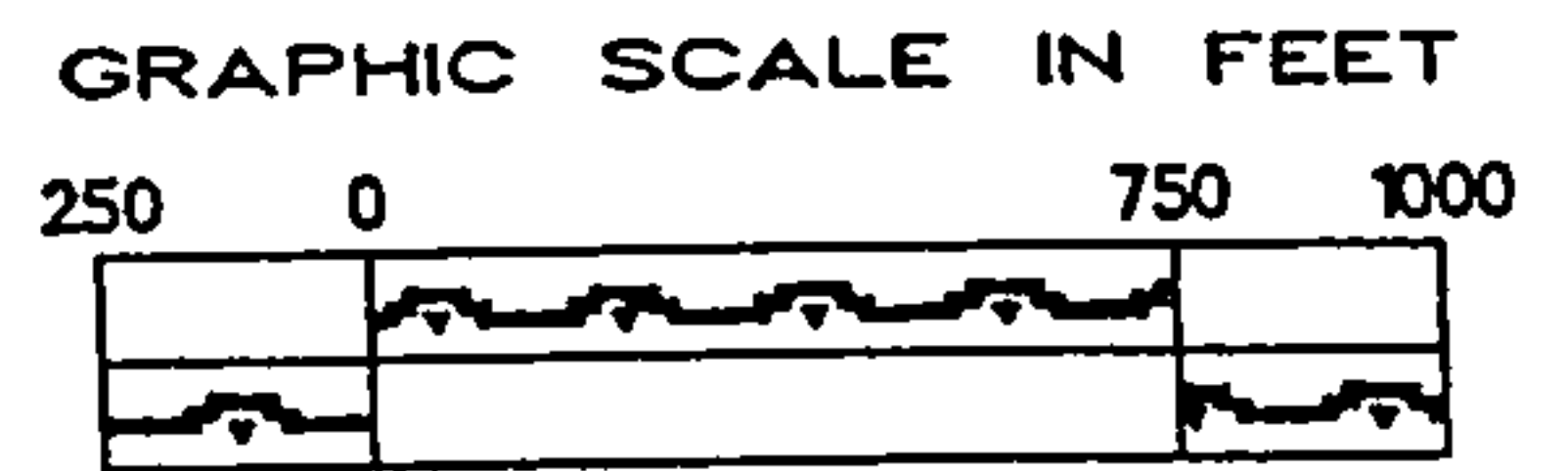
Form revised October 2004

- Checklists complete
  - Fees collected
  - Case #s assigned
  - Related #s listed
- |                          |         |
|--------------------------|---------|
| Application case numbers |         |
| 07DRB -                  | - 70021 |
| _____ -                  | _____ - |
| _____ -                  | _____ - |

*J. Muller* 5/29/07  
 \_\_\_\_\_  
 Planner signature / date  
**Project # 1006505**



CITY OF  
Albuquerque Geographic Information System  
**PLANNING DEPARTMENT**  
© Copyright 2000



**Zone Atlas Page**  
**C-18-Z**  
Map Amended through August 15, 2000



May 29, 2007

Ms. Sheran Matson, chair  
Development Review Board  
City of Albuquerque  
P.O. Box 1293 Albuquerque, New Mexico 87102

RE: Corley's Albuquerque, Lincoln Mercury Volvo Auto Dealership  
Site Development Plan for Building Permit

Dear Ms. Matson and Commissioners:

This is an application for Site Development Plan for Building Permit for a new Auto Dealership. The existing dealership is currently located in the southeast heights near Louisiana and Central and has been in business for over 12 years. The new auto dealership home for Corley's Albuquerque will be located on a site immediately adjacent to Mercedes-Benz/Porsche-Audi of Albuquerque. The Dealership will provide sales and service of automobiles.

The facility is primarily a single story structure with a footprint of 31,217 sq.ft and a second floor area with 7,490 sq.ft. The building is comprised primarily of an indoor automobile show room, retail parts, parts storage, and service areas. The second floor will house administrative offices and café. The building's main facade will be comprised of a glass curtain wall with features of corporate icons for Lincoln Mercury and Volvo. The remaining portions of the building will be tilt-up concrete walls facing Eagle Rock Road and San Pedro and a metal building facade, with no public view, facing north adjacent to the existing Woodworkers Supply building. The building's exterior walls will have a palette of three earthtone colors, natural stone accent walls, and painted steel canopies. The site development will also include a separate structure with a total of 879 sq.ft. for a carwash and detail bay. The exterior lighting as proposed shall be 20'-0" tall pole lights in the auto display areas and building mounted light fixtures to illuminate the area around the building's perimeter. The landscape area shall be comprised of native plantings with gravel mulch, cobble stream beds, and stamped concrete plaza areas for auto displays. The gross landscape area provided includes both on and off site planting beds which meet with the city's landscape requirement. As for the number of parking spaces, we have provided spaces as required by code with additional spaces for car sales display and inventory.

The use of this site is compatible with the North I-25 Sector Development Plan as a conditional use under the current SU2 for IP uses of this property. Under separate application the Owner will apply for a conditional use approval by the Zone Hearing Examiner and a lot line elimination and replat of this site. Our pre-application meeting with city staff was favorable, as there were no major objections to the concepts and information provided. City staff also conveyed that a TIS was not necessary.

In closing, we respectfully extend our appreciation for your review and request your approval for this development which we feel confidently will add to the vitality of the area, and add jobs and commerce to the North I-25 Sector.

Sincerely,

Edward Avila,  
Project Manager, Claudio Vigil Architects  
Agent for Corley's Albuquerque, JR. & SR. LLC.

May 29, 2007

To: City of Albuquerque  
Planning Department

This letter is to authorize Claudio Vigil Architects to act on our behalf as our agent for submission of a New Auto Dealership to the DRB for site development plan for building permit

Sincerely,



Eddie Corley  
Corley's Albuquerque, Owner

**CORLEY'S**  
**Abuquerque**

LINCOLN • MERCURY • VOLVO

7300 Lomas NE • 505-260-2200

Mailing Address:

P.O. Box 3869, Albuquerque, New Mexico 87190-3869

<http://www.corleyauto.com>

1-888-Yes-We-Can



# SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 1/10/2005

## B. Proposed Development

### 1. Structural

- A. Location of existing and proposed structures ✓
- B. Square footage of each structure and building footprint (if different from total square footage) ✓
- C. Proposed use of each structure ✓
- D. Temporary structures, signs and other improvements ✓
- E. Walls, fences, and screening: indicate height, length, color and materials - walls? fences?
- F. Dimensions of all principal site elements or typical dimensions thereof ✓
- G. Loading facilities ✓
- H. Site lighting (indicate height & fixture type) ✓
- I. Indicate structures within 20 feet of site ✓
- J. Elevation drawing of refuse container and enclosure, including location. ✓

### 2. Parking and Internal Circulation

- A. Parking layout with spaces numbered per aisle and totaled.
  - 1. Location and typical dimensions, including handicapped spaces
  - 2. Calculations: spaces required: 77 provided: 77  
Handicapped spaces required: 4 provided: 4
- B. Bicycle parking & facilities
  - 1. Bicycle racks, spaces required: 4  
provided: 4
  - 2. Other bicycle facilities, if applicable
- C. Vehicular Circulation (Refer to Chapter 23 of DPM)
  - 1. Ingress and egress locations, including width and curve radii dimensions
  - 2. Drive aisle locations, including width and curve radii dimensions
  - 3. End aisle locations, including width and curve radii dimensions
- D. Pedestrian Circulation
  - 1. Location and dimensions of all sidewalks and pedestrian paths
  - 2. Location and dimension of drive aisle crossings, including paving treatment
  - 3. Location and description of amenities, including patios, benches, tables, etc.

### 3. Streets and Circulation

- A. Locate and identify adjacent public and private streets and alleys.
  - 1. Existing and proposed pavement widths, right-of-way widths and curve radii
  - 2. Identify existing and proposed turn lanes, deceleration lanes and similar features related to the functioning of the proposal, with dimensions
  - 3. Location of traffic signs and signals related to the functioning of the proposal
  - 4. Identify existing and proposed medians and median cuts
- B. Identify Alternate transportation facilities within site or adjacent to site
  - 1. Bikeways and bike-related facilities
  - 2. Pedestrian trails and linkages
  - 3. Bus facilities, including routes, bays and shelters existing or required

# SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 1/10/2005

## 4. Utilities

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

## SHEET #2 - LANDSCAPING PLAN

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

- 1. Scale - must be same as scale on sheet #1 - Site plan - SP '01 = 1/4"
- 2. Bar Scale ✓
- 3. North Arrow ✓
- 4. Property Lines ✓
- 5. Existing and proposed easements 2
- 6. Identify nature of ground cover materials
  - A. Impervious areas (pavement, sidewalks, slope pavings, curb and gutters, etc.)
  - B. Pervious areas (planting beds, grass, ground cover vegetation, etc.)
  - N/A C. Ponding areas either for drainage or landscaping/recreational use
- 7. Identify type, location and size of plantings (common and/or botanical names).
  - A. Existing, indicating whether it is to preserved or removed.
  - B. Proposed, to be established for general landscaping.
  - C. Proposed, to be established for screening/buffering.
- 8. Describe irrigation system. ✓
- 9. Planting Beds, indicating square footage of each bed ✓
- N/A 10. Turf Area - only 20% of landscaped area can be high water turf; provide square footage and percentage. ✓
- 11. Responsibility for Maintenance (statement) ✓
- 12. Method for meeting Water Conservation... Ordinance, see article 6-1-1-1.
- 13. Landscaped area requirement; square footage and percent (specify clearly on plan)
- 14. Landscaped area provided; square footage and percent (specify clearly on plan)

## SHEET #3 - PRELIMINARY GRADING PLAN -

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

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

### A. General Information

- 1. Scale - must be same as Sheet #1 - Site Plan
- 2. Bar Scale
- 3. North Arrow
- 4. Property Lines

# SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 1/10/2005

- 5. Existing and proposed easements
- 6. Building footprints
- 7. Location and detail of Retaining walls

## B. Grading Information

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

## SHEET #4 - BUILDING AND STRUCTURE ELEVATIONS

### A. General Information

- A. Scale (minimum of 1/8" or as approved by Planning Staff).
- B. Bar Scale
- C. Detailed Building Elevations for each facade
  - 1. Identify facade orientation
  - 2. Dimensions of facade elements, including overall height and width
  - 3. Location, material and colors of windows, doors and framing
  - 4. Materials and "common name" colors of all building elements and structures
- N/A E. Site Development Plans for single family residential projects with multiple units may require submittal of specific information on building features in lieu of elevation drawings for each building. Applicants are advised to discussed submittal requirements with Planning Department staff.

### B. Signage

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

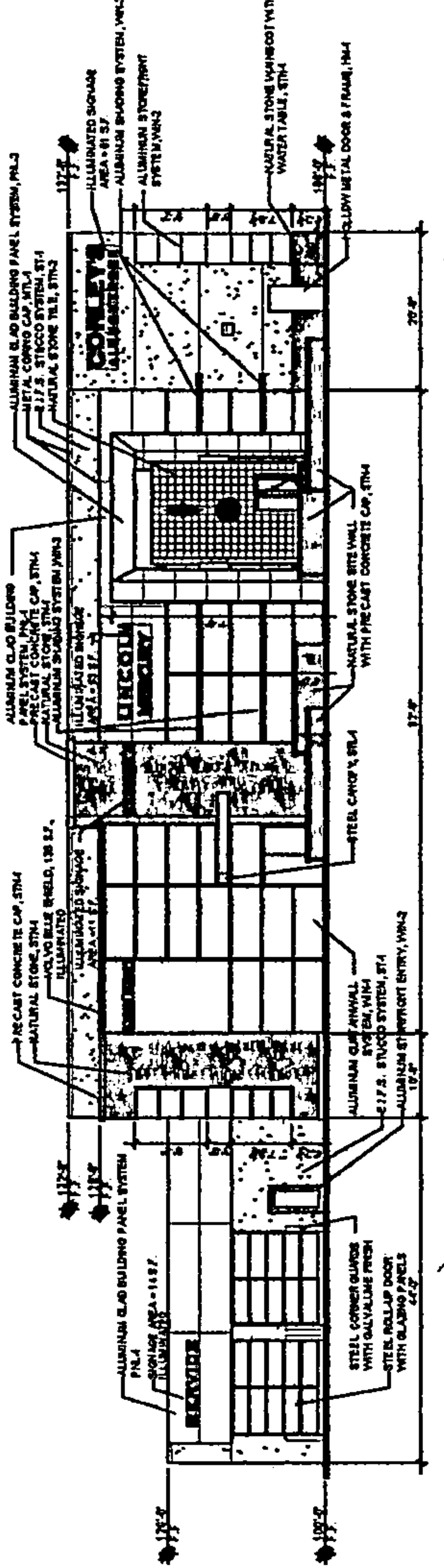
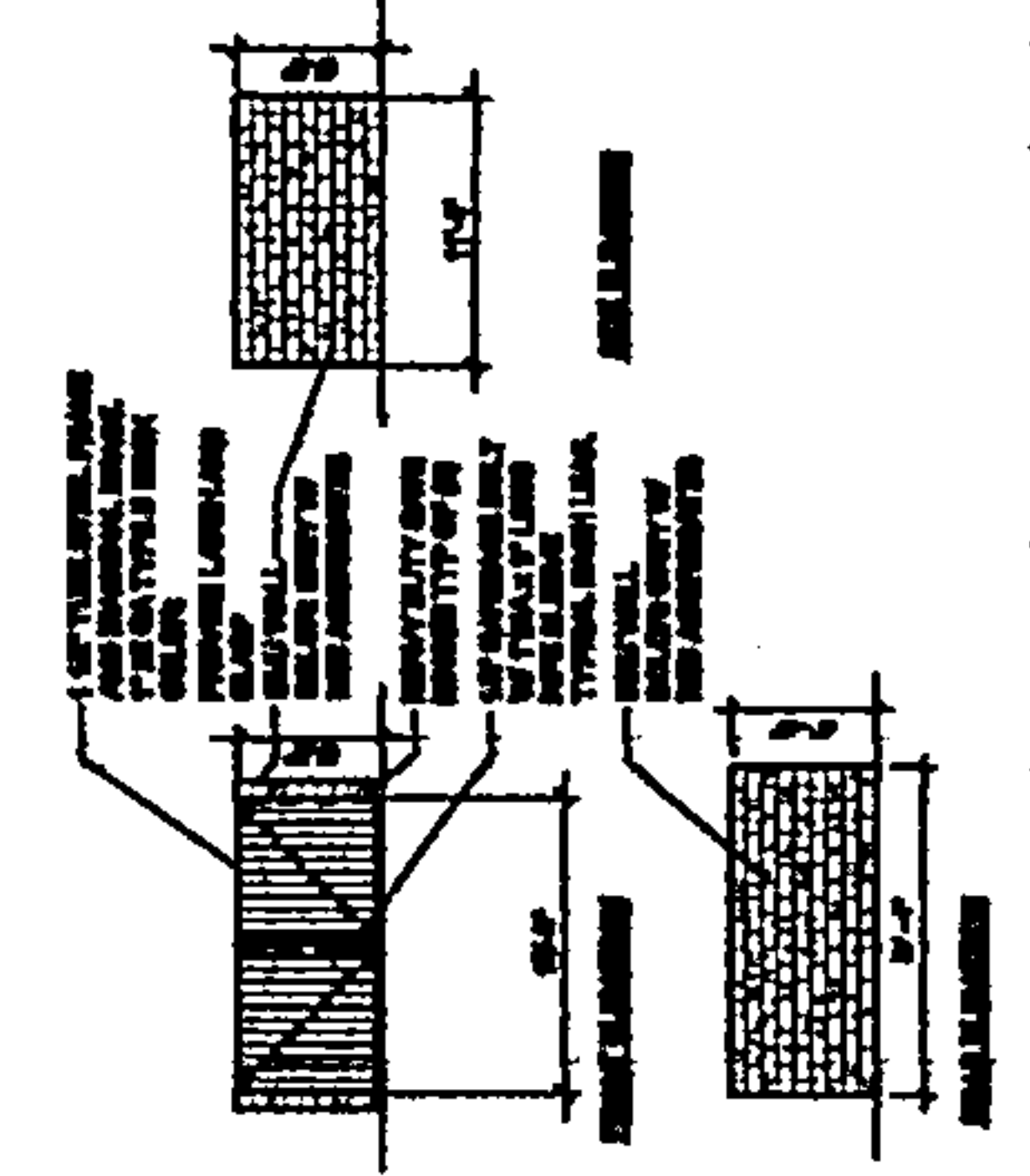
***Applicants should make sure that the submitted site development plan drawings are accurate and complete, and that items specified in this checklist have been clearly indicated on the plan drawings as required.***





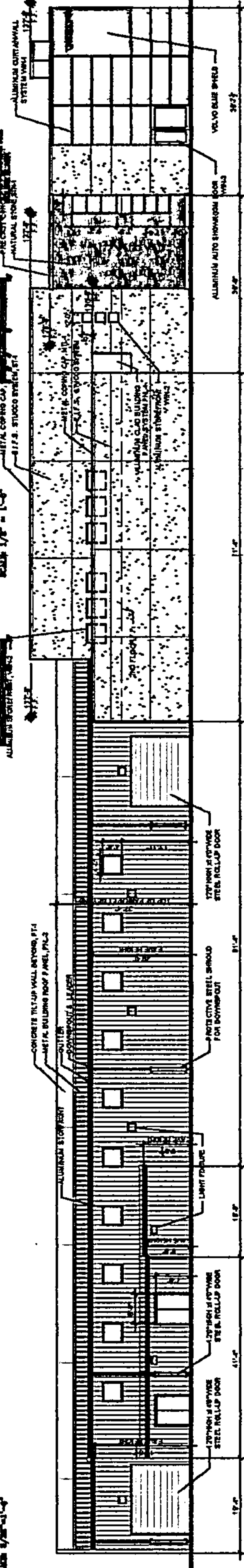
**EXTERIOR FINISH LEGEND**

- 01-1 ALUMINUM CLAD BUILDING PANEL SYSTEM, PNL-3
- 01-2 ALUMINUM CLAD BUILDING PANEL SYSTEM, PNL-2
- 01-3 ALUMINUM CLAD BUILDING PANEL SYSTEM, PNL-1
- 01-4 ALUMINUM CLAD BUILDING PANEL SYSTEM, PNL-4
- 01-5 ALUMINUM CLAD BUILDING PANEL SYSTEM, PNL-5
- 01-6 ALUMINUM CLAD BUILDING PANEL SYSTEM, PNL-6
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- 01-68 ALUMINUM CLAD BUILDING PANEL SYSTEM, PNL-68
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- 01-100 ALUMINUM CLAD BUILDING PANEL SYSTEM, PNL-100

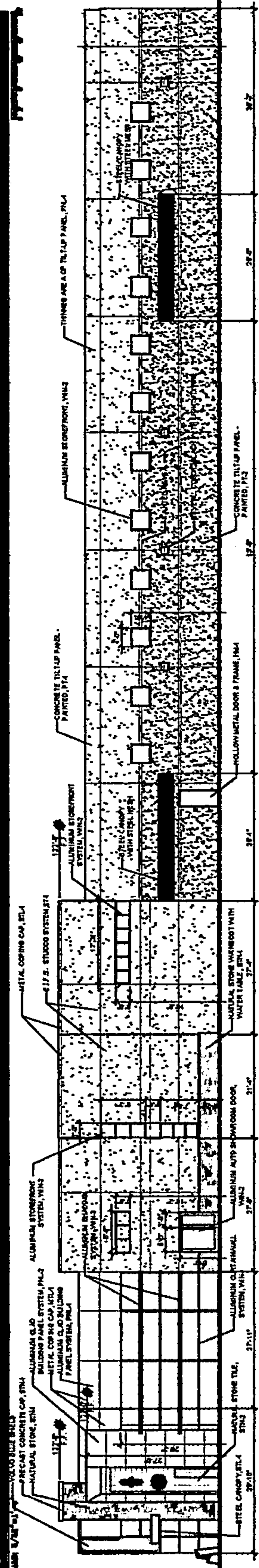


**D2 TRASH ENCLOSURE ELEVATIONS**  
SCALE 1/8" = 1'-0"

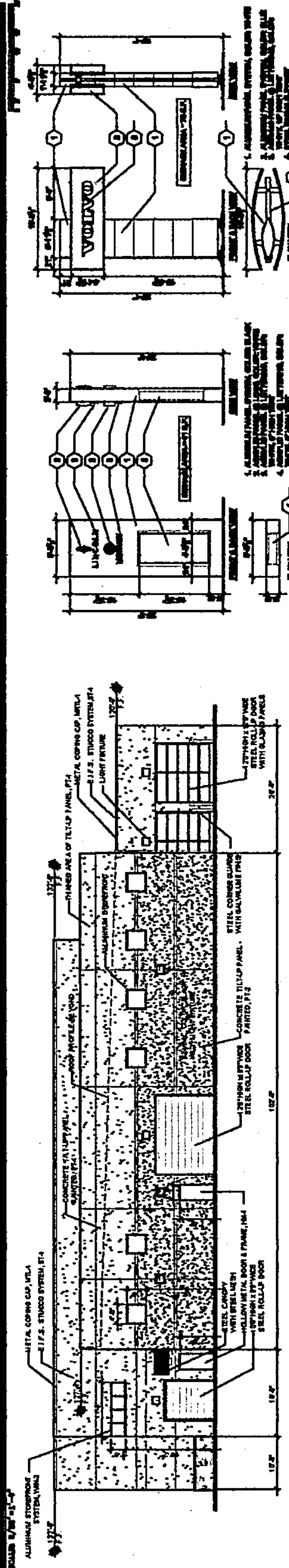
**D1 WEST ELEVATION**  
SCALE 1/8" = 1'-0"



**O1 NORTH ELEVATION**  
SCALE 1/8" = 1'-0"



**B1 SOUTH ELEVATION**  
SCALE 1/8" = 1'-0"



**A1 EAST ELEVATION**  
SCALE 1/8" = 1'-0"



**AS IM MONUMENT SIGN**  
**A4 VOLVO MONUMENT SIGN**  
SCALE 1/8" = 1'-0"

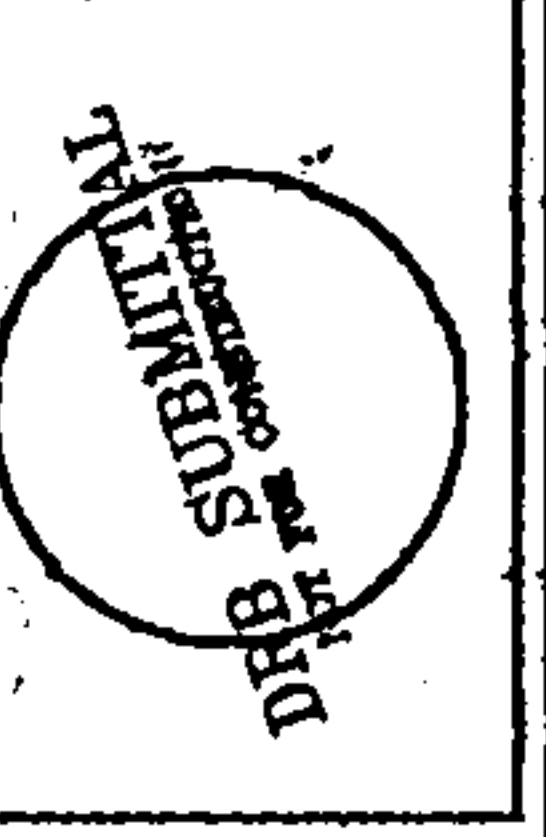
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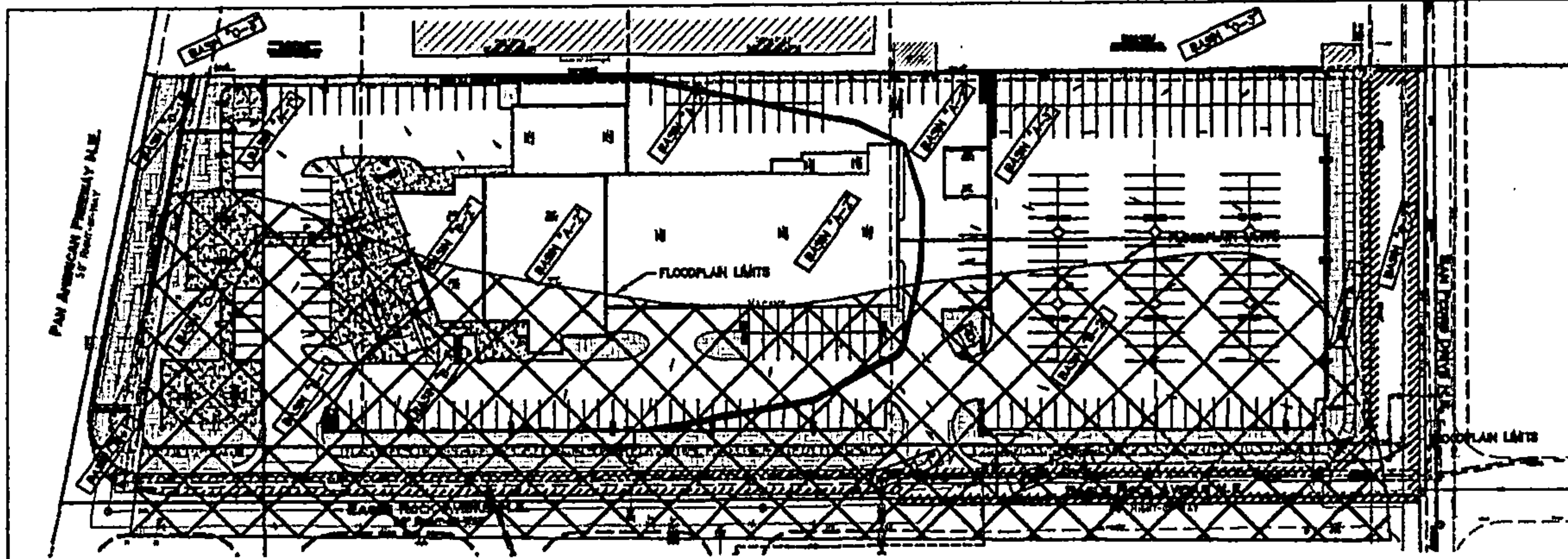
**LINCOLN MERCURY**  
**CONLEY ALBUQUERQUE**  
**LINCOLN**  
**VOLVO**  
**DYALLESBERG**  
**ALBUQUERQUE, NEW MEXICO**

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**TRAILER SHIP**  
**EXTERIOR ELEVATIONS**

**A-201**



**DRAINAGE BASIN BOUNDARY MAP**

SCALE: 1" = 80'

**DRAINAGE PLAN**

THE FOLLOWING ITEMS CONCERNING THE CORLEY'S LINCOLN MORTGAGE LOCATED AT THE NORTHEAST CORNER OF 1-25 FRONTAGE ROAD AND EAGLE ROCK AVENUE NE, ALBUQUERQUE, NEW MEXICO, GRADING AND DRAINAGE PLAN ARE CONTAINED HEREIN:

1. DRAINAGE CALCULATIONS
2. VICINITY MAP
3. FLOOD INSURANCE RATE MAP 36001C0129D AND 36001C0129E

**EXISTING CONDITIONS**

AS SHOWN BY THE VICINITY MAP, THE SITE IS LOCATED ON THE NORTHEAST CORNER OF 1-25 FRONTAGE ROAD AND EAGLE ROCK AVENUE NE. THE PARCELS LEGAL DESCRIPTION IS LOT 12, 13, 14, 15, 16, 17, 18, 19, 20 AND A PORTION OF 21, BLOCK 9, TRACT A, UNIT 1 NORTH ALBUQUERQUE ACRES. THE PROPERTY IS BOUNDED ON THE NORTH BY A WOOD SHOP, TO THE EAST BY SAN PEDRO BOULEVARD NE, TO THE SOUTH BY EAGLE ROCK AVENUE NE AND TO THE WEST BY 1-25 FRONTAGE ROAD. THE SITE CONAINS APPROXIMATELY 4.08 ACRES AND IS CURRENTLY UNDEVELOPED AND APPEARS TO BE RECENTLY GRADED. REVIEW OF AERIAL PHOTO'S FOR THE LAST 10 YEARS INDICATES THAT THE SITE WAS USED AS A LUMBER YARD.

THE SITE CURRENTLY DRAINS FROM EAST TO WEST AT APPROXIMATELY 2% SLOPE. SAN PEDRO BOULEVARD TO THE EAST HAS TEMPORARY ASPHALT PAVING APPROXIMATELY 20 FEET WIDE. EAGLE ROCK AVENUE TO THE SOUTH HAS THE SOUTH HALF OF THE STREET BUILT TO CITY STANDARDS ALONG THE WEST HALF OF THE SITE. EAGLE ROCK AVENUE HAS THE REMAINING EAST HALF OF THE SITE HAS TEMPORARY ASPHALT PAVING THAT VARIES FROM 24 FEET TO 28 FEET OF WIDTH. THE 1-25 FRONTAGE ROAD TO THE WEST IS BUILT TO PERMANENT NEW MEXICO HIGHWAY STANDARDS.

THE SITE IS LOCATED ON FIRM MAP 36001C0129D AND 36001C0129E AS SHOWN ON THE ATTACHED DRAWING. THE MAP SHOWS THAT THE SITE LIES WITHIN A 100-YEAR FLOOD PLAIN. THE FLOODPLAIN IS CAPTURED IN A CONCRETE CHANNEL AND CONVEYED TO 50' FROM A NEW 18" DRAINAGE STRUCTURE. THE CHANNEL AND 50' FROM DRAINAGE STRUCTURE WERE CONSTRUCTED AS PART OF THE PREMISES AUTO DEALERSHIP. THIS FACILITY IS ON THE SOUTH SIDE OF EAGLE ROCK AVENUE NE. SEE DRAINAGE REPORT ALI/024.

THERE IS A SECOND FLOODPLAIN ON THE WEST SIDE OF THE PROPERTY THAT COMES FROM THE SOUTH. THIS FLOODPLAIN IS NO LONGER IN EXISTENCE. IT WAS ORIGINALLY CREATED FROM A DRAINAGE FROM 154 WHERE ALAMEDA CROSSED THE INTERSTATE. ALAMEDA HAS BEEN REDESIGNED AND FLOWS FROM THIS AREA CAN NO LONGER PHYSICALLY ENTER THIS SITE.

**PROPOSED CONDITIONS**

AS SHOWN IN THE GRADING PLAN PREPARED FOR THIS SITE, THE INTENT IS TO CONSTRUCT A NEW CAR DEALERSHIP FOR NEW AND USED CARS SALES. THE NEW BUILDING WILL HAVE APPROXIMATELY 37,000 SQ FT AND CONSIDER A SHOWROOM OFFICE AND SERVICE AREA. THE NEW DEALERSHIP WILL ALSO HAVE APPROXIMATELY 227 PAVED PARKING SPACES AND ASSOCIATED LANDSCAPING TO MEET CITY SOUND REQUIREMENTS.

THE PROPOSED DRAINAGE MANAGEMENT PLAN IS TO FREE DISCHARGE BASIN A THROUGH A NEW INLET IN THE PARKING LOT AND A NEW 30" DRAIN IN THE BUILDING. THE 30" DRAIN WILL BE CONNECTED TO THE 18" DRAINAGE STRUCTURE. A NEW 30" DRAIN WILL ALSO BE EXTENDED FROM THE 18" DRAINAGE STRUCTURE TO THE NORTH END OF THE SITE TO CAPTURE 1/2 FRONTAGE ROAD OFFSITE FLOWS FROM THE NORTH.

BASIN B-1 AND B-2 WILL FREE DISCHARGE INTO A NEW INLET ON THE EAST CURB OF 1-25 FRONTAGE ROAD THAT WILL BE INSTALLED AND CONNECTED INTO THE EXISTING 48" STORM DRAIN ON EAGLE ROCK AVENUE THAT CONVEYS FLOWS INTO THE 1-25 DRAINAGE STRUCTURE.

THIS PROJECT WILL ALSO CONSTRUCT THE NORTH HALF OF EAGLE ROCK AVENUE TO CITY STANDARDS FROM THE 1-25 FRONTAGE ROAD TO SAN PEDRO BOULEVARD NE. SEE BASIN O-1. A NEW 30" DRAIN WILL BE EXTENDED BY THIS PROJECT ON EAGLE ROCK AVENUE FROM THE CURRENT 18" OUT NEAR THE CENTER OF THE SITE TO SAN PEDRO BOULEVARD.

BASIN C-1 IS ADJACENT TO THE EXISTING RIGHT OF WAY OF 1-25 FRONTAGE ROAD AND WILL FREE DISCHARGE INTO A NEW INLET ON THE EAST CURB OF 1-25 FRONTAGE ROAD THAT WILL BE INSTALLED AND CONNECTED INTO THE EXISTING 48" STORM DRAIN.

THE CALCULATIONS THAT APPEAR HEREON, ANALYZE BOTH THE EXISTING AND DEVELOPED CONDITIONS FOR THE 100-YEAR, 4-HOUR RAINFALL RUNOFF FOR PEAK FLOWS AND STORM DURATION FOR VOLUME REQUIREMENTS. THE PROCEDURE FOR 48 ACRES AND SMALLER BASINS AS SET FORTH IN THE REVISION OF SECTION 22.7 HYDROLOGY OF THE DEVELOPMENT PROCEDURE MANUAL, VOLUME 2, DESIGN CRITERIA, DATED JANUARY 1998. THIS MANUAL PROCEDURE IS USED FOR ANALYZING ONSET FLOWS.

**BASE FLOOD CAPACITY**

BASED ON A REVIEW OF THE SITE AND SINCE THE STORM DRAIN ON EAGLE ROCK AVENUE WAS DESIGNED PER THE NORTH ALBUQUERQUE ACRES MASTER DRAINAGE PLAN (MADMP), DOWNSTREAM CAPACITY IS NOT AN ISSUE AND FREE DISCHARGE IS APPROPRIATE FOR THIS DEVELOPMENT.

**LEACHING CONTROL**

THE CONTRACTOR WILL BE REQUIRED TO DEVELOP A STORM WATER POLLUTION PREVENTION PLAN AND COMPLETE AND SUBMIT A NOTICE OF INTENT (NOI) TO THE EPA PRIOR TO BEGINNING CONSTRUCTION GRADING ACTIVITIES. THE CONTRACTOR WILL BE REQUIRED TO PREPARE A STORM WATER CONTROL PLAN REQUIRED FOR NEW MEXICO ENVIRONMENTAL DEPARTMENT PRIOR TO BEGINNING CONSTRUCTION ACTIVITIES.

**OFFSITE FLOWS**

BASED ON A FIELD VISIT OF THE SITE AND REVIEW OF THE TOPOGRAPHIC SURVEY IT APPEARS THAT OFFSITE FLOWS ENTER THE PROPERTY AT THE SOUTHWEST CORNER OF THE SITE THROUGH THE EXISTING INLET ALONG THE NORTH SIDE OF EAGLE ROCK AVENUE. THESE OFFSITE FLOWS ENTER THE NORTH HALF OF EAGLE ROCK AVENUE TO CITY STANDARDS WITH CURB AND GUTTER AND NEW INLETS NEEDED TO CONVEY THESE OFFSITE FLOWS INTO THE EXISTING 48" STORM DRAIN. OFFSITE FLOWS FROM THE NORTH SIDE OF THE FRONTAGE ROAD (BASIN O-2) WILL ALSO BE ADDRESSED BY THIS PLAN AND BE CONVEYED TO THE EXISTING DRAINAGE STRUCTURE WITH A NEW 30" DRAIN IN THE FRONTAGE ROAD.

**ACCORDING TO THE DRAINAGE REPORT ALI/024 ALL FLOWS EAST OF SAN PEDRO BLVD. ARE PICKED UP WITH THE EXISTING 54" STORM DRAIN IN SAN PEDRO BLVD. AND THE IMPROVEMENTS CONSTRUCTED FOR THE DRAINAGE REPORT OF ALI/024. THIS PROJECT IS ALSO CONSTRUCTING TWO ADDITIONAL INLETS ON EAGLE ROCK AVENUE AND HAVE ADDITIONAL CAPACITY OF 14.6 CFS FOR ANY FLOWS EAST OF SAN PEDRO BLVD SHOULD BE ENCOUNTERED PRIOR TO THE PERMANENT STORM DRAIN TO BE INSTALLED BY THE CITY IN SAN PEDRO BLVD.**

**DRAINAGE CALCULATIONS**

**1. INFILTRATION CAPACITY**

1. DESIGN STORM = 24 HOUR = 2.30 INCHES  
24 HOUR = 3.16 INCHES  
10 DAY = 4.90 INCHES

**2. PEAK DISCHARGE (CFS/ACRE) FOR 100-YEAR, 24 HOUR, 4-HOUR STORM**

Q = 1.27 CFS/ACRE FOR UNCOMPACTED "A"  
Q = 2.60 CFS/ACRE FOR LANDSCAPED "B"  
Q = 4.45 CFS/ACRE FOR COMPACTED "C"  
Q = 8.00 CFS/ACRE IMPERVIOUS AREA "D"  
FOR FLOWS ENTERING SITE FROM EQUAL TO 40 ACRES

**3. EXCESS PRECIPITATION (INCHES) 4-HOUR STORM, 24 HOUR, 4-HOUR**

I = 0.24 INCHES FOR UNCOMPACTED "A"  
I = 0.92 INCHES FOR LANDSCAPED "B"  
I = 1.29 INCHES FOR COMPACTED "C"  
I = 2.23 INCHES IMPERVIOUS AREA "D"

**4. TESTING CONDITIONS ONLY**

TOTAL TREATMENT CAPACITY (CFS) = 175,000  
TREATMENT "C" = 100%  
Q (EXISTING) = 2.45 X 4.08 = 10,000 CFS - DISTURB FLOW RATE INTO THE WEST DRAINAGE STRUCTURE ADJACENT TO 1-25 FRONTAGE ROAD.

**5. EXISTING VOLUME INTO THE WEST DRAINAGE STRUCTURE ADJACENT TO 1-25 FRONTAGE ROAD**

V (EXISTING) = 0.29 X 4.08 = 1.18 ACFT - EXISTING VOLUME INTO THE WEST DRAINAGE STRUCTURE ADJACENT TO 1-25 FRONTAGE ROAD.

**6. PROPOSED FLOW AND VOLUME CONDITIONS ONLY**

BASED ON THE 100-YEAR, 4-HOUR STORM, 24 HOUR, 4-HOUR SUPERFICIAL AREA PROPOSED: PARKING, SIDEWALK AND BUILDING AREA TREATMENT "D" AREA = 0.40 AC  
LANDSCAPED AREA PROPOSED: TREATMENT "B" AREA = 0.04 AC  
Q PROPOSED-B (H) = (2.20 X 0.04) + (8.00 X 0.40) = 3.16 CFS PROPOSED ONSET FLOW  
V PROPOSED-B (H) = (2.20 X 0.04) + (2.34 X 0.40) / 12 X 43.50 = 3.58 CFS - 0.88 AC-FIT PROPOSED B MINOR VOLUME

**7. PROPOSED FLOW AND VOLUME CONDITIONS ONLY**

BASIN "A" AREA = 0.98 ACRES IMPERVIOUS AREA PROPOSED: PARKING, SIDEWALK AND BUILDING AREA TREATMENT "D" AREA = 0.79 AC  
LANDSCAPED AREA PROPOSED: TREATMENT "B" AREA = 0.04 AC  
Q PROPOSED-A (H) = (2.20 X 0.04) + (8.00 X 0.40) = 3.16 CFS PROPOSED ONSET FLOW  
V PROPOSED-A (H) = (2.20 X 0.04) + (2.34 X 0.40) / 12 X 43.50 = 3.58 CFS - 0.88 AC-FIT PROPOSED A MINOR VOLUME

**8. PROPOSED FLOW AND VOLUME CONDITIONS ONLY**

BASIN "B-1" AREA = 0.24 ACRES IMPERVIOUS AREA PROPOSED: PARKING, SIDEWALK AND BUILDING AREA TREATMENT "D" AREA = 0.24 AC  
LANDSCAPED AREA PROPOSED: TREATMENT "B" AREA = 0.04 AC  
Q PROPOSED-B-1 (H) = (2.20 X 0.04) + (8.00 X 0.24) = 2.11 CFS PROPOSED ONSET FLOW  
V PROPOSED-B-1 (H) = (2.20 X 0.04) + (2.34 X 0.24) / 12 X 43.50 = 2.78 CFS - 0.68 AC-FIT PROPOSED B-1 MINOR VOLUME

**9. PROPOSED FLOW AND VOLUME CONDITIONS ONLY**

BASIN "B-2" AREA = 0.24 ACRES IMPERVIOUS AREA PROPOSED: PARKING, SIDEWALK AND BUILDING AREA TREATMENT "D" AREA = 0.24 AC  
LANDSCAPED AREA PROPOSED: TREATMENT "B" AREA = 0.04 AC  
Q PROPOSED-B-2 (H) = (2.20 X 0.04) + (8.00 X 0.24) = 2.11 CFS PROPOSED ONSET FLOW  
V PROPOSED-B-2 (H) = (2.20 X 0.04) + (2.34 X 0.24) / 12 X 43.50 = 2.78 CFS - 0.68 AC-FIT PROPOSED B-2 MINOR VOLUME

**10. PROPOSED FLOW AND VOLUME CONDITIONS ONLY**

BASIN "C-1" AREA = 0.24 ACRES IMPERVIOUS AREA PROPOSED: PARKING, SIDEWALK AND BUILDING AREA TREATMENT "D" AREA = 0.24 AC  
LANDSCAPED AREA PROPOSED: TREATMENT "B" AREA = 0.04 AC  
Q PROPOSED-C-1 (H) = (2.20 X 0.04) + (8.00 X 0.24) = 2.11 CFS PROPOSED ONSET FLOW  
V PROPOSED-C-1 (H) = (2.20 X 0.04) + (2.34 X 0.24) / 12 X 43.50 = 2.78 CFS - 0.68 AC-FIT PROPOSED C-1 MINOR VOLUME

**11. PROPOSED FLOW AND VOLUME CONDITIONS ONLY**

BASIN "D-1" AREA = 0.15 ACRES IMPERVIOUS AREA PROPOSED: PARKING, SIDEWALK AND BUILDING AREA TREATMENT "D" AREA = 0.15 AC  
LANDSCAPED AREA PROPOSED: TREATMENT "B" AREA = 0.04 AC  
Q PROPOSED-D-1 (H) = (2.20 X 0.04) + (8.00 X 0.15) = 1.40 CFS PROPOSED ONSET FLOW  
V PROPOSED-D-1 (H) = (2.20 X 0.04) + (2.34 X 0.15) / 12 X 43.50 = 1.61 CFS - 0.41 AC-FIT PROPOSED D-1 MINOR VOLUME

**12. PROPOSED FLOW AND VOLUME CONDITIONS ONLY**

BASIN "D-2" AREA = 0.15 ACRES IMPERVIOUS AREA PROPOSED: PARKING, SIDEWALK AND BUILDING AREA TREATMENT "D" AREA = 0.15 AC  
LANDSCAPED AREA PROPOSED: TREATMENT "B" AREA = 0.04 AC  
Q PROPOSED-D-2 (H) = (2.20 X 0.04) + (8.00 X 0.15) = 1.40 CFS PROPOSED ONSET FLOW  
V PROPOSED-D-2 (H) = (2.20 X 0.04) + (2.34 X 0.15) / 12 X 43.50 = 1.61 CFS - 0.41 AC-FIT PROPOSED D-2 MINOR VOLUME

**13. PROPOSED FLOW AND VOLUME CONDITIONS ONLY**

BASIN "D-3" AREA = 0.15 ACRES IMPERVIOUS AREA PROPOSED: PARKING, SIDEWALK AND BUILDING AREA TREATMENT "D" AREA = 0.15 AC  
LANDSCAPED AREA PROPOSED: TREATMENT "B" AREA = 0.04 AC  
Q PROPOSED-D-3 (H) = (2.20 X 0.04) + (8.00 X 0.15) = 1.40 CFS PROPOSED ONSET FLOW  
V PROPOSED-D-3 (H) = (2.20 X 0.04) + (2.34 X 0.15) / 12 X 43.50 = 1.61 CFS - 0.41 AC-FIT PROPOSED D-3 MINOR VOLUME

**14. PROPOSED FLOW AND VOLUME CONDITIONS ONLY**

BASIN "D-4" AREA = 0.15 ACRES IMPERVIOUS AREA PROPOSED: PARKING, SIDEWALK AND BUILDING AREA TREATMENT "D" AREA = 0.15 AC  
LANDSCAPED AREA PROPOSED: TREATMENT "B" AREA = 0.04 AC  
Q PROPOSED-D-4 (H) = (2.20 X 0.04) + (8.00 X 0.15) = 1.40 CFS PROPOSED ONSET FLOW  
V PROPOSED-D-4 (H) = (2.20 X 0.04) + (2.34 X 0.15) / 12 X 43.50 = 1.61 CFS - 0.41 AC-FIT PROPOSED D-4 MINOR VOLUME

**BASIN "B-3" AREA = 1.46 ACRES IMPERVIOUS AREA PROPOSED: PARKING, SIDEWALK AND BUILDING AREA TREATMENT "D" AREA = 1.29 AC  
LANDSCAPED AREA PROPOSED: TREATMENT "B" AREA = 0.17 AC  
Q PROPOSED-B-3 (H) = (2.20 X 0.17) + (8.00 X 1.29) = 10.57 CFS PROPOSED ONSET FLOW  
V PROPOSED-B-3 (H) = (2.20 X 0.17) + (2.34 X 1.29) / 12 X 43.50 = 11.61 CFS - 0.87 AC-FIT PROPOSED B-3 MINOR VOLUME**

**BASIN "C" AREA = 0.31 ACRES IMPERVIOUS AREA PROPOSED: PARKING, SIDEWALK AND BUILDING AREA TREATMENT "D" AREA = 0.31 AC  
LANDSCAPED AREA PROPOSED: TREATMENT "B" AREA = 0.11 AC  
Q PROPOSED-C (H) = (2.20 X 0.11) + (8.00 X 0.13) = 1.09 CFS PROPOSED ONSET FLOW  
V PROPOSED-C (H) = (2.20 X 0.11) + (2.34 X 0.13) / 12 X 43.50 = 1.21 CFS - 0.33 AC-FIT PROPOSED C MINOR VOLUME**

**BASIN "D" AREA = 0.15 ACRES IMPERVIOUS AREA PROPOSED: PARKING, SIDEWALK AND BUILDING AREA TREATMENT "D" AREA = 0.15 AC  
LANDSCAPED AREA PROPOSED: TREATMENT "B" AREA = 0.04 AC  
Q PROPOSED-D (H) = (2.20 X 0.04) + (8.00 X 0.10) = 0.84 CFS PROPOSED ONSET FLOW  
V PROPOSED-D (H) = (2.20 X 0.04) + (2.34 X 0.10) / 12 X 43.50 = 0.96 CFS - 0.25 AC-FIT PROPOSED D MINOR VOLUME**

**BASIN "E" AREA = 0.15 ACRES IMPERVIOUS AREA PROPOSED: PARKING, SIDEWALK AND BUILDING AREA TREATMENT "D" AREA = 0.15 AC  
LANDSCAPED AREA PROPOSED: TREATMENT "B" AREA = 0.04 AC  
Q PROPOSED-E (H) = (2.20 X 0.04) + (8.00 X 0.10) = 0.84 CFS PROPOSED ONSET FLOW  
V PROPOSED-E (H) = (2.20 X 0.04) + (2.34 X 0.10) / 12 X 43.50 = 0.96 CFS - 0.25 AC-FIT PROPOSED E MINOR VOLUME**

**BASIN "F" AREA = 0.15 ACRES IMPERVIOUS AREA PROPOSED: PARKING, SIDEWALK AND BUILDING AREA TREATMENT "D" AREA = 0.15 AC  
LANDSCAPED AREA PROPOSED: TREATMENT "B" AREA = 0.04 AC  
Q PROPOSED-F (H) = (2.20 X 0.04) + (8.00 X 0.10) = 0.84 CFS PROPOSED ONSET FLOW  
V PROPOSED-F (H) = (2.20 X 0.04) + (2.34 X 0.10) / 12 X 43.50 = 0.96 CFS - 0.25 AC-FIT PROPOSED F MINOR VOLUME**

**BASIN "G" AREA = 0.15 ACRES IMPERVIOUS AREA PROPOSED: PARKING, SIDEWALK AND BUILDING AREA TREATMENT "D" AREA = 0.15 AC  
LANDSCAPED AREA PROPOSED: TREATMENT "B" AREA = 0.04 AC  
Q PROPOSED-G (H) = (2.20 X 0.04) + (8.00 X 0.10) = 0.84 CFS PROPOSED ONSET FLOW  
V PROPOSED-G (H) = (2.20 X 0.04) + (2.34 X 0.10) / 12 X 43.50 = 0.96 CFS - 0.25 AC-FIT PROPOSED G MINOR VOLUME**

**BASIN "H" AREA = 0.15 ACRES IMPERVIOUS AREA PROPOSED: PARKING, SIDEWALK AND BUILDING AREA TREATMENT "D" AREA = 0.15 AC  
LANDSCAPED AREA PROPOSED: TREATMENT "B" AREA = 0.04 AC  
Q PROPOSED-H (H) = (2.20 X 0.04) + (8.00 X 0.10) = 0.84 CFS PROPOSED ONSET FLOW  
V PROPOSED-H (H) = (2.20 X 0.04) + (2.34 X 0.10) / 12 X 43.50 = 0.96 CFS - 0.25 AC-FIT PROPOSED H MINOR VOLUME**

**BASIN "I" AREA = 0.15 ACRES IMPERVIOUS AREA PROPOSED: PARKING, SIDEWALK AND BUILDING AREA TREATMENT "D" AREA = 0.15 AC  
LANDSCAPED AREA PROPOSED: TREATMENT "B" AREA = 0.04 AC  
Q PROPOSED-I (H) = (2.20 X 0.04) + (8.00 X 0.10) = 0.84 CFS PROPOSED ONSET FLOW  
V PROPOSED-I (H) = (2.20 X 0.04) + (2.34 X 0.10) / 12 X 43.50 = 0.96 CFS - 0.25 AC-FIT PROPOSED I MINOR VOLUME**

**BASIN "J" AREA = 0.15 ACRES IMPERVIOUS AREA PROPOSED: PARKING, SIDEWALK AND BUILDING AREA TREATMENT "D" AREA = 0.15 AC  
LANDSCAPED AREA PROPOSED: TREATMENT "B" AREA = 0.04 AC  
Q PROPOSED-J (H) = (2.20 X 0.04) + (8.00 X 0.10) = 0.84 CFS PROPOSED ONSET FLOW  
V PROPOSED-J (H) = (2.20 X 0.04) + (2.34 X 0.10) / 12 X 43.50 = 0.96 CFS - 0.25 AC-FIT PROPOSED J MINOR VOLUME**

**BASIN "K" AREA = 0.15 ACRES IMPERVIOUS AREA PROPOSED: PARKING, SIDEWALK AND BUILDING AREA TREATMENT "D" AREA = 0.15 AC  
LANDSCAPED AREA PROPOSED: TREATMENT "B" AREA = 0.04 AC  
Q PROPOSED-K (H) = (2.20 X 0.04) + (8.00 X 0.10) = 0.84 CFS PROPOSED ONSET FLOW  
V PROPOSED-K (H) = (2.20 X 0.04) + (2.34 X 0.10) / 12 X 43.50 = 0.96 CFS - 0.25 AC-FIT PROPOSED K MINOR VOLUME**

**BASIN "L" AREA = 0.15 ACRES IMPERVIOUS AREA PROPOSED: PARKING, SIDEWALK AND BUILDING AREA TREATMENT "D" AREA = 0.15 AC  
LANDSCAPED AREA PROPOSED: TREATMENT "B" AREA = 0.04 AC  
Q PROPOSED-L (H) = (2.20 X 0.04) + (8.00 X 0.10) = 0.84 CFS PROPOSED ONSET FLOW  
V PROPOSED-L (H) = (2.20 X 0.04) + (2.34 X 0.10) / 12 X 43.50 = 0.96 CFS - 0.25 AC-FIT PROPOSED L MINOR VOLUME**

**BASIN "M" AREA = 0.15 ACRES IMPERVIOUS AREA PROPOSED: PARKING, SIDEWALK AND BUILDING AREA TREATMENT "D" AREA = 0.15 AC  
LANDSCAPED AREA PROPOSED: TREATMENT "B" AREA = 0.04 AC  
Q PROPOSED-M (H) = (2.20 X 0.04) + (8.00 X 0.10) = 0.84 CFS PROPOSED ONSET FLOW  
V PROPOSED-M (H) = (2.20 X 0.04) + (2.34 X 0.10) / 12 X 43.50 = 0.96 CFS - 0.25 AC-FIT PROPOSED M MINOR VOLUME**

**BASIN "N" AREA = 0.15 ACRES IMPERVIOUS AREA PROPOSED: PARKING, SIDEWALK AND BUILDING AREA TREATMENT "D" AREA = 0.15 AC  
LANDSCAPED AREA PROPOSED: TREATMENT "B" AREA = 0.04 AC  
Q PROPOSED-N (H) = (2.20 X 0.04) + (8.00 X 0.10) = 0.84 CFS PROPOSED ONSET FLOW  
V PROPOSED-N (H) = (2.20 X 0.04) + (2.34 X 0.10) / 12 X 43.50 = 0.96 CFS - 0.25 AC-FIT PROPOSED N MINOR VOLUME**

**BASIN "O" AREA = 0.15 ACRES IMPERVIOUS AREA PROPOSED: PARKING, SIDEWALK AND BUILDING AREA TREATMENT "D" AREA = 0.15 AC  
LANDSCAPED AREA PROPOSED: TREATMENT "B" AREA = 0.04 AC  
Q PROPOSED-O (H) = (2.20 X 0.04) + (8.00 X 0.10) = 0.84 CFS PROPOSED ONSET FLOW  
V PROPOSED-O (H) = (2.20 X 0.04) + (2.34 X 0.10) / 12 X 43.50 = 0.96 CFS - 0.25 AC-FIT PROPOSED O MINOR VOLUME**

**BASIN "P" AREA = 0.15 ACRES IMPERVIOUS AREA PROPOSED: PARKING, SIDEWALK AND BUILDING AREA TREATMENT "D" AREA = 0.15 AC  
LANDSCAPED AREA PROPOSED: TREATMENT "B" AREA = 0.04 AC  
Q PROPOSED-P (H) = (2.20 X 0.04) + (8.00 X 0.10) = 0.84 CFS PROPOSED ONSET FLOW  
V PROPOSED-P (H) = (2.20 X 0.04) + (2.34 X 0.10) / 12 X 43.50 = 0.96 CFS - 0.25 AC-FIT PROPOSED P MINOR VOLUME**

**BASIN "Q" AREA = 0.15 ACRES IMPERVIOUS AREA PROPOSED: PARKING, SIDEWALK AND BUILDING AREA TREATMENT "D" AREA = 0.15 AC  
LANDSCAPED AREA PROPOSED: TREATMENT "B" AREA = 0.04 AC  
Q PROPOSED-Q (H) = (2.20 X 0.04) + (8.00 X 0.10) = 0.84 CFS PROPOSED ONSET FLOW  
V PROPOSED-Q (H) = (2.20 X 0.04) + (2.34 X 0.10) / 12 X 43.50 = 0.96 CFS - 0.25 AC-FIT PROPOSED Q MINOR VOLUME**

**BASIN "R" AREA = 0.15 ACRES IMPERVIOUS AREA PROPOSED: PARKING, SIDEWALK AND BUILDING AREA TREATMENT "D" AREA = 0.15 AC  
LANDSCAPED AREA PROPOSED: TREATMENT "B" AREA = 0.04 AC  
Q PROPOSED-R (H) = (2.20 X 0.04) + (8.00 X 0.10) = 0.84 CFS PROPOSED ONSET FLOW  
V PROPOSED-R (H) = (2.20 X 0.04) + (2.34 X 0.10) / 12 X 43.50 = 0.96 CFS - 0.25 AC-FIT PROPOSED R MINOR VOLUME**

**BASIN "S" AREA = 0.15 ACRES IMPERVIOUS AREA PROPOSED: PARKING, SIDEWALK AND BUILDING AREA TREATMENT "D" AREA = 0.15 AC  
LANDSCAPED AREA PROPOSED: TREATMENT "B" AREA = 0.04 AC  
Q PROPOSED-S (H) = (2.20 X 0.04) + (8.00 X 0.10) = 0.84 CFS PROPOSED ONSET FLOW  
V PROPOSED-S (H) = (2.20 X 0.04) + (2.34 X 0.10) / 12 X 43.50 = 0.96 CFS - 0.25 AC-FIT PROPOSED S MINOR VOLUME**

**BASIN "T" AREA = 0.15 ACRES IMPERVIOUS AREA PROPOSED: PARKING, SIDEWALK AND BUILDING AREA TREATMENT "D" AREA = 0.15 AC  
LANDSCAPED AREA PROPOSED: TREATMENT "B" AREA = 0.04 AC  
Q PROPOSED-T (H) = (2.20 X 0.04) + (8.00 X 0.10) = 0.84 CFS PROPOSED ONSET FLOW  
V PROPOSED-T (H) = (2.20 X 0.04) + (2.34 X 0.10) / 12 X 43.50 = 0.96 CFS - 0.25 AC-FIT PROPOSED T MINOR VOLUME**

**BASIN "U" AREA = 0.15 ACRES IMPERVIOUS AREA PROPOSED: PARKING, SIDEWALK AND BUILDING AREA TREATMENT "D" AREA = 0.15 AC  
LANDSCAPED AREA PROPOSED: TREATMENT "B" AREA = 0.04 AC  
Q PROPOSED-U (H) = (2.20 X 0.04) + (8.00 X 0.10) = 0.84 CFS PROPOSED ONSET FLOW  
V PROPOSED-U (H) = (2.20 X 0.04) + (2.34 X 0.10) / 12 X 43.50 = 0.96 CFS - 0.25 AC-FIT PROPOSED U MINOR VOLUME**

**BASIN "V" AREA = 0.15 ACRES IMPERVIOUS AREA PROPOSED: PARKING, SIDEWALK AND BUILDING AREA TREATMENT "D" AREA = 0.15 AC  
LANDSCAPED AREA PROPOSED: TREATMENT "B" AREA = 0.04 AC  
Q PROPOSED-V (H) = (2.20 X 0.04) + (8.00 X 0.10) = 0.84 CFS PROPOSED ONSET FLOW  
V PROPOSED-V (H) = (2.20 X 0.04) + (2.34 X 0.10) / 12 X 43.50 = 0.96 CFS - 0.25 AC-FIT PROPOSED V MINOR VOLUME**

**BASIN "W" AREA = 0.15 ACRES IMPERVIOUS AREA PROPOSED: PARKING, SIDEWALK AND BUILDING AREA TREATMENT "D" AREA = 0.15 AC  
LANDSCAPED AREA PROPOSED: TREATMENT "B" AREA = 0.04 AC  
Q PROPOSED-W (H) = (2.20 X 0.04) + (8.00 X 0.10) = 0.84 CFS PROPOSED ONSET FLOW  
V PROPOSED-W (H) = (2.20 X 0.04) + (2.34 X 0.10) / 12 X 43.50 = 0.96 CFS - 0.25 AC-FIT PROPOSED W MINOR VOLUME**

**BASIN "X" AREA = 0.15 ACRES IMPERVIOUS AREA PROPOSED: PARKING, SIDEWALK AND BUILDING AREA TREATMENT "D" AREA = 0.15 AC  
LANDSCAPED AREA PROPOSED: TREATMENT "B" AREA = 0.04 AC  
Q PROPOSED-X (H) = (2.20 X 0.04) + (8.00 X 0.10) = 0.84 CFS PROPOSED ONSET FLOW  
V PROPOSED-X (H) = (2.20 X 0.04) + (2.34 X 0.10) / 12 X 43.50 = 0.96 CFS - 0.25 AC-FIT PROPOSED X MINOR VOLUME**

**BASIN "Y" AREA = 0.15 ACRES IMPERVIOUS AREA PROPOSED: PARKING, SIDEWALK AND BUILDING AREA TREATMENT "D" AREA = 0.15 AC  
LANDSCAPED AREA PROPOSED: TREATMENT "B" AREA = 0.04 AC  
Q PROPOSED-Y (H) = (2.20 X 0.04) + (8.00 X 0.10) = 0.84 CFS PROPOSED ONSET FLOW  
V PROPOSED-Y (H) = (2.20 X 0.04) + (2.34 X 0.10) / 12 X 43.50 = 0.96 CFS - 0.25 AC-FIT PROPOSED Y MINOR VOLUME**

**BASIN "Z" AREA = 0.15 ACRES IMPERVIOUS AREA PROPOSED: PARKING, SIDEWALK AND BUILDING AREA TREATMENT "D" AREA = 0.15 AC  
LANDSCAPED AREA PROPOSED: TREATMENT "B" AREA = 0.04 AC  
Q PROPOSED-Z (H) = (2.20 X 0.04) + (8.00 X 0.10) = 0.84 CFS PROPOSED ONSET FLOW  
V PROPOSED-Z (H) = (2.20 X 0.04) + (2.34 X**



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

05/29/2007 Issued By: PLNABG

#9

**Permit Number:** 2007 070 021 ✓

**Application Number:** 07DRB-70021, Minor - Sdp For Building Permit

**Address:**

**Location Description:** EAGLE ROCK ROAD NE BETWEEN EAST FRONTAGE ROAD NE AND SAN PEDRO NE

**Project Number:** 1006505

**Applicant**  
Eddie Corley Jr & Sr Llc

Po Box 3889  
Albuquerque, NM 87190  
505-280-2221

**Agent / Contact**  
Claudio Vigil Architects  
J Arthur Blessen  
1801 Rio Grande Blvd Nw  
Albuquerque, NM 87104

cvarch@aol.com

**Application Fees**

|                |                     |          |
|----------------|---------------------|----------|
| 441018/4971000 | Public Notification |          |
| 441032/3424000 | Conflict Mgmt Fee   | \$20.00  |
| 441006/4983000 | DRB Actions         | \$385.00 |

**TOTAL: \$405.00**

5/29/2007 9:56AM LOC: ANNX  
RECEIPT# 00077269 WSH 006 TRANS# 0015  
Account 441006 Fund 0110  
Activity 4983000 TRSCCS  
Trans Amt \$405.00  
J24 Misc \$385.00  
CK \$405.00  
CHANGE \$0.00

City Of Albuquerque  
Treasury Division

Thank You

City Of Albuquerque  
Treasury Division

5/29/2007 9:55AM LOC: ANNX  
RECEIPT# 00077268 WSH 006 TRANS# 0015  
Account 441032 Fund 0110  
Activity 3424000 TRSCCS  
Trans Amt \$405.00  
J24 Misc \$20.00

Thank You



CLAUDIO VIGIL ARCHITECTS

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