


6. **Project# 1006902**
15DRB-70195 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL 

BORDENAVE DESIGNS agent(s) for ALFELD 2, LLC request(s) the above action(s) for all or a portion of Tract(s) 1, **LA LUZ DEL OESTE Unit(s) 4**, zoned SU-1 PRD, located WEST OF COORS BLVD NW BETWEEN DELLYNE AVE NW AND SEVILLA NW containing approximately 1.95 acre(s). (F-11) **THE PRELIMINARY/ FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO HYDROLOGY FOR AMAFCA SIGNATURE AND FOR COMMENTS, AND TO PLANNING FOR RECEIPT OF REQUEST OF AVAILABILITY STATEMENT.**

7. **Project# 1003613**
15DRB-70159 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL 

RIO GRANDE ENGINEERING agent(s) for SUNSET VILLA LLC request(s) the above action(s) for all or a portion of Lot(s) 16, 23, 45, 49, and 59, **SUNSET VILLA SUBDIVISION** zoned SU-1/ PRD, located on SUNSET GARDENS BETWEEN ATRISCO SW AND SUNSET RD SW containing approximately 1.45 acre(s). (K-12) [*Deferred from 4/22/15*] **INDEFINITELY DEFERRED.**

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

8. **Project# 1010208**
15DRB-70194 SKETCH PLAT REVIEW
AND COMMENT 

ANGELA BENSON agent(s) for CATHOLIC CHARITIES OF NM request(s) the above action(s) for all or a portion of Lot(s) 148A1B, 147B1, 147B2A & 148A1A1A1A1, **MRGCD Map #42** and Lot 1, **L.D. OF TRACT 148-A1-A1-A1-A1**, zoned O-1, located on BRIDGE BLVD BETWEEN ANTHONY LN AND PEAR RD containing approximately 2.125 acre(s). (L-12) **THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED**

9. Other Matters:
ADJOURNED:

DRB CASE ACTION LOG - BLUE SHEET

- Preliminary/Final Plat (P&F)
- Site Plan for Subdivision (SPS)
- Site Plan for Building Permit (SBP)

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

Site Plans: It is the responsibility of the applicant/agent/developer/owner to insert the DRB approved Site Plan for Subdivision and/or Site Plan for Building Permit in each copy of building permit plansets. If the building permit plans have been submitted prior to the Site Plan for Subdivision and/or Site Plan for Building Permit being signed-off, then it is the responsibility of the applicant/agent/developer/owner to insert a copy of the signed-off Site Plan for Subdivision and/or Site Plan for Building Permit in each copy of the building permit plansets.

PROJECT NUMBER: 1006902 - 15DRB-70195 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

NAME: LA LUZ DEL OESTE Unit(s) 4

AGENT: BORDENAVE DESIGNS

Your request was approved on 5-20-15 by the DRB with delegation of signature(s) to the following departments - outstanding comments to be addressed as follows:

Transportation:

ABCWUA: *OK*

City Engineer: *address comment*

Parks and Recreation :

Planning: *A MFEA signature A not doing*

PLATS:

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.

-County Treasurer's signature must be obtained prior to the recording of the plat with 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.

ALL SITE PLANS:

3 copies of the approved site plan. Include all pages.

DRB CASE ACTION LOG - BLUE SHEET

- Preliminary/Final Plat (P&F)
- Site Plan for Subdivision (SPS)
- Site Plan for Building Permit (SBP)

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

Site Plans: It is the responsibility of the applicant/agent/developer/owner to insert the DRB approved Site Plan for Subdivision and/or Site Plan for Building Permit in each copy of building permit plansets. If the building permit plans have been submitted prior to the Site Plan for Subdivision and/or Site Plan for Building Permit being signed-off, then it is the responsibility of the applicant/agent/developer/owner to insert a copy of the signed-off Site Plan for Subdivision and/or Site Plan for Building Permit in each copy of the building permit plansets.

Project# 1006902 - 15DRB-70123 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL APPROVAL

PROJECT NAME: LA LUZ DEL OESTE Unit(s) 4

AGENT: BORDENAVE DESIGNS

Your request was approved on 3-25-15 by the DRB with delegation of signature(s) to the following departments - outstanding comments to be addressed as follows:

Transportation:

ABCWUA: address comment

City Engineer:

Parks and Recreation :

Planning: with signatures

PLATS:

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.

-County Treasurer's signature must be obtained prior to the recording of the plat with 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.

ALL SITE PLANS:

3 copies of the approved site plan. Include all pages.

DRB CASE ACTION LOG - BLUE SHEET

- Preliminary/Final Plat [FP]
- Site Plan - Subdivision [SPS]
- Site Plan - Building Permit [SBP]

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

Site Plans: It is the responsibility of the applicant/agent/developer/owner to insert the DRB approved Site Plan for Subdivision and/or Site Plan for Building Permit in each copy of building permit plansets. If the building permit plans have been submitted prior to the Site Plan for Subdivision and/or Site Plan for Building Permit being signed-off, then it is the responsibility of the applicant/agent/developer/owner to insert a copy of the signed-off Site Plan for Subdivision and/or Site Plan for Building Permit in each copy of the building permit plansets.

Project #: 1006902

Application #: 14DRB-70203

Project Name: LA LUZ DEL OESTE Unit(s) 4

Agent: BORDENAVE DESIGNS

Phone #:

Your request was approved on 6-18-14 by the DRB with delegation of signature(s) to the following departments - outstanding comments to be addressed

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

PLATS:


- 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.
 - County Treasurer's signature must be obtained prior to the recording of the plat with 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.

ALL SITE PLANS:

- 3 copies of the approved site plan. Include all pages.

8. **Project# 1006008**
 14DRB-70126 VACATION/PUBLIC EASEMENT
 14DRB-70134 SUBDIVISION DESIGN
 VARIANCE FROM MIN DPM STDS
 14DRB-70135 MINOR - TEMPORARY
 DEFERRAL SIDEWALK CONSTRUCTION
 14DRB-70136 MAJOR - PRELIMINARY PLAT
- BOHANNAN STON INC agents for MESA DEL SOL, LLC request the referenced/ above actions for Tract A-6-B and a portion of Tract A-6-A, **MESA DEL SOL INNOVATION PARK** zoned PC, located south of UNIVERSITY WEST BLVD SE between STRYKER RD SE and STIEGLITZ AV SE containing approximately 32.30 acres. (R-16 & S-16)
) [Deferred from 6/4/14] **DEFERRED TO 6/25/14.**

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

9. **Project# 1006902**
 14DRB-70203 MINOR - PRELIMINARY/ FINAL
 PLAT APPROVAL 
- BORDENAVE DESIGNS agent(s) for ALFELD 2, LLC request(s) the above action(s) for all or a portion of Lot(s) K-10, **LA LUZ DEL OESTE Unit(s) 4**, zoned SU-1 PRD, located on COORS BLVD WEST OF DELLYNE ANDM SEVILLA containing approximately .15 acre(s). (F-11)
THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF.

10. Other Matters: None.
 ADJOURNED: 10:00

DONE 3-17-14

DRB CASE ACTION LOG - BLUE SHEET

- Preliminary/Final Plat [FP]
- Site Plan - Subdivision [SPS]
- Site Plan - Building Permit [SBP]

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

Site Plans: It is the responsibility of the applicant/agent/developer/owner to insert the DRB approved Site Plan for Subdivision and/or Site Plan for Building Permit in each copy of building permit plansets. If the building permit plans have been submitted prior to the Site Plan for Subdivision and/or Site Plan for Building Permit being signed-off, then it is the responsibility of the applicant/agent/developer/owner to insert a copy of the signed-off Site Plan for Subdivision and/or Site Plan for Building Permit in each copy of the building permit plansets.

Project #: 1006902

Application #: 14DRB-70031

Project Name: LA LUZ DEL OESTE UNIT 4

Agent: BORDENAVE DESIGNS

Phone #:

Your request was approved on 2-12-14 by the DRB with delegation of signature(s) to the following departments - outstanding comments to be addressed

TRANSPORTATION:

ABCWUA: acceptance of Encroachment Agreement

CITY ENGINEER / AMAFCA:

PARKS / CIP:

PLANNING (Last to sign): compliance w/ Transportation comments and fee record

PLATS:

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.
- County Treasurer's signature must be obtained prior to the recording of the plat with 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.~~

ALL SITE PLANS:

3 copies of the approved site plan. Include all pages.

SOR

DRB CASE ACTION LOG - BLUE SHEET

- Preliminary/Final Plat [FP]
- Site Plan - Subdivision [SPS]
- Site Plan - Building Permit [SBP]

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

Site Plans: It is the responsibility of the applicant/agent/developer/owner to insert the DRB approved Site Plan for Subdivision and/or Site Plan for Building Permit in each copy of building permit plansets. If the building permit plans have been submitted prior to the Site Plan for Subdivision and/or Site Plan for Building Permit being signed-off, then it is the responsibility of the applicant/agent/developer/owner to insert a copy of the signed-off Site Plan for Subdivision and/or Site Plan for Building Permit in each copy of the building permit plansets.

Project #: 1006902 Application #: 14DRB-70031
 Project Name: LA LUZ DEL OESTE UNIT 4
 Agent: BORDENAVE DESIGNS Phone #:

****Your request was approved on 2-12-14 by the DRB with delegation of signature(s) to the following departments - outstanding comments to be addressed****

TRANSPORTATION:

ABCWUA: acceptance of ENC refreshment agreement

CITY ENGINEER / AMAFCA:

PARKS / CIP:

PLANNING (Last to sign): compliance w/ transportation comments
to record

PKATS:

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.
- County Treasurer's signature must be obtained prior to the recording of the plat with 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.


ALL SITE PLANS:

- 3 copies of the approved site plan. Include all pages.


6. **Project# 1000650**
13DRB-70763– SITE DEVELOPMENT
PLAN FOR BUILDING PERMIT 

MODULUS ARCHITECTS INC agents for LAMONICA SHOPS LLC request the referenced/ above actions for Tracts 1-A-2-B AND 1-A-2-C, **LANDS OF LAMONICA AND WENK** zoned SU-1/ C-1 PERMISSIVE USES W/ LIQUOR SALES, located on the northeast corner of COORS BLVD SW and LAMONICA RD SW containing approximately 1.192 acres. (P-10) [*Deferred 12/4/13, 12/11/13, 1/8/14, 1/22/14, 1/29/14, 2/15/14*] **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR VERIFICATION FROM ZONING FOR COMPLIANCE WITH ZONING REGULATIONS, AND 15 DAY APPEAL PERIOD.**


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

7. **Project# 1006902**
14DRB-70031 MAJOR - FINAL PLAT
APPROVAL 

BORDENAVE DESIGNS agent(s) for LAS VENTANAS HOMES, LLC request(s) the above action(s) for all or a portion of Tract(s) K-1, **LA LUZ DEL OESTE Unit(s) 4**, zoned SU-1 (PRD), located on COORS BETWEEN DELLYNE AND SEVILLA containing approximately 2.59 acre(s). (F-11) **THE FINAL PLAT WAS APROVED WITH FINAL SIGN-OFF DELEGATED TO ABCWUA FOR VERIFICATION AND ACCEPTANCE OF ENCROACHMENT AGREEMENT AND TO PLANNING FOR TRANSPORTATION COMMENTS, UTILITY COMPANY SIGNATURES AND TO RECORD.**

8. **Project# 1009046**
14DRB-70030 MAJOR - FINAL PLAT
APPROVAL 

MARK GOODWIN AND ASSOCIATES, P.A. agent(s) for SAWMILL CROSSING, LLC request(s) the above action(s) for all or a portion of **SAWMILL CROSSING Unit(s) 1**, zoned SU-2, located on ASPEN AVE 12TH ST AND RIO GRANDE BLVD containing approximately 6.9323 acre(s). (H-13) **DEFERRED TO 2/26/14.**

9. **Project# 1005133**
13DRB-70691 PRELIMINARY/ FINAL
PLAT APPROVAL 

ISAACSON AND ARFMAN PA agents for SED DEVELOPMENT, LLC request the referenced/ above actions for Tract N-1-B-2-A, **SEVSN BAR RANCH** zoned SU-1/ C-2 PERMISSIVE USES, located on the south side of COORS BLVD BYPASS NW west of EAGLE RANCH RD NW containing approximately 1.9788 acres. (B-13) [*deferred from 10/23/13, 2/5/14*] **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF.**

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
February 12, 2014
DRB Comments**

ITEM # 7

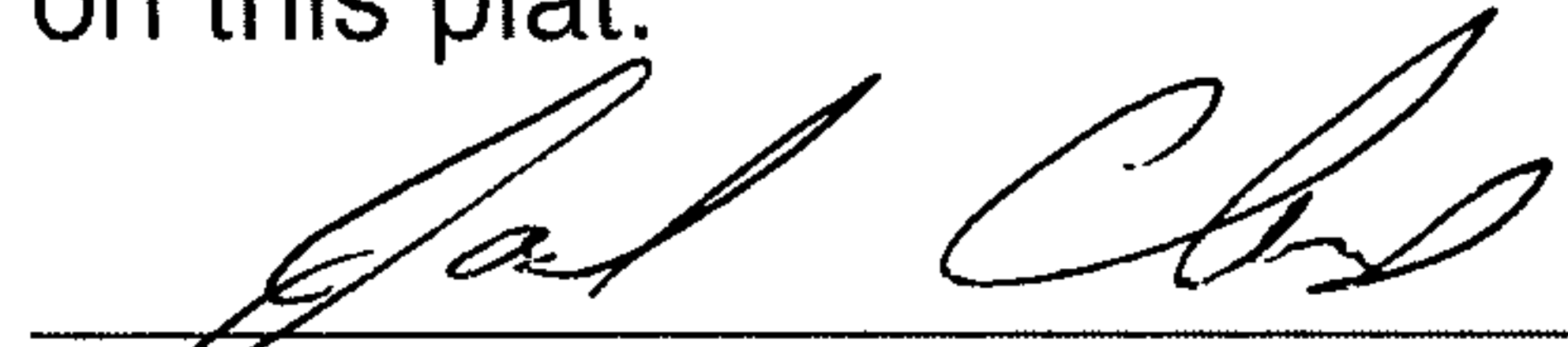
PROJECT # 1006902

APPLICATION # 14-70031

RE: La Luz del Oeste Unit 4

There appears to be a lot line thru Lot 10; this should be removed pending future replat.

Off site turnaround easement needs to be recorded and referenced on this plat.



Jack Cloud, DRB Chairman
924-3880/ jcloud@cabq.gov



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

August 14, 2013

Project# 1006902

13DRB-70641 SIDEWALK VARIANCE

13DRB-70642 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

BORDENAVE DESIGNS agent(s) for LAS VENTANAS HOMES, LLC request(s) the above action(s) for all or a portion of Lot(s) K-1, LA LUZ DEL OESTE Unit(s) 4, zoned SU-1 (PRD), located on COORS BETWEEN DELLYNO AND SEVILLA containing approximately 2.59 acre(s). (F-11) [Deferred from 8/7/13]

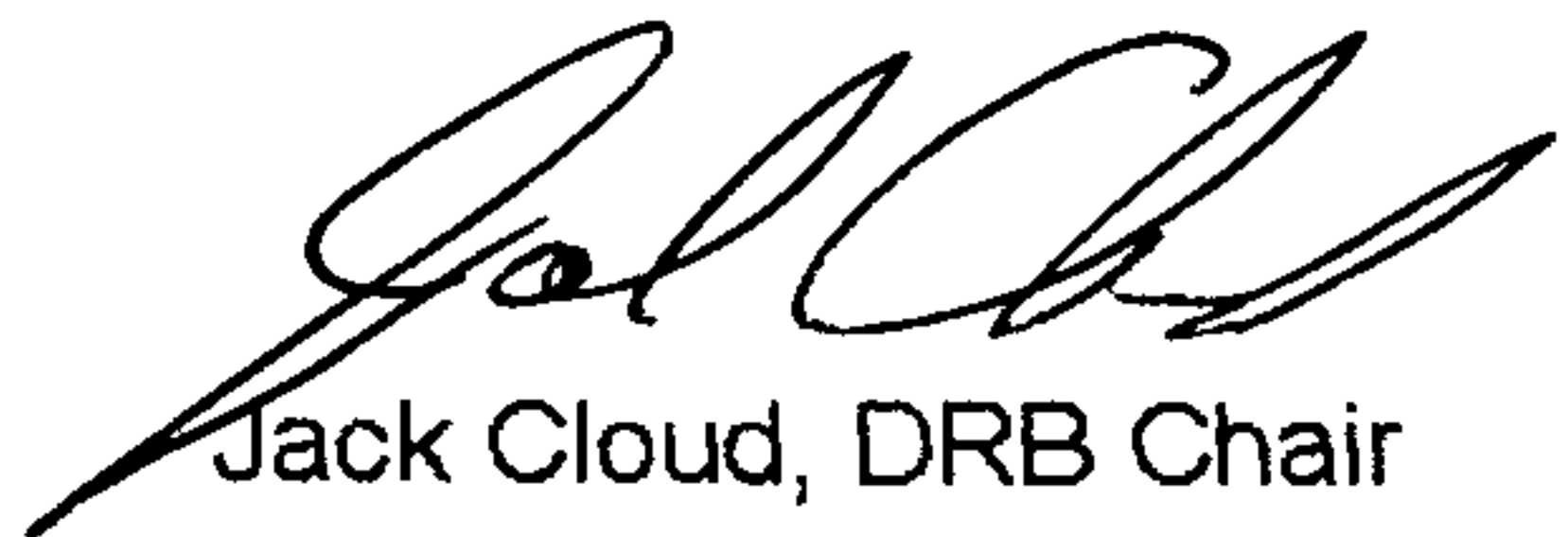
At the August 14, 2013 Development Review Board meeting, a sidewalk variance was approved as shown on exhibit in the planning file. With the signing of the infrastructure list dated 8/14/13 and with an approved grading and drainage plan stamp dated 7/30/13, the preliminary plat was approved. The preliminary plat was approved and the final plat was indefinitely deferred.

If you wish to appeal this decision, you must do so by August 29, 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: BORDENAVE DESIGNS
Marilyn Maldonado
File



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

November 14, 2007

Project# 1006902
07DRB-70312 MAJOR - PRELIMINARY PLAT APPROVAL

BORDENAVE DESIGNS agent(s) for HARVEST LAND, LLC request(s) the above action(s) for all or a portion of Tract(s) K,L,M & N, **LA LUZ DEL OESTE**, zoned SU-1/PRD, located on COORS BLVD NW BETWEEN DELLYNNE NW AND WESTERN TRAILS NW containing approximately 7.5 acre(s). (F-11)

At the November 14, 2007 Development Review Board meeting, with the signing of the infrastructure list dated 11/14/07 and approval of the grading and drainage plane engineer stamp dated 11/7/07, the preliminary plat was approved. A note was added to the infrastructure list for median closure on Coors to be under a Modified "B", which is not to be completed until the signal at Seville and Andalucia is completed. Condition of final plat is to show parking areas on plat.

If you wish to appeal this decision, you must do so by November 29, 2007 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.

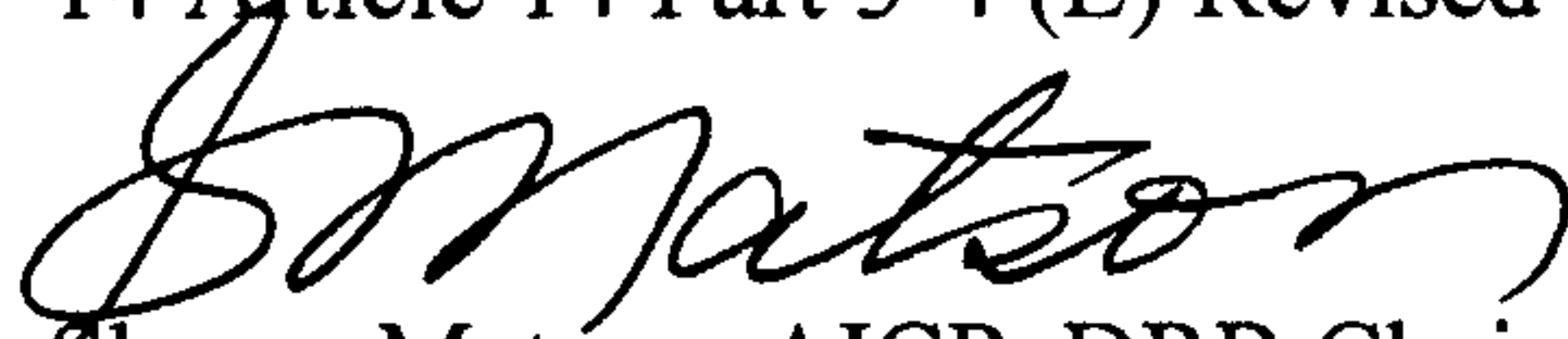
If the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. Such appeal shall be heard within 60 days of its filing.

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).

OFFICIAL NOTICE OF DECISION

Page 2

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



Sheran Matson, AICP, DRB Chair

Cc: Bordenave Designs – P.O. Box 91194 – Albuquerque, NM 87199

Cc: Harvest Land, LLC – P.O. Box 92246 – Albuquerque, NM 87199

Marilyn Maldonado

~~File~~

Cc: Robert G. Smith – 512 Vista De Luz NW – Albuquerque, NM 87120

Cc: Sherry Fitzmaurice – P.O.Box 67102 – Albuquerque, NM 87193

Cc: Ruperto Martinez – 5120 Vista De Luz NW – Albuquerque, NM 87120

Cc: Rene Horvath – 5515 Palomino Dr NW – Albuquerque, NM 87120

Cc: Rhona Rosenberg – 42 Mill Rd NW – Albuquerque, NM 87120

Cc: Matt Montano – 5128 Vista De Luz NW – Albuquerque, NM 87120

DRB PUBLIC HEARING SIGN IN SHEETS

PROJECT #: 1006902 AGENDA# 2 DATE: 11/7/07

- ✓ 1. Name: Robert G. Smith Address: 5112 Vista Deluz, ^{NW} Zip: 87120
- ✓ 2. Name: Sherry Fitzmaurice Address: P.O. ^{Box} 67102 Zip: 87193
- ✓ 3. Name: Ruperto Martinez Address: 5120 Vista Deluz Dr ^{NW} Zip: 87120
- ✓ 4. Name: Rene Horvath Address: 5515 Palomino ^{Dr. NW} Zip: 87120
- ✓ 5. Name: Rhona Rosenberg Address: 42 Mill Rd NW Zip: 87120
- ✓ 6. Name: MATT MONTANO Address: 5128 VISTA DE LUZ, ^{NW} Zip: 87120
- 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: _____

ORIGINAL

INFRASTRUCTURE LIST

(Rev 9-20-05)

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

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

LOTS K1-K13, L1-L11, M1-M8 & N1-N9, LA LUZ DEL OESTE, UNIT 4
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

TRACTS K, L, M & N, LA LUZ DEL OESTE, UNIT 4
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Date Preliminary Plat Approved: 11/14/07
Date Preliminary Plat Expires: 11/14/08
DRB Project No.: 10097436902
DRB Application No.: 07DRB-20312

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

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Cnst Engineer
		28'	PAVED PRIVATE STREET	EXIST EASMT	LOT J-1	DELYNNE	/	/	/
		20'x63'	PAVED PARKING AREA	ESMT WEST OF PRIVATE STREET IN LOT K-1	-	-	/	/	/
		20'x54'	PAVED PARKING AREA	ESMT WEST OF PRIVATE STREET IN LOT L-1	-	-	/	/	/
		20'x54'	PAVED PARKING AREA	ESMT WEST OF PRIVATE STREET IN LOT M-1	-	-	/	/	/
		20'x54'	PAVED PARKING AREA	ESMT WEST OF PRIVATE STREET IN LOT H-1	-	-	/	/	/
		3/4"	WATER SERVICES	EASEMENTS	PUBLIC MAIN IN PRIVATE STREET	LOTS K-2 to K-13, L-2 to L-11, M-2 to M-7, N-2 to N-8	/	/	/
		4"	SEWER SERVICES	BLANKET SEWER EASEMENT	PRIVATE LINES	"	/	/	/
		4"	PRIVATE SAS w/ C.O.'S	LOT K-1, ESMT	EXIST MAIN	~ 450' SOUTH	/	/	/

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 GRADING & DRAINAGE PLAN REQUIRED FOR RELEASE OF SIA & FINANCIAL GUARANTEE.

2

3

AGENT / OWNER

J.J. BORDENAVE
NAME (print)

BORDENAVE DESIGNS
FIRM

[Signature] 10/10/07
SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

[Signature] 11/14/07 DRB CHAIR - date
Christina Sandoval 11/14/07 PARKS & RECREATION - date

WALS 11-14-07
TRANSPORTATION DEVELOPMENT - date

[Signature] 11-14-07
UTILITY DEVELOPMENT - date

Bradley J. Bingham 11/14/07
CITY ENGINEER - date

AMAFCA - date

- date

- date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER





**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

November 14, 2007 9:00 AM
MEMBERS:

Sheran Matson, AICP, DRB Chair
Angela Gomez, Administrative Assistant
924-3946

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, ABCWUA
Christina Sandoval, Parks & Recreation

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project# 1003483**
07DRB-70324 MAJOR - 2YR SUBD IMP
AGMT (2YR SIA)
SANTOSH MODY agent(s) for BHARAT H. MODY &
CHAMPA B. MODY request(s) the above action(s) for all
or a portion of Lot(s) 17-A, Tract(s) A, **NORTH
ALBUQUERQUE ACRES Unit 2**, zoned SU2/IP, located
on SIGNAL AVE NE BETWEEN SAN PEDRO AVE NE
AND SIGNAL AVE NE containing approximately 2.74
acre(s). (C-18) **THE TWO YEAR EXTENSION OF THE
SUBDIVISION IMPROVEMENT AGREEMENT (SIA) WAS
APPROVED**

2. **Project# 1004404**
07DRB-70296 VACATION OF PUBLIC
EASEMENT
07DRB-70297 BULK LAND VARIANCE
07DRB-70298 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
SURV-TEK INC agent(s) for THE TRAILS LLC request(s)
the above action(s) for all or a portion of Tract(s) 1-8, OS-
1 & OS-2, 12, **THE TRAILS Unit 3A**, zoned SU2-UR,
SU2-SRLL, SU2-SRSL, SU2, SU1, SU-VC, located on
PASEO DEL NORTE NW BETWEEN WOODMONT
AVE NW AND RAINBOW BLVD NW containing
approximately 158.67 acre(s). (C-8 & C-9) [*Deferred from
10/31/07*] **DEFERRED TO 11/21/07 AT THE AGENT'S
REQUEST.**

3. **Project# 1006902**
07DRB-70312 MAJOR - PRELIMINARY
PLAT APPROVAL
- BORDENAVE DESIGNS agent(s) for HARVEST LAND, LLC request(s) the above action(s) for all or a portion of Tract(s) K,L,M & N, LA LUZ DEL OESTE, zoned SU1/PRD, located on COORS BLVD NW AND DELLYNNE NW AND WESTERN TRAILS NW containing approximately 7.5 acre(s). (F-11) *[Deferred from 11/7/07]* **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 11/14/07, AND AN APPROVED GRADING AND DRAINAGE PLAN ENGINEER STAMP DATED 11/7/07 THE PRELIMINARY PLAT WAS APPROVED. A NOTE WAS ADDED TO INFRASTRUCTURE LIST FOR MEDIAN CLOSURE ON COORS TO BE UNDER A MODIFIED "B", WHICH IS NOT TO BE COMPLETED UNTIL THE SIGNAL AT SEVILLE AND ANDALUCIA IS COMPLETED. CONDITION OF FINAL PLAT IS TO SHOW PARKING AREAS ON PLAT.**
4. **Project# 1002962**
07DRB-70326 VACATION OF PUBLIC
EASEMENT
07DRB-70327 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
- HIGH MESA CONSULTING GROUP agent(s) for THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS request(s) the above action(s) for all or a portion of Tract(s) 10-A, **THE TRAILS, UNIT 2**, zoned SU2-SRSL 26, located on NORTHWEST CORNER OF WOODMONT AVE NW AND RAINBOW BLVD NW BETWEEN PASEO DEL NORTE AND UNIVERSE BLVD containing approximately 5.1 acre(s). (C-9) **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 PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR SOLAR COLLECTOR LANGUAGE, AGIS DXF AND FOR THE 15 DAY APPEAL PERIOD.**
5. **Project# 1002776**
07DRB-70325 VACATION OF PUBLIC
EASEMENT
07DRB-70328 MAJOR - PRELIMINARY
PLAT APPROVAL
- ISAACSON AND ARFMAN PA agent(s) for KLD ENTERPRISES request(s) the above action(s) for all or a portion of Tract(s) Y-2A-1, **TAYLOR RANCH (to be known as TRACTS Y-2A-1-A, Y-2A-1-B, Y-2A-1-C & Y-2A-1-D)**, zoned C-2 (SC), located on TAYLOR RANCH DR NW BETWEEN HOMESTEAD CIR NW AND SOONER TR NW containing approximately 10.16 acre(s). (D-11) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 11/14/07 THE PRELIMINARY PLAT WAS APPROVED. CONDITION OF FINAL PLAT IS FOR THE EXISTING WATER LINE TO BE REMOVED AND REPLACED.**

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

6. **Project# 1004772**
07DRB-70375 MINOR - SDP FOR
SUBDIVISION
07DRB-70376 MINOR - SDP FOR
BUILDING PERMIT
- 07DRB-70370 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
- GEORGE RAINHART ARCHITECTS agent(s) for HOLLY SP , LLC request(s) the above action(s) for all or a portion of Lot(s) 14, **NORTH ALBUQUERQUE ACRES Unit B**, zoned SU2-M1, located on PASEO DEL NORTE NE BETWEEN SAN PEDRO NE AND I-25 containing approximately 1.96 acre(s). (C-18)
THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES. THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES AND TO TRANSPORTATION FOR VERIFICATION THAT STRUCTURE SHOWN ON PLAN IS NOT AN UNUSED DRIVE PAD; ADD BUMPERS TO SPACES SURROUNDING LIGHT POLES; CROSS LOT ACCESS EASEMENT TRACTS A & B AND LOTS 13 & 20; IF THERE IS NOT AN EXISTING SIDEWALK ALONG HOLLY, IT MUST BE BUILT WITH PROJECT; WIDTH OF INTERNAL SIDEWALK ALONG OBSTACLES MUST BE INDICATED. SHOW PROPOSED HEAVY VEHICLE PATH AND PROVIDE AN EXHIBIT TO THAT EFFECT.
- ISAACSON & ARFMAN, PA agent(s) for HOLLY - SP, LLC request(s) the above action(s) for all or a portion of Lot(s) 14-19, Block 18, Tract A, **NORTH ALBUQUERQUE ACRES Unit B**, zoned SU2-M1, located on HOLLY AVE NE BETWEEN PASEO DEL NORTE NE AND SAN PEDRO NE containing approximately 3.7503 acre(s). (C-18) **WITH THE INFRASTRUCTURE LIST DATED 11/14/07 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA. CONDITIONS OF FINAL PLAT ARE THAT THE PLAT REFERENCES THE EXISTING DECLARATION OF CCCR's AND CROSS EASEMENT AGREEMENT AND TO PROVIDE RECORDING INFORMATION FOR THE CROSS LOT ACCESS EASEMENTS BETWEEN LOTS 13 AND 20 AND TRACTS A & B.**
7. **Project# 1006833**
07DRB-70254 MAJOR - SDP FOR
SUBDIVISION
07DRB-70255 MAJOR - SDP FOR
BUILDING PERMIT
- GEORGE RAINHART ARCHITECTS agent(s) for WEBER AND COMPANY request(s) the above action(s) for all or a portion of Tract(s) S2A2, S2A1 & S1A, **ATRISCO BUSINESS ADDITION (to be known as UNSER TOWNE CROSSING)**, zoned IP, located on LOS VOLCANES NW BETWEEN UNSER BLVD NW AND GALATIN NW containing approximately 53 acre(s). (J-9 & J-10) [*Deferred from 10/10/07*] **DEFERRED TO 12/12/07 AT THE AGENT'S REQUEST.**

8. **Project# 1006721**
07DRB-70373 EPC/ SDP FOR
BUILDING PERMIT
07DRB-70374 EPC APPROVED SDP
FOR SUBDIVISION
- RMKM ARCHITECTURE agent(s) for ALBUQUERQUE POLICE DEPARTMENT request(s) the above action(s) for all or a portion of Tract(s) B-9E-2-A, **SEVEN BAR RANCH**, zoned SU1 FOR R-2, located on CIBOLA LOOP RD NW BETWEEN ELLISON NW AND CIBOLA LOOP NW containing approximately 3.4 acre(s). (A-13) **DEFERRED TO 11/28/07 AT THE AGENT'S REQUEST.**
9. **Project# 1002421**
07DRB-70366 EPC/ SDP FOR
SUBDIVISION
- GARRETT SMITH LTD agent(s) for NEW LIFE HOMES INC request(s) the above action(s) for all or a portion of Tract(s) 111-C, **TOWN OF ATRISCO GRANT Unit 6**, zoned SU1-PRD/20 DU-A, located on BATAAN DR SW BETWEEN DELIA AVE SW AND GWIN ST SW containing approximately 3.2 acre(s). (K-10)
[EPC Planner – Anna DiMambro]
THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES.
10. **Project# 1006600**
07DRB-70365 EPC/ SDP FOR
BUILDING PERMIT
- GARRETT SMITH LTD agent(s) for NEW LIFE HOMES INC request(s) the above action(s) for all or a portion of Tract(s) 111-C, **TOWN OF ATRISCO GRANT Unit 6**, zoned SU-1 PRD /20 DU-A, located on BATAAN DR SW BETWEEN DELIA AVE SW AND GWIN ST SW containing approximately 3.2 acre(s). (K-10) *[EPC Planner – Anna DiMambro]* **DEFERRED TO 11/21/07 AT THE AGENT'S REQUEST.**
11. **Project# 1003714**
07DRB-70364 EPC/SDP FOR BUILDING
PERMIT
- ALEXANDER FINALE agent(s) for ASSOCIATED HOME & RV SALES, INC request(s) the above action(s) for all or a portion of Tract(s) C-3-A, **ADOBE WELLS SUBDIVISION**, zoned SU1 FOR IPC-2/R-2, located on EAGLE RANCH NE BETWEEN WESTSIDE NE AND COORS BYPASS BLVD NE containing approximately 2.29 acre(s). (B-13) *[EPC Planner – Carol Toffaleti]* **DEFERRED TO 11/21/07 AT THE AGENT'S REQUEST.**

12. **Project# 1002776**
07DRB-70329 EPC/SDP FOR BUILDING
PERMIT
07DRB-70330 EPC/SDP FOR
SUBDIVISION

JUNO ARCHITECTS agent(s) for KLD ENTERPRISES LLC request(s) the above action(s) for all or a portion of Tract(s) Y-2A-1, **TAYLOR RANCH STORAGE**, zoned C-2 (SC), located on TAYLOR RANCH DR NW BETWEEN HOMESTEAD CIR NW AND SOONER TR NW containing approximately 10.12 acre(s). (D-11) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES. THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES AND TO TRANSPORTATION FOR THE FOLLOWING COMMENTS: ALL RADII MUST BE CALLED OUT. WHEELCHAIR RAMPS MUST BE SHOWN. ALL SIDEWALK WORK MUST BE CALLED OUT. LOCATION OF INTERNAL WHEELCHAIR RAMPS MUST BE CALLED OUT. WIDTH OF ALL ENTRANCES MUST BE DEFINED. DISTANCE FROM BACK OF CURB TO PROPERTY LINE MUST BE DEFINED ALONG HOMESTEAD CIRCLE. BUILD-NOTES WITH ALL OF THE WORK WITHIN CITY RIGHT-OF-WAY REFERRING TO THE APPROPRIATE CITY STANDARDS MUST BE PROVIDED. INDICATION OF EXISTENCE AND WIDTH OF DRIVE PADS. LENGTH AND WIDTH OF PARKING SPACES MUST BE INDICATED.**

13. **Project# 1006922**
07DRB-70351 MINOR - SDP FOR
BUILDING PERMIT

CLARK CONSULTING ENGINEERS agent(s) for JOHN SCHIFFER request(s) the above action(s) for all or a portion of Lot(s) 27-29, Block 9, Unit B, **NORTH ALBUQUERQUE ACRES Tract A**, zoned SU2-M1, located on EAGLE ROCK AVE NE BETWEEN SAN MATEO BLVD NE AND PAN AMERICAN FREEWAY NE containing approximately 2.67 acre(s). (C-18) *[Deferred from 11/7/07]* **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES AND FOR CITY ENVIRONMENTAL HEALTH DEPARTMENT'S SIGNATURE.**

07DRB-70347 M(NDR - PRELIMINARY/
FINAL PLAT APPROVAL

TERRAMETRICS OF NEW MEXICO agent(s) for JOHN SCHIFFER request(s) the above action(s) for all or a portion of Lot(s) 27-29, Block(s) 9, Tract(s) A, **NORTH ALBUQUERQUE ACRES (to be known as Lot 27-A) Unit B**, zoned SU-1, M-1, located on EAGLE ROCK AVE NE BETWEEN SAN MATEO BLVD NE AND I-25 NE containing approximately 2.67 acre(s). (C-18) *[Deferred from 11/7/07]* **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF, CITY ENVIRONMENTAL HEALTH DEPARTMENT SIGNATURE, AND TO RECORD.**

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

14. **Project# 1004851**
07DRB-70367 EXT OF MAJOR
PRELIMINARY PLAT
- HIGH MESA CONSULTING GROUP agent(s) for THE SAWMILL DEVELOPMENT CO, LLC request(s) the above action(s) for all or a portion of Tract(s) 2 & A-3, **TRACT 2, LANDS OF MCLAIN AND TRACT A-3 LANDS OF WILLIAM ANDREW MCCORD**, zoned S-M1, located on 2000 ZEARING AVENUE NW BETWEEN RIO GRANDE NW AND 19TH ST NW containing approximately 2.57 acre(s). (H-13) **THE ONE YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENT AGREEMENT (SIA) WAS APPROVED.**
15. **Project# 1006768**
07DRB-70371 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
- DOUG SMITH SURVEYING agent(s) for MICHAEL H MUGEL request(s) the above action(s) for all or a portion of Tract(s) 29 A-1, **HEIGHTS RESERVOIR ADDITION**, zoned C-2, located on LOMAS BLVD NE BETWEEN SAN MATEO NE AND MONZANO ST NE containing approximately 3.98 acre(s). (K-17) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF, TO RECORD PLAT, TO PROVIDE 10FT FROM FACE OF CURB ALONG SAN MATEO BLVD AND MANZANO STREET AND TO ABCWUA TO SHOW INDICATION OF CORRECT ADDRESS, WHERE THE BUILDING IS CONNECTED TO CITY WATER AND WHETHER AN EASEMENT IS NEEDED.**
16. **Project# 1006931**
07DRB-70368 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
- SURVEYS SOUTHWEST LTD agent(s) for JOSEPH LOVATO request(s) the above action(s) for all or a portion of Lot(s) 42 & 43, **REGINA ADDITION**, zoned R-1, located on BLUEWATER RD NW BETWEEN 49TH ST NW AND RINCON RD NW containing approximately 0.71 acre(s). (J-11) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF AND TO TRANSPORTATION FOR 20 FT RADIUS AT RIGHT-OF-WAY DEDICATION.**
17. **Project# 1006935**
07DRB-70372 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
- JACKS HIGH COUNTRY INC agent(s) for BLAIRE MARTIN & BERNICE MARTIN request(s) the above action(s) for all or a portion of Lot(s) 52-A, **CAVALIER ADDITION**, zoned R-3, located on PENNSYLVANIA NE BETWEEN COPPER AVE NE AND CHICO RD NE containing approximately 0.2187 acre(s). (K-19) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

18. **Project# 1006932**
07DRB-70369 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

JACKS HIGH COUNTRY INC agent(s) for CIBOLA ENERGY CORPORATION request(s) the above action(s) for all or a portion of Lot(s) 19, 20M AND PORTION OF LOT 21, Block(s) 17, Tract(s) 345, 346 - A, **PEREA ADDITION**, zoned SU2, located on WEST CENTRAL AVE NW BETWEEN 14TH NW AND 15TH NW containing approximately 0.99 acre(s). (J-13) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF, CHANGE ZONING TO SU2-CC, AND TO RECORD AND TO TRANSPORTATION FOR 10 FT FACE OF CURB TO PROPERTY LINE DEDICATION, 6 FT OF RIGHT-OF-WAY FOR BIKE LANE AND RECORDING INFORMATION ON DRIVE PAD ALONG CENTRAL.**

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

19. **Project# 1006926**
07DRB-70352 SKETCH PLAT REVIEW
AND COMMENT

ART MARSHALL agent(s) for MERCEDES R. MARSHALL request(s) the above action(s) for all or a portion of Lot(s) 27 & 28, Block 3, **SUNSHINE ADDITION**, zoned SU2, located on EDITH BLVD SE BETWEEN SMITH SE AND ANDERSON SE containing approximately 0.33 acre(s). (L-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS GIVEN.**

20. **Project# 1006927**
07DRB-70353 SKETCH PLAT REVIEW
AND COMMENT

PLAZA SURVEYS LLC agent(s) for CHRISTINA ALVERAZ request(s) the above action(s) for all or a portion of Lot 24, Block 4, **ESPERANZA ADDITION**, zoned C-1, located on KATHRYN SE BETWEEN SAN MATEO SE AND ORTIZ SE containing approximately 0.16 acre(s). (L-18) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS GIVEN**

21. The Development Review Board Minutes for October 3, 2007 were approved.

ADJOURNED: 11:20

DRB PUBLIC HEARING SIGN IN SHEETS

PROJECT #: 1006903 AGENDA# 3 DATE: 11/14/07

~~1.~~ Name: Shary Fitzmaurice Address: ^{P.O. Box} 67102 Zip: 87193

~~2.~~ Name: Robert G. Swite Address: 5112 Vista De Luz NW Zip: 87120

3. Name: _____ Address: _____ Zip: _____

4. Name: _____ Address: _____ Zip: _____

5. Name: _____ Address: _____ Zip: _____

6. Name: _____ Address: _____ Zip: _____

7. Name: _____ Address: _____ Zip: _____

8. Name: _____ Address: _____ Zip: _____

9. Name: _____ Address: _____ Zip: _____

10. Name: _____ Address: _____ Zip: _____

11. Name: _____ Address: _____ Zip: _____

12. Name: _____ Address: _____ Zip: _____

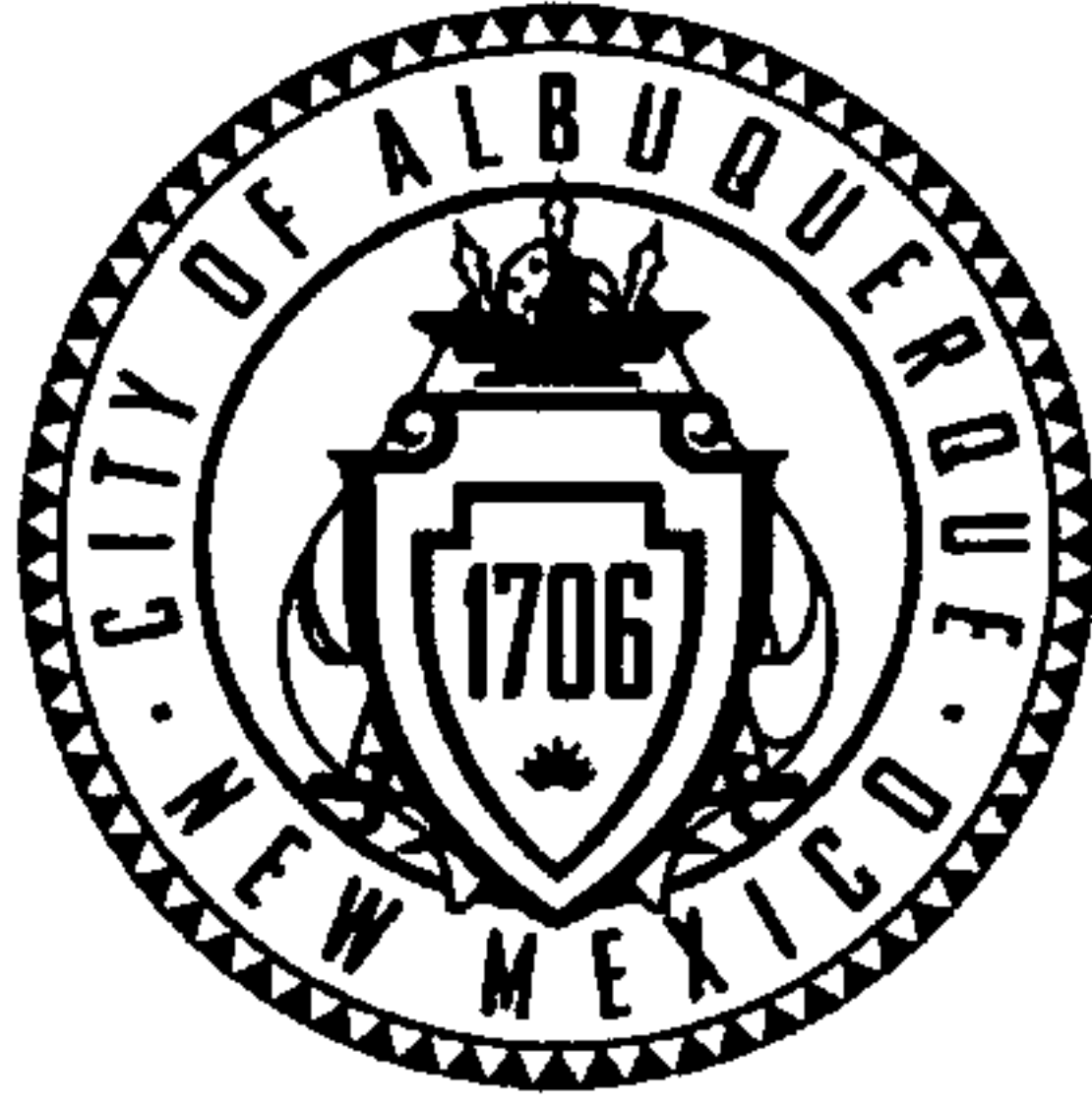
13. Name: _____ Address: _____ Zip: _____

14. Name: _____ Address: _____ Zip: _____

15. Name: _____ Address: _____ Zip: _____

16. Name: _____ Address: _____ Zip: _____

17. Name: _____ Address: _____ Zip: _____



City of Albuquerque
P.O. Box 1293 Albuquerque, New Mexico 87103

Planning Department

Martin J. Chavez, Mayor

Richard Dineen, Director

Interoffice Memorandum

October 18, 2007

Subject: Albuquerque Archaeological Ordinance—Compliance Documentation

Project Number(s):

Case Number(s):

Agent: DAC Enterprises, Inc.

Applicant: Harvest Land LLC

Legal Description: La Luz del Oeste Tract 4

Acreage: 7.59 acres

Zone Atlas Page: F-11

CERTIFICATE OF NO EFFECT: Yes No

CERTIFICATE OF APPROVAL: Yes No

SUPPORTING DOCUMENTATION:

**Letter report from Dr. Howard Higgins, TRC Solutions dated October 12, 2007
Class I and Class III surveys performed.**

SITE VISIT: n/a

RECOMMENDATION(S):

Note: Please provide any additional reports or studies (Phase I environmental, geotechnical, etc)

- ***CERTIFICATE OF NO EFFECT IS ISSUED (ref O-07-72 Section 72, Section 4B(1)-no significant sites in project are and)4B(2)—extensive previous land disturbance).***

SUBMITTED:

Matthew Schmader, PhD

Superintendent, Open Space Division

Acting City Archaeologist

Project Number: _____

Date Site Plan Approved: _____

INFRASTRUCTURE LIST

Date Preliminary Plat Approved: _____

(Rev 9-20-05)

Date Preliminary Plat Expires: _____

EXHIBIT "A"

DRB Project No.: 1006902

TO SUBDIVISION IMPROVEMENTS AGREEMENT

DRB Application No.: _____

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

LOTS K1-K3, L1-L11, M1-M8 & N1-N9, LA LUZ DEL OESTE, UNIT 4
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

TRACTS K, L, M & N, LA LUZ DEL OESTE, UNIT 4
EXISTING LEGAL DESCRIPTION PRIOR TO PLATING ACTION

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

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Cnst Engineer
		28'	PAVED PRIVATE STREET	EXIST EASMT	LOT J-1	DELYNNE	/	/	/
		20'x63'	PAVED PARKING AREA	ESMT WEST OF PRIVATE STREET IN LOT K-1	-	-	/	/	/
		20'x54'	PAVED PARKING AREA	ESMT WEST OF PRIVATE STREET IN LOT L-1	-	-	/	/	/
		20'x54'	PAVED PARKING AREA	ESMT WEST OF PRIVATE STREET IN LOT M-1	-	-	/	/	/
		20'x54'	PAVED PARKING AREA	ESMT WEST OF PRIVATE STREET IN LOT H-1	-	-	/	/	/
		3/4"	WATER SERVICES	EASEMENTS	PUBLIC MAIN IN PRIVATE STREET	LOTS K-2 to K-13, L-2 to L-11, M-2 to M-7, N-2 to N-8	/	/	/
		4"	SEWER SERVICES	BLANKET SEWER EASEMENT	PRIVATE LINES	"	/	/	/
		4"	PRIVATE SAS w/ C.O.'S	LOT K-1, ESMT	EXIST MAIN	≈ 450' SOUTH	/	/	/

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Cnst Engineer
		4"	PRIVATE SAS w/ C.O.'s	LOT L-1, ESMT	EXIST MAIN	250' NORTH	/	/	/
		4"	PRIVATE SAS w/ C.O.'s	LOT M-1, ESMT	EXIST 6" PRIVATE LINE	350' NORTH	/	/	/
		4"	PRIVATE SAS w/ C.O.'s	LOT N-1 ESMT	NEW PRIVATE LINE IN LOT M-1	350' NORTH	/	/	/
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TRANSMISSION VERIFICATION REPORT

TIME : 11/01/2007 10:16
NAME :
FAX : 9243864
TEL : 5059243979
SER.# : BR0L6J570919

DATE, TIME	11/01 10:16
FAX NO./NAME	98219105
DURATION	00:00:21
PAGE(S)	02
RESULT	OK
MODE	STANDARD ECM



**DEVELOPMENT REVIEW BOARD
FAX FORM**

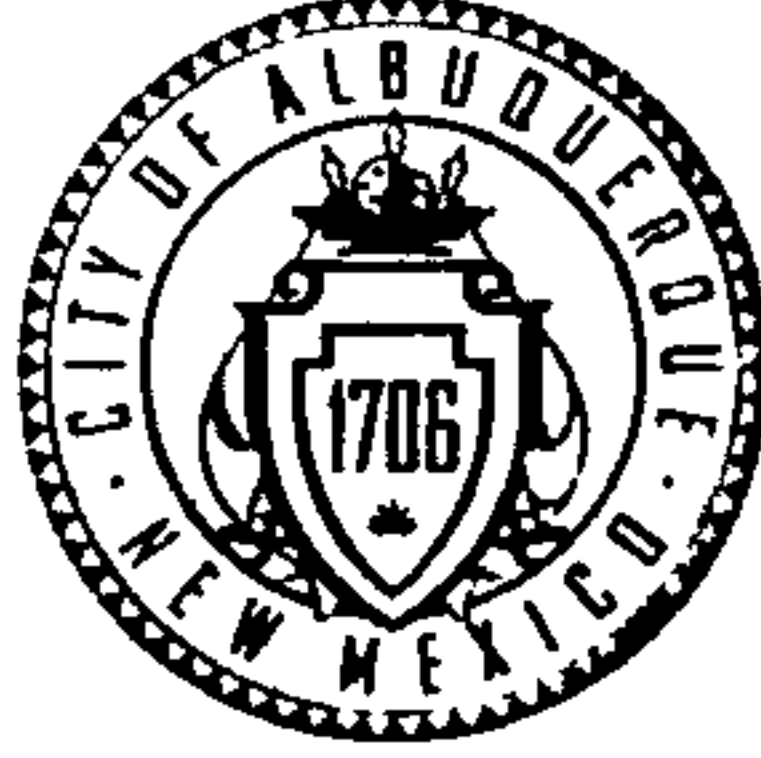
TO: Jake

FAX NUMBER: 821-9105 # PAGES 2

SENT BY: Sheran Matson, DRB Chair DATE: 11/3/07

PHONE NUMBER: 924-3880 FAX # 924-3864

PROJECT NO: 1006902 APPLICATION NO: _____



**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, November 7, 2007**, beginning at **9:00 a.m.** for the purpose of considering the following:

Project# 1006902
07DRB-70312 MAJOR - PRELIMINARY
PLAT APPROVAL

BORDENAVE DESIGNS agent(s) for HARVEST LAND, LLC request(s) the above action(s) for all or a portion of Tract(s) K,L,M & N, **LA LUZ DEL OESTE**, zoned SU-1/PRD, located on COORS BLVD NW BETWEEN DELLYNNE NW AND WESTERN TRAILS NW containing approximately 7.5 acre(s). (F-11)

OKAY

Planning has no objection to the approval of this plat. However, agent will need to supply a copy of the Certificate issued by Dr Schmader before approval at DRB can occur.

Project# 1003445
07DRB-70311 STREET NAME CHANGE

BOHANNAN HUSTON INC agent(s) for FOUNTAIN HILLS PLAZA LLC request(s) the above action(s) for all or a portion of Lot(s) 10-A-2, Block(s) D, Tract(s) B-1-A, C-1-A, D-1-A & B, **FOUNTAIN HILLS PLAZA**, zoned SU-1, IP, PDA & C-3, located on NUNZIO AVE NW BETWEEN PARADISE BLVD NW AND PASEO DEL NORTE NW containing approximately 39.9074 acre(s). (C-12)

The Street Naming Ordinance requires DRB to submit a report to EPC which makes the final decision.

The criteria for the DRB to decide whether or not to recommend approval of the local street name change is contained in Section 6-5-1-1(B)(1) of this ordinance. The language reads, "A street name shall be changed only if the decisionmaker finds that there will be a public benefit which clearly outweighs the public confusion and cost which would be created by the name change."

In addition, all owners of the lots adjacent to the street proposed for the name change are to be notified by mail to give them the opportunity to comment. At least 30 days are to be allowed for receipt of comments before the decision is made.

The adjacent owners were notified. No comments were



CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

November 7, 2007

Project# 1006902
07DRB-70312 MAJOR - PRELIMINARY PLAT APPROVAL

BORDENAVE DESIGNS agent(s) for HARVEST LAND, LLC request(s) the above action(s) for all or a portion of Tract(s) K,L,M & N, **LA LUZ DEL OESTE**, zoned SU-1/PRD, located on COORS BLVD NW BETWEEN DELLYNNE NW AND WESTERN TRAILS NW containing approximately 7.5 acre(s). (F-11)

AGENCY

AMAFCA

No comments

APS

No comments

COG

No comments

Transit

No comments

Zoning Enforcement

No comments

Neighborhood Coordination

Letter(s) sent to:

La Luz Del Sol NA (R)
Taylor Ranch NA (R)

Police Department

Traffic volume:

Increase of vehicles.

Traffic control devices:

Increase of vehicles

Burglaries:

Increase in homes, for targets

Speeding violations:

Increase of traffic

Lighting issues:

Need for adequate lighting for security

Maintenance of landscaping:

Need to maintenance area.

Alarm response:

More homes = more alarms

Fire Department

No adverse comments.

PNM Electric & Gas

No comments

Comcast

No comments

QWEST

No comments

Environmental Health

No comments

M.R.G.C.D.

No comments

Open Space Division

Open Space has no adverse comments.

City Engineer

An approved grading and drainage report is required for Preliminary Plat approval.

Transportation Development

How will access be provided to the individual lots?

Show parking areas on the plat – how will access be provided?

Provide a copy of the master plan approved by EPC / DRB.

Parks & Recreation

No objection.

ABCWUA

No objection to Preliminary Plat approval.

Planning Department

Planning has no objection to the approval of this plat. However, agent will need to supply a copy of the Certificate issued by Dr Schmader before approval at DRB can occur.

Impact Fee Administrator

Impact Fees are not applicable at this time of platting. However, Impact Fees will be required at the time a building permit is issued for each new townhouse on each lot. Using an average of 2000sf of heated building area and .05 acres of impervious area for each lot the estimated impact fees are as follows.

1. Drainage Facilities for the NW Mesa: \$702.60
2. Roadway Facilities for the NW Mesa: \$1098.00
3. Public Safety Facilities for the Wsetside: \$414.00
4. Parks, Trails, Open Space for the NW Mesa: \$2420.00

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

Cc: Bordenave Designs – P.O Box 91194 – Albuquerque, NM 87199

Cc: Harvest Land LLC – P.O. Box 92246 – Albuquerque, NM 87199



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

November 7, 2007 9:00AM

MEMBERS:

**Sheran Matson, AICP, DRB Chair
Angela Gomez, Administrative Assistant**

**Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer**

**Roger Green, ABCWUA
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 ANGELA GOMEZ, 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**

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

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

1. **Project# 1003445**
07DRB-70311 STREET NAME CHANGE

BOHANNAN HUSTON INC agent(s) for FOUNTAIN HILLS PLAZA LLC request(s) the above action(s) for all or a portion of Lot(s) 10-A-2, Block(s) D, Tract(s) B-1-A, C-1-A, D-1-A & B, **FOUNTAIN HILLS PLAZA**, zoned SU-1, IP, PDA & C-3, located on NUNZIO AVE NW BETWEEN PARADISE BLVD NW and PASEO DEL NORTE NW containing approximately 39.91 acre(s). (C-12)
The Street Naming Ordinance requires DRB to submit a report to EPC which makes the final decision.

The criteria for the DRB to decide whether or not to recommend approval of the local street name change is contained in Section 6-5-1-1(B)(1) of this ordinance. The language reads, "A street name shall be changed only if the decisionmaker finds that there will be a public benefit which clearly outweighs the public confusion and cost which would be created by the name change."

In addition, all owners of the lots adjacent to the street proposed for the name change are to be notified by mail to give them the opportunity to comment. At least 30 days are to be allowed for receipt of comments before the decision is made.

The adjacent owners were notified. No comments were received. Because there is already a street within the City named "Nunzio", Planning believes the public benefit in changing the name outweighs the public confusion and cost created by the change.

- ~~2. Project# 1006902~~
07DRB-70312 MAJOR - PRELIMINARY
PLAT APPROVAL

BORDENAVE DESIGNS agent(s) for HARVEST LAND, LLC request(s) the above action(s) for all or a portion of Tract(s) K,L,M & N, **LA LUZ DEL OESTE**, zoned SU-1/PRD, located on COORS BLVD NW AND DELYNNE NW AND WESTERN TRAILS NW containing approximately 7.5 acre(s). (F-11)**DEFERRED TO 11/14/07 AT THE AGENT'S REQUEST.**

3. **Project # 1005546**
07DRB-00589 MAJOR-VACATION OF
PUBLIC 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. (C-13) **DEFERRED TO 1/9/08 AT THE AGENTS' REQUEST.**

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

4. **Project# 1002739**
07DRB-70348 AMENDED SDP FOR
SUBDIVISION
07DRB-70349 AMENDED TO
PRELIMINARY PLAT
- MARK GOODWIN AND ASSOCIATES PA agent(s) for KB HOME NEW MEXICO, INC. request(s) the above action(s) for all or a portion of Lot(s) PARCEL 4 & 6, **ANDERSON HEIGHTS Unit(s) 4 & 6**, zoned R-D, located on 118TH ST NW BETWEEN COLOBEL AVE NW AND AMOLE MESA NW containing approximately 56.86 acre(s). (N-8) **THE AMENDED SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES.**

5. **Project# 1006922**
07DRB-70347 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
- TERRAMETRICS OF NEW MEXICO agent(s) for JOHN SCHIFFER request(s) the above action(s) for all or a portion of Lot(s) 27-29, Block(s) 9, Tract(s) A, **NORTH ALBUQUERQUE ACRES (to be known as Lot 27-A) Unit(s) B**, zoned SU-1, M-1, located on EAGLE ROCK AVE NE BETWEEN SAN MATEO BLVD NE AND I-25 NE containing approximately 2.67 acre(s). (C-18) **DEFERRED TO 11/14/07 AT THE AGENT'S REQUEST.**

07DRB-70351 MINOR - SDP FOR
BUILDING PERMIT

CLARK CONSULTING ENGINEERS agent(s) for JOHN SCHIFFER request(s) the above action(s) for all or a portion of Lot(s) 27-29, Block 9, Unit B, **NORTH ALBUQUERQUE ACRES Tract A**, zoned SU2-M1, located on EAGLE ROCK AVE NE BETWEEN SAN MATEO BLVD NE AND PAN AMERICAN FREEWAY NE containing approximately 2.67 acre(s). (C-18) **DEFERRED TO 11/14/07 AT THE AGENT'S REQUEST.**

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

6. **Project# 1006813**
07DRB-70350 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
- ALPHA PROFESSIONAL SURVEYING INC agent(s) for BONNIE K. ROMERO request(s) the above action(s) for all or a portion of Lot(s) 22-24, Block 2, **BELMONT PLACE**, zoned R-1, located on 5TH ST NW BETWEEN BELROSE AVE NW AND FREEMAN AVE NW containing approximately 0.24 acre(s). (G-14) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF AND TO RECORD, AND TO TRANSPORTATION TO ADD AN ADDITIONAL 2 FEET ALONG THE ALLEY.**

7. **Project# 1005465**
07DRB-70277 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

THOMPSON ENGINEERING CONSULTANTS, INC agent(s) for DUKE CITY DISTRIBUTING request(s) the above action(s) for all or a portion of Tract(s) C, **SOUTH BROADWAY INDUSTRIAL ACRES**, zoned SU-2 HM, located on WOODWARD RD SE BETWEEN BROADWAY BLVD SE AND 2ND ST SE containing approximately 3.52 acre(s). (M-14) *[Deferred from 10/03/07, 10/17/07, 10/24/07 & 10/31/07]* **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF AND TO RECORD, AND TO TRANSPORTATION TO CALL OUT THE WIDTH OF THE RIGHT-OF-WAY ON WOODWARD AND FOR CURVE C1 TO BE INCREASED TO 35 FEET.**

8. **Project# 1006913**
07DRB-70333 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

SURV-TEK INC agent(s) for 110 RICHMOND , LLC request(s) the above action(s) for all or a portion of Lot(s) 1-A, 1-B, 2 & 3, Block(s) 40, **UNIVERSITY HEIGHTS ADDITION**, zoned CCR-1, located on RICHMOND AVE NE BETWEEN CENTRAL AVE NE AND SILVER AVE NE containing approximately 0.52 acre(s). (K-16) *[Deferred from 10/31/07]* **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD, AND TO TRANSPORTATION FOR THE ALLEY TO BE RECONSTRUCTED OR OVERLAYED PRIOR TO SIGN-OFF.**

NO ACTION IS TAKEN ON THESE CASES:

APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING

9. **Project# 1002637**
07DRB-70346 SKETCH PLAT REVIEW
AND COMMENT

LOGAN HALL agent(s) for LOGAN HALL request(s) the above action(s) for all or a portion of Lot(s) 1-A, Block(s) 4, **TERRACE ADDITION**, zoned SU2-NCR, located on LEAD AVE SE BETWEEN LOCUST AVE SE AND ELM ST SE containing approximately 0.45 acre(s). (K-15) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS GIVEN.**

10. Other Matters:

ADJOURNED: 10:30



**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, November 7, 2007, beginning at 9:00 a.m. for the purpose of considering the following:

~~Project# 1006902~~

07DRB-70312 MAJOR - PRELIMINARY
PLAT APPROVAL


BORDENAVE DESIGNS agent(s) for HARVEST LAND, LLC request(s) the above action(s) for all or a portion of Tract(s) K,L,M & N, **LA LUZ DEL OESTE**, zoned SU-1/PRD, located on COORS BLVD NW BETWEEN DELLYNNE NW AND WESTERN TRAILS NW containing approximately 7.5 acre(s). (F-11)

Project# 1003445

07DRB-70311 STREET NAME CHANGE

BOHANNAN HUSTON INC agent(s) for FOUNTAIN HILLS PLAZA LLC request(s) the above action(s) for all or a portion of Lot(s) 10-A-2, Block(s) D, Tract(s) B-1-A, C-1-A, D-1-A & B, **FOUNTAIN HILLS PLAZA**, zoned SU-1, IP, PDA & C-3, located on NUNZIO AVE NW BETWEEN PARADISE BLVD NW AND PASEO DEL NORTE NW containing approximately 39.9074 acre(s). (C-12)

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.


Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, OCTOBER 22, 2007.

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

Meeting Date: November 7, 2007
Zone Atlas Page: F-11
Notification Radius: 100 Ft.

Project# 1006902
App#07DRB-70312

Cross Reference and Location: COORS BLVD NW BETWEEN DELYNNE NW
WESTERN TRAILS NW

Applicant: HARVEST LAND LLC
PO BOX 92246
ALBUQUERQUE, NM 87199

Agent: BORDENAVE DESIGNS
PO BOX 91194
ALBUQUERQUE, NM 87199

Special Instructions:

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

Date Mailed: OCTOBER 19, 2007
Signature: ERIN TREMLIN



Supplemental form

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

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

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

APPLICATION INFORMATION:

Professional/Agent (if any): BORDENAUE DESIGNS PHONE: (505) 823-1344
 ADDRESS: P.O. Box 91194 FAX: (505) 821-9105
 CITY: ALBUQUERQUE STATE NM ZIP 87199-1194 E-MAIL: jbordenaue@mindspring.com
 APPLICANT: HARVEST LAND, LLC PHONE: (505) 792-5400
 ADDRESS: P.O. Box 92246 FAX: (505) 792-5403
 CITY: ALBUQUERQUE STATE NM ZIP 87199 E-MAIL: _____
 Proprietary interest in site: OWNER List all owners: _____

DESCRIPTION OF REQUEST: SUBDIVISION OF TRACTS K, L, M & N, LALUE DELOBESTE INTO 39 LOTS AND GRANTING OF EASEMENTS.

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. TRACTS K, L, M & N Block: - Unit: 4
 Subdiv/Addn/TBKA: LALUE DELOBESTE
 Existing Zoning: SU1 PRD Proposed zoning: SAMC MRGCD Map No _____
 Zone Atlas page(s): F-11 UPC Code: 101106127644310137, 101106129448010143, 101106132250010144, 101106135252010145

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 1002743, DRB 03DRB-00989

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? No
 No. of existing lots: 4 No. of proposed lots: 39 Total area of site (acres): 7.5
 LOCATION OF PROPERTY BY STREETS: On or Near: COORS BLVD NW.
 Between: DELYNNE NW and WESTERN TRAILS NW

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

SIGNATURE [Signature] DATE 10/10/07
 (Print) JEN J. (Jake) BORDENAUE Applicant: Agent:

FOR OFFICIAL USE ONLY

Form revised 4/07

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>07DRB - 70312</u>	<u>PP</u>	<u>5(2)</u>	<u>\$ 1,150.⁰⁰</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	<u>ADV</u>	_____	<u>\$ 75.⁰⁰</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 checked="" type="checkbox"/> F.H.D.P density bonus	_____	_____	_____	Total
<input checked="" type="checkbox"/> F.H.D.P fee rebate	_____	_____	_____	<u>\$ 1,245.⁰⁰</u>

Hearing date November 7, 2007

Andrew Jones 10-12-07
 Planner signature / date

Project # 1006902

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

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

MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL (DRB13)

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

Preliminary plat approval expires after one year.

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

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

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

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

Amended preliminary plat approval expires after one year.

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

MAJOR SUBDIVISION IMPROVEMENTS AGREEMENT (DRB09)

(Temporary sidewalk deferral extension use FORM-V)

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

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

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

JEAN J. BORDENAVE
Applicant name (print)
[Signature] 10/10/07
Applicant signature / date



Form revised October 2007

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

Application case numbers
07DRB - -70312
- - -
- - -

Andrew [Signature] 10/12/07
Planner signature / date
Project # 1006902

	520605			RQUE		1415			
16	101106 129837 710116	MONTEREY LAND GROUP L LC	3 WIND NW	ALBU QUE RQUE E	N M	871 20	V	A1 A	TR OF LAND IN SW1/4 OF NE1/4 SEC 35 T11N R2E CONT 8.5048 AC M/L
17	101106 127250 120616	MYERS CHARLES L & ROSE MARIE	7432 LONGVI EW DR NW	ALBU QUE RQUE E	N M	871 20 531 9	R	A1 A	* 010 002LA MARIPOSA SOUTH ADD' N
18	101106 131246 910157	GONZALES RAMON M & ROS S K HENKE	49 MILL RD NW	ALBU QUE RQUE E	N M	871 20	V	A1 A	LT D-5 PLAT OF LOTS D-1 THRU D- 5 LA LUZ DEL OESTE UNIT 4 CONT .1 039 AC
19	101106 131647 410158	SKELINGER JANE ANNE TIN SLEY & DON F SKELINGER T RUSTEES SKELINGER RVT	48 MILL RD NW	ALBU QUE RQUE E	N M	871 20	V	A1 A	LT D-4 PLAT OF LOTS D-1 THRU D- 5 LA LUZ DEL OESTE UNIT 4 CONT .1 025 AC
20	101106 125341 020506	AMSPOKER SCOTT D	5500 DUERK SEN RD NW	ALBU QUE RQUE E	N M	871 20 191 2	R	A1 A	* 021 003LA MARIPOSA SOUTH ADD' N
21	101106 232500 640855	JENSEN SUSAN D	5304 CALLE SERENA NW	ALBU QUE RQUE E	N M	871 20	R	A1 A	*002 012 LA MARIPOSA UNIT 1- C REPLAT OF TRACTS 'A' & 'B'
22	101106 233300 640856	BRUBAKER DEAN R JR ETU X	5300 CALLE SERENA NW	ALBU QUE RQUE E	N M	871 20 231 3	R	A1 A	*001 012 LA MARIPOSA UNIT 1- C REPLAT OF TRACTS 'A' & 'B'
23	101106 137350 110124	TRUJILLO GUADALUPE G	33 MILL RD NW	ALBU QUE RQUE E	N M	871 20 191 8	R	A1 A	* 33 PLAT OF GROUP E & F LA LUZ D EL OESTE UNIT 4 CONT 4,250 SQ FT M/L
24	101106 136749 810125	LOWTHER ROBERT	32 MILL RD NW	ALBU QUE RQUE E	N M	871 20	R	A1 A	* 32 PLAT OF GROUP E & F LA LUZ D EL OESTE UNIT 4 CONT 3,500 SQ FT M/L
25	101106 124043 520406	SIMPSON SCOTT R	5101 VISTA DE LUZ NW	ALBU QUE RQUE E	N M	871 20	R	A1 A	* 019 004LA MARIPOSA SOUTH ADD' N
26	101106 136749 810125	LOWTHER ROBERT	32 MILL RD NW	ALBU QUE RQUE E	N M	871 20	R	A1 A	* 32 PLAT OF GROUP E & F LA LUZ D EL OESTE UNIT 4 CONT 3,500 SQ FT M/L
27	101106 124043 520406	SIMPSON SCOTT R	5101 VISTA DE LUZ NW	ALBU QUE RQUE E	N M	871 20	R	A1 A	* 019 004LA MARIPOSA SOUTH ADD' N
28	101106 129151 510612	ALLEN GREG S & DEBRA E	5155 VISTA DE LUZ NW	ALBU QUE RQUE E	N M	871 20	R	A1 A	* 012 001LA MARIPOSA SOUTH ADD' N
29	101106 139051 010121	TOTORO EDWARD A & LYNN E B	36 MILL RD NW	ALBU QUE RQUE E	N M	871 20	R	A1 A	* 36 PLAT OF GROUP E & F LA LUZ D EL OESTE UNIT 4 CONT 4,000 SQ FT M/L
30	101106 138550 710122	KELLS STEVEN E	35 MILL RD NW	ALBU QUE RQUE E	N M	871 20	R	A1 A	* 35 PLAT OF GROUP E & F LA LUZ D EL OESTE UNIT 4 CONT 4,250 SQ FT M/L
31	101106 238101 540224	GONZALES VERA TRUSTEE GONZALES LIVING TRUST & RISDAL MARTHA D	5201 VALLE VISTA DR NW	ALBU QUE RQUE E	N M	871 20	R	A1 A	TR A, TRS A & B AND LOTS 1, 2 & 3 W INDMILL MANOR CONT 1.0260 AC M/ L

R e c	UPC CODE	OWNER	OWNER ADDRESS	OWN ER CITY	OW NE R ST A TE	OW NE R ZIP CO DE	PR OP ER TY CL AS S	TA X DI ST RI CT	LEGAL
1	101106 125247 820606	SALAZAR MICHAEL J & JULI E M	5500 CAMIN O SOLEDAD NW	ALBU QUE RQU E	N M	871 20 190 3	R	A1 A	* 020 002LA MARIPOSA SOUTH ADD' N
2	101106 235800 440223	SCOTT DANIEL & LATAYNE	5201 TIERRA AMADA ST N W	ALBU QUE RQU E	N M	871 20	R	A1 A	LT 1 PLAT FOR WINDMILL MANOR PL ACE BEING A REPLAT OF WINDMILL MANOR TRACT B CONT .1205 AC
3	101106 237100 540257	WINDMALL MANOR ESTATE S LLC % STROSNIDER COM PANY	6121 INDIAN SCHOOL RD NE SUITE 275	ALBU QUE RQU E	N M	871 10	V	A1 A	TR C PLAT FOR WINDMILL MANOR P LACE BEING A REPLAT OF WINDMILL MANOR TRACT B CONT .0327 AC
4	101106 234400 640222	TRAVIS WILLIAM J & IMOGE NE	5200 MARIP OSA NW	ALBU QUE RQU E	N M	871 20	R	A1 A	*001 013 LA MARIPOSA UNIT 1- C REPLAT OF TRACTS 'A' & 'B'
5	101106 235800 840236	TARBET JOANN	5205 TIERRA AMADA ST N W	ALBU QUE RQU E	N M	871 20	R	A1 A	LT 2 PLAT FOR WINDMILL MANOR PL ACE BEING A REPLAT OF WINDMILL MANOR TRACT B CONT .1061 AC
6	101106 131652 610615	ALCANTAR CARMEN M	5171 VISTA DE LUZ NW	ALBU QUE RQU E	N M	871 20	R	A1 A	LT 14-B-1 BLK 1 PLAT OF LOTS 14-A- 1 & 14-B- 1 BLOCK 1 LA MARIPOSA SOUTH CO NT .1856 AC
7	101106 130452 510614	ALCANTAR ISIDRO	5167 VISTA DE LUZ DR N W	ALBU QUE RQU E	N M	871 20	R	A1 A	LT 14-A-1 BLK 1 PLAT OF LOTS 14-A- 1 & 14-B- 1 BLOCK 1 LA MARIPOSA SOUTH CO NT .2575 AC
8	101106 125742 320507	PLAMAN MICHAEL & JILL K	5100 VISTA DE LUZ NW	ALBU QUE RQU E	N M	871 20 190 7	R	A1 A	* 20A OF REPLAT OF LOTS 15 THRU 20 OF BLOCK 3 LA MARIPOSA SO UT H ADDN
9	101106 137950 310128	LA LUZ DEL SOL LANDOWN ERS ASSOCIATION	1 WIND NW	ALBU QUE RQU E	N M	871 20	V	A1 A	COMMON AREA PLAT OF GROUP E & F LA LUZ DEL OESTE UNIT 4 CONT 3.069 AC M/L
10	101106 135252 010145	OVENWEST CORPORATION % ROY A GRAHAM III	1 WIND NW	ALBU QUE RQU E	N M	871 20	V	A1 A	TR N PLAT OF TRACTS C, D, H, I, J, K , L, M & N LA LUZ DEL OESTE UNIT 4 CONT 1.7466 AC
11	101106 132250 010144	OVENWEST CORPORATION % ROY A GRAHAM III	1 WIND NW	ALBU QUE RQU E	N M	871 20	V	A1 A	TR M PLAT OF TRACTS C, D, H, I, J, K , L, M & N LA LUZ DEL OESTE UNIT 4 CONT 1.2773 AC
12	101106 235801 240237	PUGH FELICIA L & PATRICK J JR	5209 TIERRA AMADA ST N W	ALBU QUE RQU E	N M	871 20 268 8	R	A1 A	LT 3 PLAT FOR WINDMILL MANOR PL ACE BEING A REPLAT OF WINDMILL MANOR TRACT B CONT .1061 AC
13	101106 234401 440221	DIETZ THOMAS G & DONNA L	5204 MARIP OSA NW	ALBU QUE RQU E	N M	871 20	R	A1 A	*002 013 LA MARIPOSA UNIT 1- C REPLAT OF TRACTS 'A' & 'B'
14	101106 140743 710104	LA LUZ DEL SOL LANDOWN ERS ASSOCIATION	1 WIND NW	ALBU QUE RQU E	N M	871 20	V	A1 A	COMMON AREA OF PLAT OF GROUP S A & B OF LA LUZ DEL OESTE UNIT 4 CONT 4.934 C M/L
15	101106 124746	BRUNI RICHARD L ETUX	324 PAINT B RUSH DR NE	ALBU QUE RQU E	N M	871 22	R	A1 A	* 021 002LA MARIPOSA SOUTH ADD' N

	910138			RQUE						CONT 1.9351 AC
49	101106 131343 910139	OVENWEST CORPORATION % ROY A GRAHAM III	1 WIND NW	ALBU QUE RQUE E	N M	871 20	V	A1 A		TR I PLAT OF TRACTS C, D, H, I, J, K, L, M & N LA LUZ DEL OESTE UNIT 4 CONT 1.6541 AC
50	101106 125643 820509	GALVEZ JOSE L & CLARA F	5108 VISTA DE LUZ NW	ALBU QUE RQUE E	N M	871 20	R	A1 A		* 18A OF REPLAT OF LOTS 15 THRU 20 OF BLOCK 3 LA MARIPOSA SO UT H ADDN
51	101106 125744 420510	SMITH ROBERT G & LAURA L	5112 VISTA DE LUZ NW	ALBU QUE RQUE E	N M	871 20	R	A1 A		* 17A OF REPLAT OF LOTS 15 THRU 20 OF BLOCK 3 LA MARIPOSA SO UT H ADDN
52	101106 125745 020511	ENRIQUEZ FRANCISCO	5116 VISTA DE LUZ NW	ALBU QUE RQUE E	N M	871 20	R	A1 A		* 16A OF REPLAT OF LOTS 15 THRU 20 OF BLOCK 3 LA MARIPOSA SO UT H ADDN
53	101106 126045 820512	MARTINEZ RUPERTO R & GE ORGIA G	5120 VISTA DE LUZ NW	ALBU QUE RQUE E	N M	871 20 190 7	R	A1 A		* 15A OF REPLAT OF LOTS 15 THRU 20 OF BLOCK 3 LA MARIPOSA SO UT H ADDN
54	101106 126346 920513	BOYD JOHN & PAULA M	5124 VISTA DE LUZ DR N W	ALBU QUE RQUE E	N M	871 20	R	A1 A		* 014 003LA MARIPOSA SOUTH ADD' N
55	101106 126747 420514	MONTANO MATTHEW F	5128 VISTA DE LUZ DR N W	ALBU QUE RQUE E	N M	871 20	R	A1 A		* 013 003LA MARIPOSA SOUTH ADD' N
56	101106 127147 920515	MOLINA ELEANOR D	5132 VISTA DE LUZ DR N W	ALBU QUE RQUE E	N M	871 20	R	A1 A		* 012 003LA MARIPOSA SOUTH ADD' N
57	101106 127548 320516	CHAVEZ CANDELARIA	5136 VISTA DE LUZ NW	ALBU QUE RQUE E	N M	871 20	R	A1 A		* 011 003LA MARIPOSA SOUTH ADD' N
58	101106 128048 920517	FOWLER RUBY MAES	5140 VISTA DE LUZ DR N W	ALBU QUE RQUE E	N M	871 20 190 7	R	A1 A		* 010 003LA MARIPOSA SOUTH ADD' N
59	101106 128649 220518	CHAVEZ RAYMOND & LINDA J TRUSTEES CHAVEZ FAMIL Y TRUST	13634 RANC HILL DR	CER RITO S	C A	907 03	R	A1 A		* 009 003LA MARIPOSA SOUTH ADD' N
60	101106 129149 620519	SOTO MICHAEL P & LYNETT E A	5148 VISTA DE LUZ DR N W	ALBU QUE RQUE E	N M	871 20 190 7	R	A1 A		* 008 003LA MARIPOSA SOUTH ADD' N
61	101106 129749 920520	FITZMAURICE SHERRY D	PO BOX 6710 2	ALBU QUE RQUE E	N M	871 93 710 2	R	A1 A		* 007 003LA MARIPOSA SOUTH ADD' N
62	101106 130150 220521	BAZAN DEBBIE	5156 VISTA DE LUZ DR N W	ALBU QUE RQUE E	N M	871 20	R	A1 A		* 006 003LA MARIPOSA SOUTH ADD' N
63	101106 130850 720522	RODRIGUEZ VICTOR & RAC HEL	5160 VISTA DE LUZ NW	ALBU QUE RQUE E	N M	871 20	R	A1 A		* 005 003LA MARIPOSA SOUTH ADD' N
64	101106 131450 920523	WHIPPLE CHRIS & KIRSTEN	5164 VISTA DE LUZ NW	ALBU QUE RQUE E	N M	871 14	R	A1 A		*4- A 3 REPLAT OF LOTS 3 & 4 BLK 3 LA MARIPOSA SOUTH ADD

3 2	101106 126749 820615	SAIZ JOSE T & PATRICIA YV ONNE	5137 VISTA DE LUZ NW	ALBU QUE RQU E	N M	871 20	R	A1 A	* 011 002LA MARIPOSA SOUTH ADD' N
3 3	101106 135749 310127	ANELLA ALBERT A	30 MILL NW	ALBU QUE RQU E	N M	871 20 191 8	R	A1 A	* 30 PLAT OF GROUP E & F LA LUZ D EL OESTE UNIT 4 CONT 3,675 SQ FT M/L
3 4	101106 129752 010613	RUBIDOUX LOUIS A & M B B AZAN	5159 VISTA DE LUZ NW	ALBU QUE RQU E	N M	871 20	R	A1 A	* 013 001LA MARIPOSA SOUTH ADD' N
3 5	101106 136349 510126	LOGAN LARRY L & SONYA C O- TRUSTEES LOGAN REVOCA BLE TRUST	31 MILL RD NW	ALBU QUE RQU E	N M	871 20 191 8	R	A1 A	LIVING UNIT #31 IN GROUP F1 PLAT OF GROUPS E, F1 & F2 LA LUZ DEL OESTE UNIT 4 CONT 0.0976 AC
3 6	101106 138050 510123	OVENWEST CORPORATION C/O ROY A GRAHAM III	1 WIND NW	ALBU QUE RQU E	N M	871 20	R	A1 A	* 34 PLAT OF GROUP E & F LA LUZ D EL OESTE UNIT 4 CONT 3,675 SQ FT M/L
3 7	101106 127950 820617	PADILLA JOHN M	5145 VISTA DE LUZ DR N W	ALBU QUE RQU E	N M	871 20 191 0	R	A1 A	* 009 002LA MARIPOSA SOUTH ADD' N
3 8	101106 125949 520614	SKINNER DAVID L	5131 VISTA DE LUZ DR N W	ALBU QUE RQU E	N M	871 20	R	A1 A	* 012 002LA MARIPOSA SOUTH ADD' N
3 9	101106 124044 320407	BACA ADIEL S & MARGARET	5107 VISTA DE LUZ NW	ALBU QUE RQU E	N M	871 20	R	A1 A	* 018 004LA MARIPOSA SOUTH ADD' N
4 0	101106 124045 020408	AMBELL A PARTNERSHIP	5111 VISTA DE LUZ NW	ALBU QUE RQU E	N M	871 20	R	A1 A	* 017 004LA MARIPOSA SOUTH ADD' N
4 1	101106 132047 810159	SAUNDERS OLETA	47 MILL RD NW	ALBU QUE RQU E	N M	871 20	V	A1 A	LT D-3 PLAT OF LOTS D-1 THRU D- 5 LA LUZ DEL OESTE UNIT 4 CONT .0 890 AC
4 2	101106 132448 210160	ERICKSON STEVEN T & DIA NNE D	46 MILL RD NW	ALBU QUE RQU E	N M	871 20	V	A1 A	LT D-2 PLAT OF LOTS D-1 THRU D- 5 LA LUZ DEL OESTE UNIT 4 CONT .1 098 AC
4 3	101106 131847 710142	LA LUZ DEL SOL LANDOWN ERS ASSOCIATION	1 WIND RD N W	ALBU QUE RQU E	N M	871 20 191 4	R	A1 A	LT D-1 PLAT OF LOTS D-1 THRU D- 5 LA LUZ DEL OESTE UNIT 4 CONT .8 310 AC
4 4	101106 124641 020505	EYSTER JACK E ETUX	6416 ST JOS EPH AVE NW	ALBU QUE RQU E	N M	871 20	R	A1 A	* 022 003LA MARIPOSA SOUTH ADD' N
4 5	101106 123035 820310	MONTEREY LAND GROUP L LC	3 WIND NW	ALBU QUE RQU E	N M	871 20	V	A1 A	TRACT 1 SUMMARY PLAT KINSCHER FF LANDS T11N R2E SEC35 CONT 19 .169 ACRES
4 6	101106 129448 010143	OVENWEST CORPORATION % ROY A GRAHAM III	1 WIND NW	ALBU QUE RQU E	N M	871 20	V	A1 A	TR L PLAT OF TRACTS C, D, H, I, J, K, L, M & N LA LUZ DEL OESTE UNIT 4 CONT 1.9497 AC
4 7	101106 127644 310137	OVENWEST CORPORATION % ROY A GRAHAM III	1 WIND NW	ALBU QUE RQU E	N M	871 20	V	A1 A	TR K PLAT OF TRACTS C, D, H, I, J, K, L, M & N LA LUZ DEL OESTE UNIT 4 CONT 2.6206 AC
4 8	101106 129743	OVENWEST CORPORATION % ROY A GRAHAM III	1 WIND NW	ALBU QUE	N M	871 20	V	A1 A	TR J PLAT OF TRACTS C, D, H, I, J, K, L, M & N LA LUZ DEL OESTE UNIT 4

65	101106 132051 120524	HULSMAN DEBRA J & ROBERT W	5168 VISTA DE LUZ DR NW	ALBUQUE RQUE	N M	871 20	R	A1 A	*3- A 3 REPLAT OF LOTS 3 & 4 BLK 3 LA MARIPOSA SOUTH ADD
66	101106 132751 620525	BOWERS JEFFREY C & MICHELLE L	5172 VISTA DE LUZ DR NW	ALBUQUE RQUE	N M	871 20	R	A1 A	* 002 003LA MARIPOSA SOUTH ADD' N
67	101106 133152 320526	FREEMAN JOHN F & PATRICIA J % ALLIEDSIGNAL INC	6024 GORRION NW	ALBUQUE RQUE	N M	871 20	R	A1 A	* 001 003LA MARIPOSA SOUTH ADD' N
68	101106 133447 010152	KOSKEY B EUGENE & JEANETTE A	44 MILL RD NW	ALBUQUE RQUE	N M	871 20	R	A1 A	LT C-6 PLAT OF LOTS C-1 THRU C-7 LA LUZ DEL OESTE UNIT 4 CONT .1 016 AC +/-
69	101106 134047 110141	LA LUZ DEL SOL LANDOWNERS ASSOCIATION	1 WIND RD NW	ALBUQUE RQUE	N M	871 20 191 4	R	A1 A	LT C-1 PLAT OF LOTS C-1 THRU C-7 LA LUZ DEL OESTE UNIT 4 CONT 1. 0271 AC
70	101106 133747 510153	SCHARF RONALD C & PATRICIA A	43 MILL RD NW	ALBUQUE RQUE	N M	871 20	R	A1 A	LT C-5 PLAT OF LOTS C-1 THRU C-7 LA LUZ DEL OESTE UNIT 4 CONT .0 882 AC +/-
71	101106 134148 010154	ROSENBERG RHONA D	42 MILL RD NW	ALBUQUE RQUE	N M	871 20	R	A1 A	LT C-4 PLAT OF LOTS C-1 THRU C-7 LA LUZ DEL OESTE UNIT 4 CONT .1 016 AC +/-
72	101106 134448 510155	TILLOTSON DOUGLAS L & MARIA LOUISA CO-TR TILLOTSON FAMILY DECLARATION OF TR	90 SOLDIER BASIN DR	SEDONA	AZ	863 51	R	A1 A	LT C-3 PLAT OF LOTS C-1 THRU C-7 LA LUZ DEL OESTE UNIT 4 CONT .0 882 AC +/-
73	101106 134749 010156	ARTHUR EDWARD DANA & MARY BETH TRUSTEES ART HUR RVT	40 MILL RD NW	ALBUQUE RQUE	N M	871 20	R	A1 A	LT C-2 PLAT OF LOTS C-1 THRU C-7 LA LUZ DEL OESTE UNIT 4 CONT .1 088 AC +/-

Or Current Resident
ALCANTAR CARMEN M
5171 VISTA DE LUZ NW
ALBUQUERQUE, NM 87120

Or Current Resident
ALCANTAR ISIDRO
5167 VISTA DE LUZ DR NW
ALBUQUERQUE, NM 87120

Or Current Resident
ALLEN GREG S & DEBRA E
5155 VISTA DE LUZ NW
ALBUQUERQUE, NM 87120

Or Current Resident
AMBELL A PARTNERSHIP
5111 VISTA DE LUZ NW
ALBUQUERQUE, NM 87120

Or Current Resident
AMSPOKER SCOTT D
5500 DUERKSEN RD NW
ALBUQUERQUE, NM 87120 1912

Or Current Resident
ANELLA ALBERT A
30 MILL NW
ALBUQUERQUE, NM 87120 1918

Or Current Resident
ARTHUR EDWARD DANA & MARY
BETH TRUSTEES ARTHUR RVT
40 MILL RD NW
ALBUQUERQUE, NM 87120

Or Current Resident
BACA ADIEL S & MARGARET
5107 VISTA DE LUZ NW
ALBUQUERQUE, NM 87120

Or Current Resident
BAZAN DEBBIE
5156 VISTA DE LUZ DR NW
ALBUQUERQUE, NM 87120

Or Current Resident
BOWERS JEFFREY C & MICHELLE L
5172 VISTA DE LUZ DR NW
ALBUQUERQUE, NM 87120

Or Current Resident
BOYD JOHN & PAULA M
5124 VISTA DE LUZ DR NW
ALBUQUERQUE, NM 87120

Or Current Resident
BRUBAKER DEAN R JR ETUX
5300 CALLE SERENA NW
ALBUQUERQUE, NM 87120 2313

Or Current Resident
BRUNI RICHARD L ETUX
324 PAINT BRUSH DR NE
ALBUQUERQUE, NM 87122 1415

Or Current Resident
CHAVEZ CANDELARIA
5136 VISTA DE LUZ NW
ALBUQUERQUE, NM 87120

Or Current Resident
CHAVEZ RAYMOND & LINDA J
TRUSTEES CHAVEZ FAMILY TRUST
13634 RANCHILL DR
CERRITOS, CA 90703

Or Current Resident
DIETZ THOMAS G & DONNA L
5204 MARIPOSA NW
ALBUQUERQUE, NM 87120

Or Current Resident
ENRIQUEZ FRANCISCO
5116 VISTA DE LUZ NW
ALBUQUERQUE, NM 87120

Or Current Resident
ERICKSON STEVEN T & DIANNE D
46 MILL RD NW
ALBUQUERQUE, NM 87120

Or Current Resident
EYSTER JACK E ETUX
6416 ST JOSEPH AVE NW
ALBUQUERQUE, NM 87120

Or Current Resident
FITZMAURICE SHERRY D
PO BOX 67102
ALBUQUERQUE, NM 87193 7102

Or Current Resident
FOWLER RUBY MAES
5140 VISTA DE LUZ DR NW
ALBUQUERQUE, NM 87120 1907

Or Current Resident
FREEMAN JOHN F & PATRICIA J
ALLIEDSIGNAL INC
6024 GORRION NW
ALBUQUERQUE, NM 87120

Or Current Resident
GALVEZ JOSE L & CLARA F
5108 VISTA DE LUZ NW
ALBUQUERQUE, NM 87120

Or Current Resident
GONZALES RAMON M & ROSS K
HENKE
49 MILL RD NW
ALBUQUERQUE, NM 87120

Or Current Resident
GONZALES VERA TRUSTEE &
RISDAL MARTHA D
5201 VALLE VISTA DR NW
ALBUQUERQUE, NM 87120

Or Current Resident
HULSMAN DEBRA J & ROBERT W
5168 VISTA DE LUZ DR NW
ALBUQUERQUE, NM 87120

Or Current Resident
JENSEN SUSAN D
5304 CALLE SERENA NW
ALBUQUERQUE, NM 87120

Or Current Resident
KELLS STEVEN E
35 MILL RD NW
ALBUQUERQUE, NM 87120

Or Current Resident
KOSKEY B EUGENE & JEANETTE A
44 MILL RD NW
ALBUQUERQUE, NM 87120

Or Current Resident
LA LUZ DEL SOL LANDOWNERS
ASSOCIATION
1 WIND NW
ALBUQUERQUE, NM 87120

Or Current Resident
LOGAN LARRY L & SONYA CO-
TRUSTEES LOGAN REVOCABLE
31 MILL RD NW
ALBUQUERQUE, NM 87120 1918

Or Current Resident
LOWTHER ROBERT
32 MILL RD NW
ALBUQUERQUE, NM 87120

Or Current Resident
MARTINEZ RUPERTO R & GEORGIA
G
5120 VISTA DE LUZ NW
ALBUQUERQUE, NM 87120 1907

Or Current Resident
MOLINA ELEANOR D
5132 VISTA DE LUZ DR NW
ALBUQUERQUE, NM 87120

Or Current Resident
MONTANO MATTHEW F
5128 VISTA DE LUZ DR NW
ALBUQUERQUE, NM 87120

Or Current Resident
MONTEREY LAND GROUP LLC
3 WIND NW
ALBUQUERQUE, NM 87120

Or Current Resident
MYERS CHARLES L & ROSE MARIE
7432 LONGVIEW DR NW
ALBUQUERQUE, NM 87120 5319

Or Current Resident
OVENWEST CORPORATION % ROY A
GRAHAM III
1 WIND NW
ALBUQUERQUE, NM 87120

Or Current Resident
PADILLA JOHN M
5145 VISTA DE LUZ DR NW
ALBUQUERQUE, NM 87120 1910

Or Current Resident
PLAMAN MICHAEL & JILL K
5100 VISTA DE LUZ NW
ALBUQUERQUE, NM 87120 1907

Or Current Resident
PUGH FELICIA L & PATRICK J JR
5209 TIERRA AMADA ST NW
ALBUQUERQUE, NM 87120 2688

Or Current Resident
RODRIGUEZ VICTOR & RACHEL
5160 VISTA DE LUZ NW
ALBUQUERQUE, NM 87120

Or Current Resident
ROSENBERG RHONA D
42 MILL RD NW
ALBUQUERQUE, NM 87120

Or Current Resident
RUBIDOUX LOUIS A & M B BAZAN
5159 VISTA DE LUZ NW
ALBUQUERQUE, NM 87120

Or Current Resident
SAIZ JOSE T & PATRICIA YVONNE
5137 VISTA DE LUZ NW
ALBUQUERQUE, NM 87120

Or Current Resident
SALAZAR MICHAEL J & JULIE M
5500 CAMINO SOLEDAD NW
ALBUQUERQUE, NM 87120 1903

Or Current Resident
SAUNDERS OLETA
47 MILL RD NW
ALBUQUERQUE, NM 87120

Or Current Resident
SCHARF RONALD C & PATRICIA A
43 MILL RD NW
ALBUQUERQUE, NM 87120

Or Current Resident
SCOTT DANIEL & LATAYNE
5201 TIERRA AMADA ST NW
ALBUQUERQUE, NM 87120

Or Current Resident
SIMPSON SCOTT R
5101 VISTA DE LUZ NW
ALBUQUERQUE, NM 87120

Or Current Resident
SKELINGER JANE ANNE TINSLEY &
DON F SKELINGER TRUSTEES
48 MILL RD NW
ALBUQUERQUE, NM 87120

Or Current Resident
SKINNER DAVID L
5131 VISTA DE LUZ DR NW
ALBUQUERQUE, NM 87120

Or Current Resident
SMITH ROBERT G & LAURA L
5112 VISTA DE LUZ NW
ALBUQUERQUE, NM 87120

Or Current Resident
SOTO MICHAEL P & LYNETTE A
5148 VISTA DE LUZ DR NW
ALBUQUERQUE, NM 87120 1907

Or Current Resident
TARBET JOANN
5205 TIERRA AMADA ST NW
ALBUQUERQUE, NM 87120

Or Current Resident
TILLOTSON DOUGLAS L & MARIA
LOUISA CO-TR TILLOTSON FAMILY
90 SOLDIER BASIN DR
SEDONA, AZ 86351

Or Current Resident
TOTORO EDWARD A & LYNNE B
36 MILL RD NW
ALBUQUERQUE, NM 87120

Or Current Resident
TRAVIS WILLIAM J & IMOGENE
5200 MARIPOSA NW
ALBUQUERQUE, NM 87120

Or Current Resident
TRUJILLO GUADALUPE G
33 MILL RD NW
ALBUQUERQUE, NM 87120 1918

Or Current Resident
WHIPPLE CHRIS & KIRSTEN
5164 VISTA DE LUZ NW
ALBUQUERQUE, NM 87114

Or Current Resident
WINDMALL MANOR ESTATES LLC
STROSNIDER COMPANY
6121 INDIAN SCHOOL RD NE STE 275
ALBUQUERQUE, NM 87110

Project# 1006902
BRODENAIVE DESIGNS
PO BOX 91194
ALBUQUERQUE, NM 87199

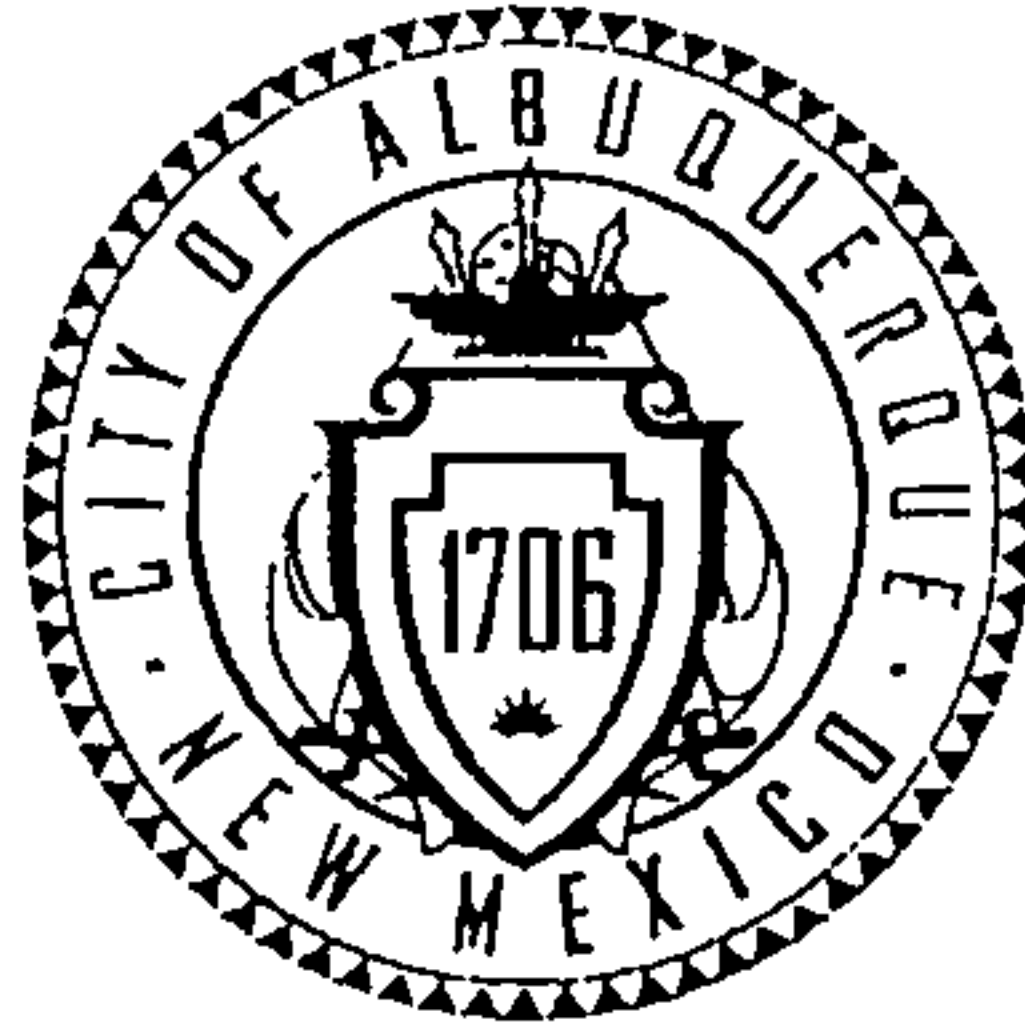
Project# 1006902
HARVEST LAND LLC
PO BOX 92246
ALBUQUERQUE, NM 87199

Project# 1006902
SUZANNE FETSCO
La Luz Del Sol
23 WIND NW
ALBUQUERQUE, NM 87120

Project# 1006902
GEORGE SHEA
La Luz Del Sol
4 MILL NW
ALBUQUERQUE, NM 87120

Project# 1006902
JOLENE WOLFLEY
Taylor Ranch NA
6804 STAGHORN DR NW
ALBUQUERQUE, NM 87120

Project# 1006902
RENE HORVATH
Taylor Ranch NA
5515 PALOMINO DR NW
ALBUQUERQUE, NM 87120



City of Albuquerque

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

Date: October 8, 2007

TO CONTACT NAME: Jake Bordenave
COMPANY/AGENCY: Bordenave Designs
ADDRESS/ZIP: PO Box 91194 87199
PHONE/FAX #: 823-1344 / 821-9105

Thank you for your inquiry of 10-8-07 (date) requesting the names of **Recognized**

Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at Tracts K, L, M & N, La Luz Del Oeste Unit 4 located on Delynne between Coors Blvd & Vista De Luz Dr.
zone map page(s) F11

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

La Luz Del Sol
Neighborhood Association
Contacts: Suzanne Fetso
23 Wind NW 87120
831-6622 (h)
George Shea
4 Mill NW 87120
899-2662 (h)

Taylor Ranch
Neighborhood Association
Contacts: Solene Wolfley
10804 Staghorn Dr. NW 87120
890-9474 (h)
Rene Horvath
5515 Palomino Dr NW 87120
898-2114 (h)

See reverse side for additional Neighborhood Association Information: YES { } NO {X}

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 our office at (505) 924-3914 or by fax at 924-3913.

Sincerely,
Dalana A Armoua
OFFICE OF NEIGHBORHOOD COORDINATION

.....
Attention: Both contacts per neighborhood association need to be notified.
.....

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

PROJECT NAME: LOTS K.1-K13, L1-L11, M1-7 & N1-N8
LA LUZ DEL OESTE, UNIT 4

AGIS MAP # F.11

LEGAL DESCRIPTIONS: TRACTS K, L, M & N, LA LUZ DEL OESTE,
UNIT 4

 DRAINAGE REPORT

A drainage report, as per the Drainage Ordinance, was submitted to the City of Albuquerque Public Works Department, Hydrology Division (2nd Floor Plaza del Sol) on 1978 (date).

[Signature]
Applicant/Agent

10/09/07
Date

[Signature]
Hydrology Division Representative

10-12-07
Date

 WATER AND SEWER AVAILABILITY STATEMENT

A Water and Sewer Availability Statement for this project was requested from the City of Albuquerque Utilities Development Division (2nd floor, Plaza del Sol) on 1978 (date).

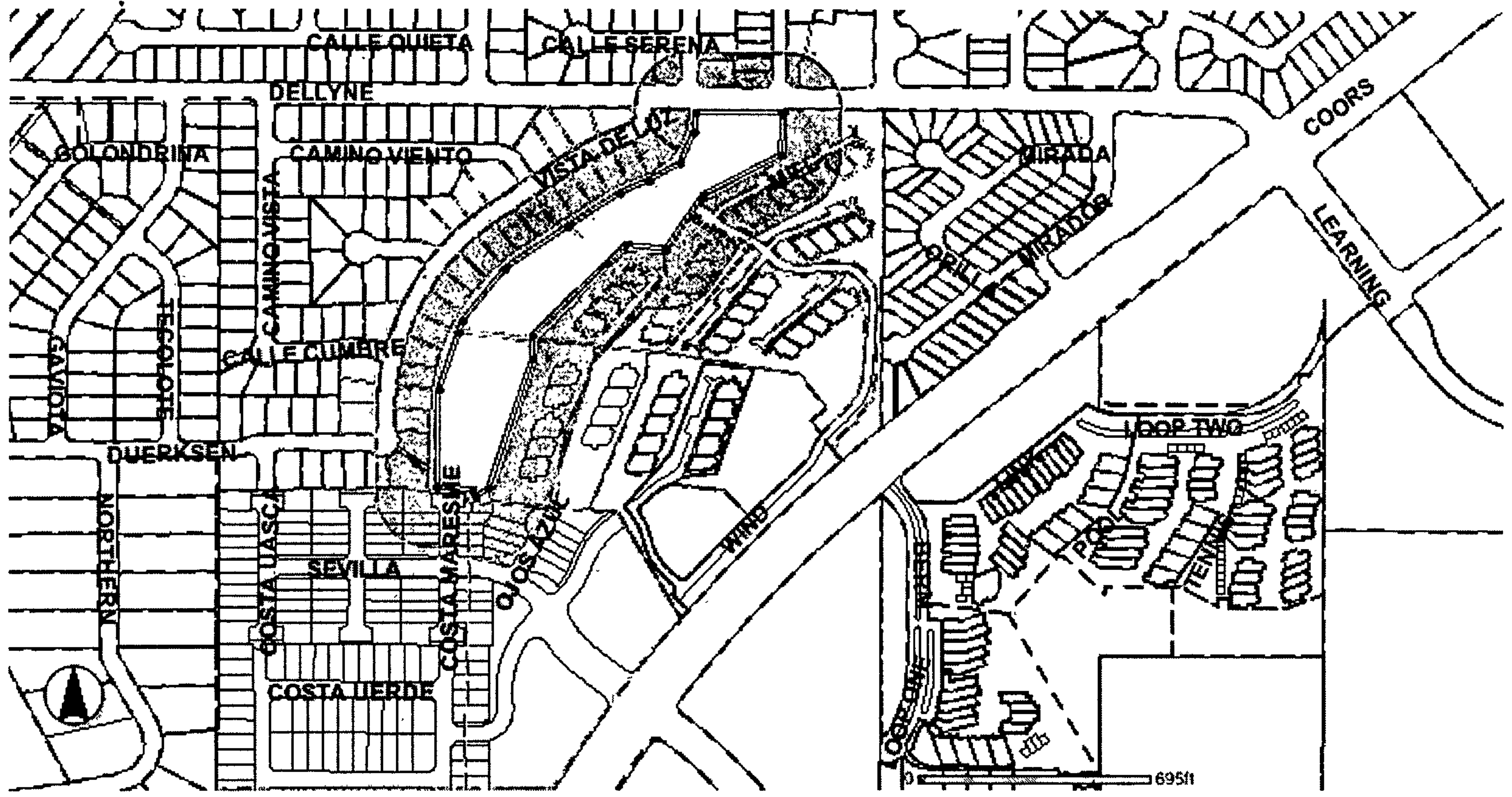
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Applicant/Agent

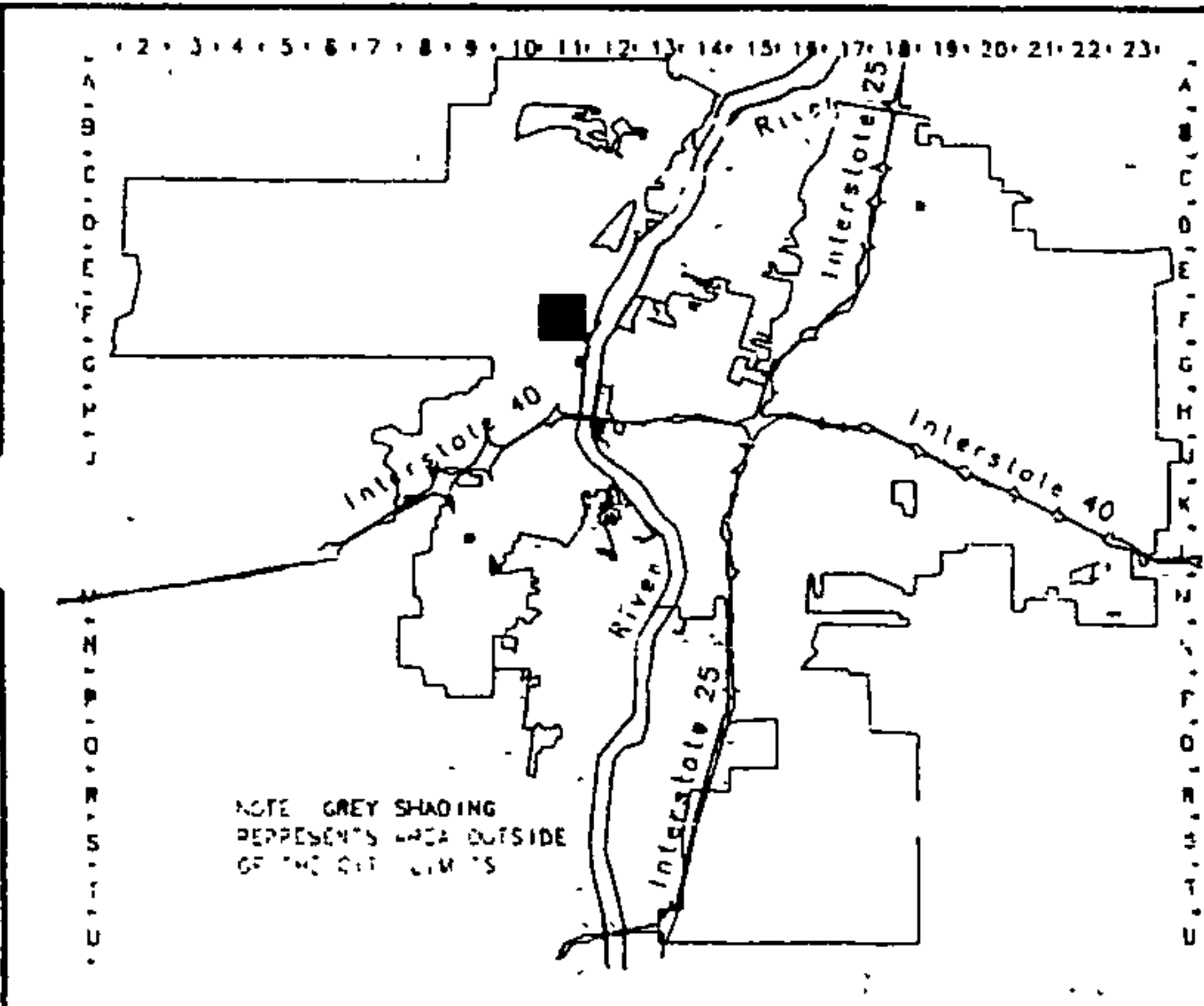
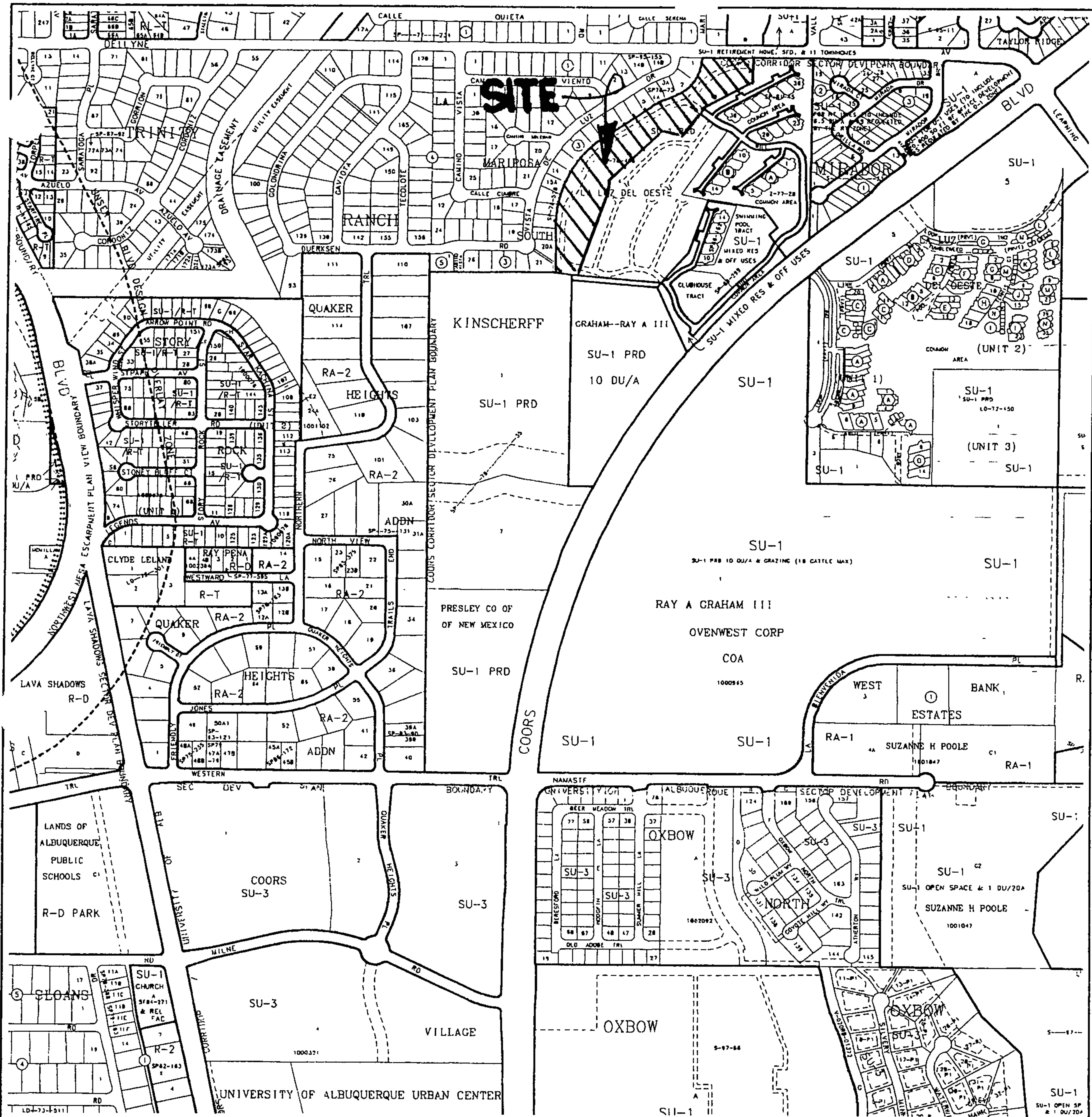
10/09/07
Date

[Signature]
Utilities Division Representative

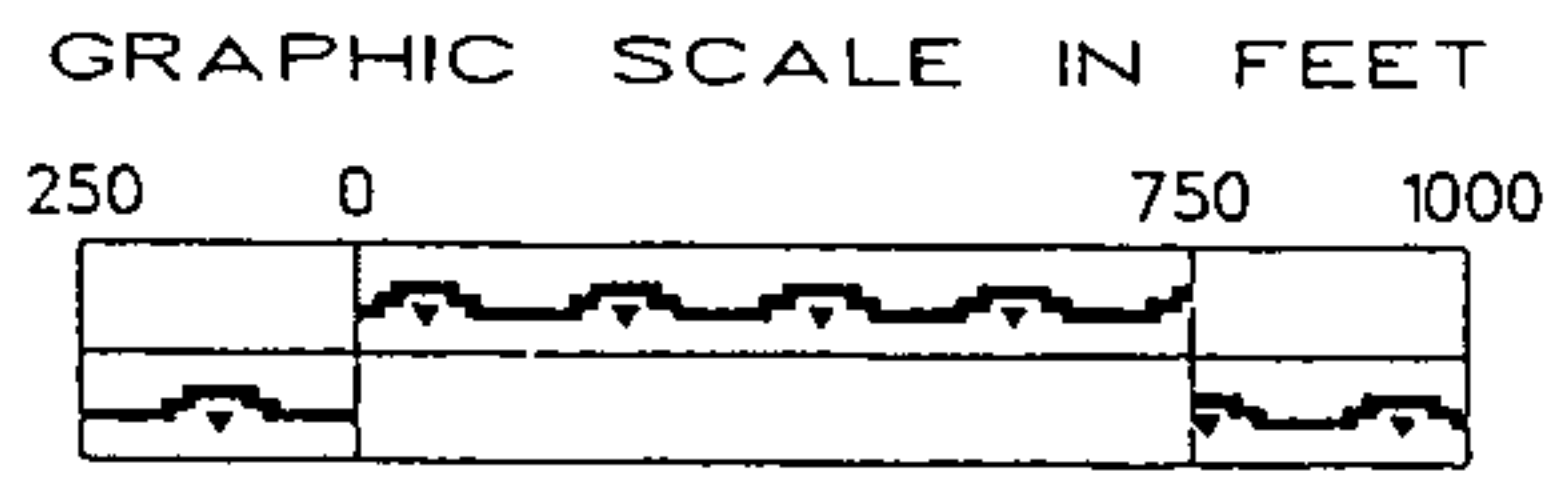
10/12/07
Date

PROJECT # 1002743





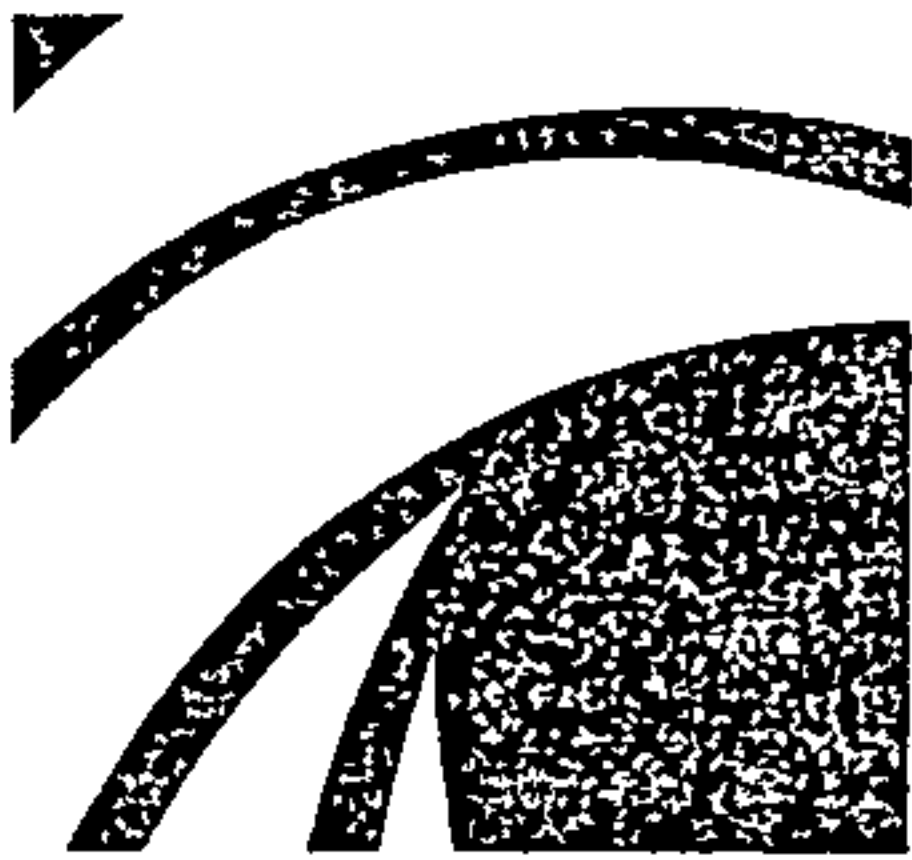
CITY OF
Albuquerque
Geographic Information System
PLANNING DEPARTMENT
© Copyright 2003



Zone Atlas Page

F-11-Z

Map Amended through July 10, 2003



4221-A Balloon Park Road NE
Albuquerque, NM 87109

505.761.0099 PHONE
505.761.0208 FAX

www.TRCSolutions.com

October 12, 2007

Harvest Land LLC.
3408 Vista Alameda STE C
Albuquerque, NM 87113

Attn: Kosta Callas

RE: Cultural resources surveys for La Luz del Oeste Unit 4

Dear Mr. Callas:

This letter is to document the results of cultural resource surveys performed by TRC for approximately 7.594 acres located at and around UTM location E344357 N3889165, proposed for development as La Luz del Oeste Unit 4. Today TRC conducted both a Class One Survey (site file check of the files of the Archaeological Records Management System in Santa Fe) and a 100% pedestrian Class Three survey of the subject property. The Class One survey was negative. That is no previously reported cultural resources are shown in the subject property in the site files. One site, LA 131528, an historic structure, is shown in the files as immediately south of the subject area. However, inspection at the time of the 100% pedestrian survey indicated the location of this site has been completely terra formed and the site is no longer in existence. The 100% pedestrian survey was also negative with no archaeological resources found in the subject property. Details follow.

The 100% Class III survey was conducted by Dr. Howard C. Higgins, who currently holds a State of New Mexico general permit at the Principal Investigator (PI) level, which was issued by the New Mexico Cultural Properties Review Committee. He conducted the survey by walking transects spaced no wider than 15 m apart. Conditions were clear and sunny with a temperature in the low 60° F range. Approximately 50% of the parcel was heavily disturbed by prior construction activities which included grading. The remaining portions were largely vegetated with intrusive weeds, although spotty areas of native vegetation as well as landscaping were also noted in the parcel. Virtually all of the area including the areas of native vegetation evidenced disturbance. The area was covered with a scatter of modern paper, cinder block fragments and other debris. No artifacts, structures, features nor was anything else dating to older than the required 75 year threshold found during the survey.

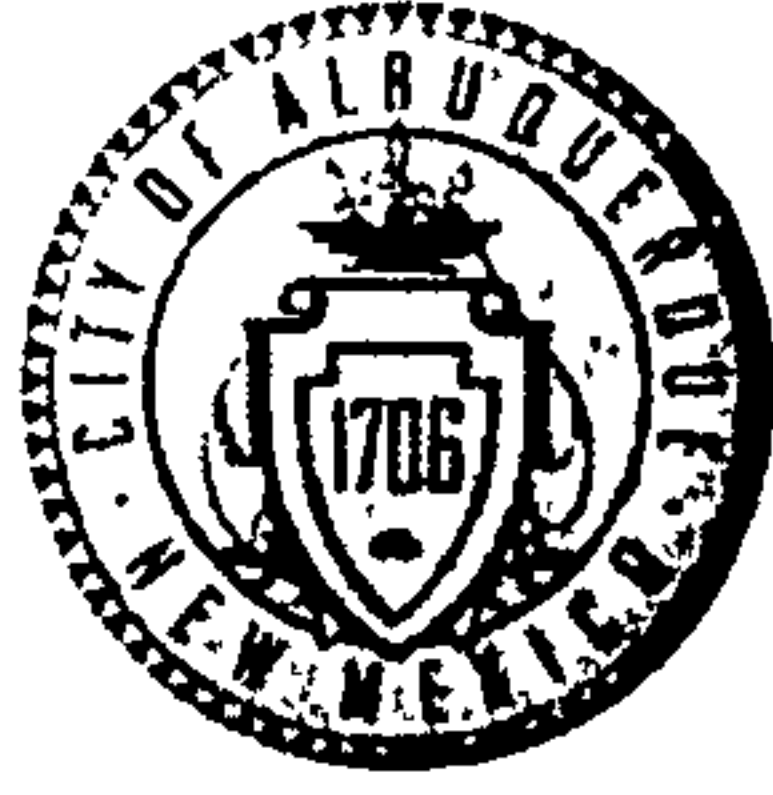
CERTIFICATE of NO EFFECT

MASER 10.12.07

MATTHEW F. SCHMIDT
OPENSPACE DIVISION
ACTING CITY ARCHAEOLOGIST

PROVISIONAL

- ① FINAL CERTIFICATE TO BE SENT VIA E-MAIL TO STEPHAN MATSON
- ② APPLICANT TO SUBMIT ANY OTHER COMPLETED REPORTS (PHASE I ENVIRONMENTAL; GEO-TECHNICAL)



**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, November 7, 2007, beginning at 9:00 a.m. for the purpose of considering the following:

~~Project# 1006902~~

**07DRB-70312 MAJOR - PRELIMINARY
PLAT APPROVAL**

BORDENAVE DESIGNS agent(s) for HARVEST LAND, LLC request(s) the above action(s) for all or a portion of Tract(s) K,L,M & N, LA LUZ DEL OESTE, zoned SU-1/PRD, located on COORS BLVD NW BETWEEN DELLYNNE NW AND WESTERN TRAILS NW containing approximately 7.5 acre(s). (F-11)

Project# 1003445

07DRB-70311 STREET NAME CHANGE

BOHANNAN HUSTON INC agent(s) for FOUNTAIN HILLS PLAZA LLC request(s) the above action(s) for all or a portion of Lot(s) 10-A-2, Block(s) D, Tract(s) B-1-A, C-1-A, D-1-A & B, FOUNTAIN HILLS PLAZA, zoned SU-1, IP, PDA & C-3, located on NUNZIO AVE NW BETWEEN PARADISE BLVD NW AND PASEO DEL NORTE NW containing approximately 39.9074 acre(s). (C-12)

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.

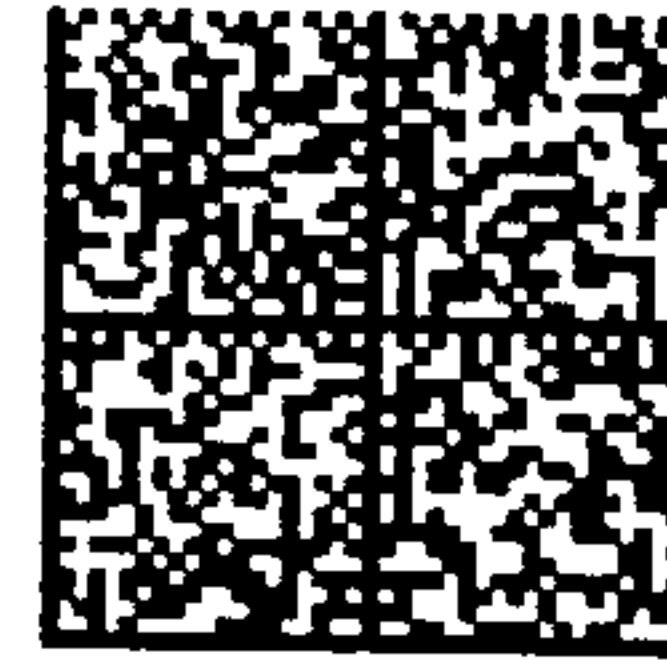
Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, OCTOBER 22, 2007.

CITY OF ALBUQUERQUE



Planning Department



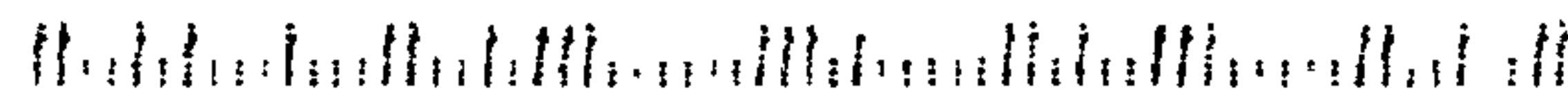
02 1M \$ 00.41⁰
0004219022 OCT 19 2007
MAILED FROM ZIP CODE 87102

Or Current Resident
MONTEREY LAND GROUP LLC
3 WIND NW
ALBUQUERQUE, NM 87120

DRB

Handwritten signature

RETURN TO SENDER
VACANT



P O Box 1293 Albuquerque New Mexico 87103

VAC



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

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Project# 1003445
07DRB-70311 STREET NAME CHANGE

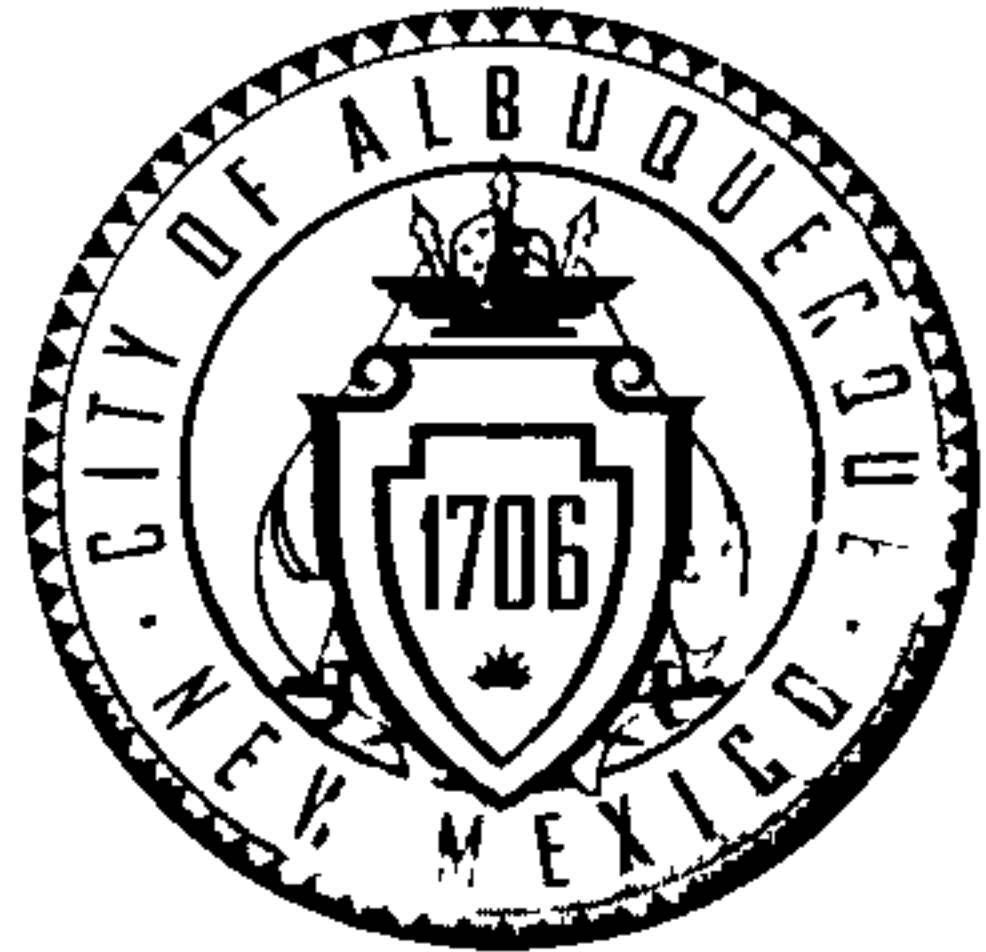
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Sheran Matson, AICP, DRB Chair
Development Review Board

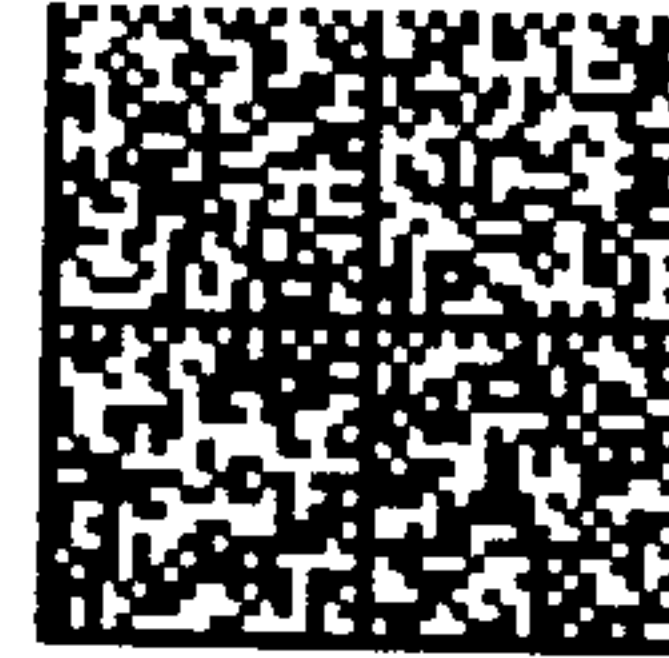
TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, OCTOBER 22, 2007.

CITY OF ALBUQUERQUE



Planning Department

DRB



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\$ 00.41⁰

0004219022

OCT 19 2007

MAILED FROM ZIP CODE 87102

PROJECT #
1006902

May 20. 2015

PfF



SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

Supplemental Form (SF)

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

D 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 2nd Street NW, Albuquerque, NM 87102.

Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICATION INFORMATION:

Professional/Agent (if any): BORDENAVE DESIGNS PHONE: 823-1344
 ADDRESS: P.O. Box 91194 FAX: 821-9105
 CITY: Albuquerque STATE NM ZIP 87199 E-MAIL: jbordenave@comcast.net
 APPLICANT: Alfeld 2 LLC PHONE: 362-6824
 ADDRESS: 10616 Royal Birkdale NE FAX: -
 CITY: Albuquerque STATE NM ZIP 87111 E-MAIL: scottashcraft@comcast.net
 Proprietary interest in site: Owning List all owners: Alfeld 2 LLC

DESCRIPTION OF REQUEST: final plat of 5 lot subdivision

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

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

Lot or Tract No. Tract 1, ~~La Luz del Oeste~~ Block: - Unit: 4
 Subdiv/Addn/TBKA: La Luz del Oeste
 Existing Zoning: SU-1 (PRD) Proposed zoning: SU-1 (PRD) MRGCD Map No. -
 Zone Atlas page(s): F-11 UPC Code: -

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): 1006902

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? No
 No. of existing lots: 1 No. of proposed lots: 5 Total site area (acres): 1.95

LOCATION OF PROPERTY BY STREETS: On or Near: west of Coors Blvd NW
 Between: Dallena Ave NW and Sevilla NW

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

SIGNATURE Jean J. Bordenave DATE 05/12/15

(Print Name) JEAN J. (JAKE) BORDENAVE 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

ISDRB - 70195

Action

P&F

CMF

S.F.

-

-

-

-

-

-

-

-

Revised: 11/2014

Fees \$ 495.00

\$ 20.00

\$ -

\$ -

\$ -

Total

\$ 515.00

Hearing date May 20, 2015

3-12-15

Staff signature & Date

Project # 1006902

V. J.

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.
- 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.
- 5 Acres or more: Certificate of No Effect or Approval
- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings ensure property owner's and City Surveyor's signatures are on the plat prior to submittal
 - 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**
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 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
 - Infrastructure list if required (**verify with DRB Engineer**)
 - DXF file and hard copy of final plat data for AGIS is required.

- AMENDMENT TO PRELIMINARY PLAT (with minor changes) (DRB03)** Your attendance is required.
- PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.
- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
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 - 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.

Jean J. (Jaka) Bordonave
Applicant name (print)

[Signature] 05/12/15
Applicant signature / date



Form revised October 2007

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

Application case numbers
 1502B - _____ - 70195
 _____ - _____ - _____
 _____ - _____ - _____

[Signature] 5-12-15
Planner signature / date

Project # 1006902



May 12, 2015

City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87102

Attn: DRB Member
Re: Tract L, La Luz del Oeste, Unit 4

The subject subdivision has been in the design and construction stages for the last thirty seven years. It is the desire of the new Owner to now complete the project. The plan is to develop Tracts K, L, M & N as four Phases with phase timing to be determined by sales. Tract K has been platted and most of the lots have been developed. The attached plat begins the process for Tract L.

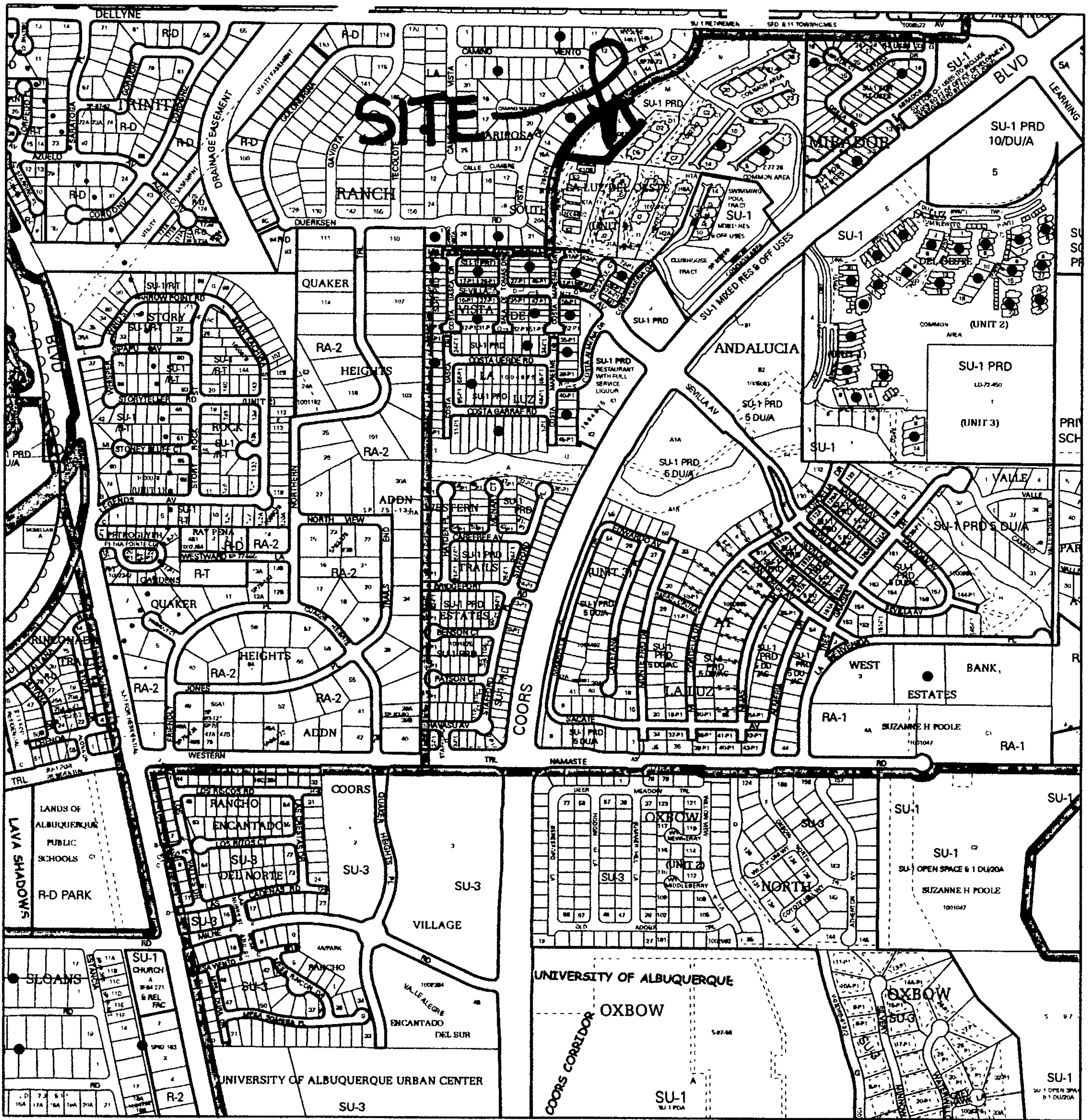
The phasing has been discussed by the Owners agent and City personnel and an agreement as to phasing and project termination has been reached. The preliminary plat before you is based on the discussion and agreement.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jean J. Bordenave', is written over the typed name.

Jean J(Jake) Bordenave

P.O. Box 91194
Albuquerque, NM 87199-1194
Phone (505)823-1344 Fax (505)821-9105 Cell 480-6812
Email jakebordenave@comcast.net



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

AGIS
Albuquerque Geographic Information System

Map amended through: 9/2/2014

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
F-11-Z

Selected Symbols

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

0 750 1,500 Feet

PROJECT #

10006902

March 25. 2015

File



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

D Street Name Change (Local & Collector)

L A APPEAL / PROTEST of...

- Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

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 ADDRESS: P.O. Box 91194 FAX: 505-821-9105
 CITY: ALB. STATE NM ZIP 87199 E-MAIL: jakebordenave@comcast.net

APPLICANT: Alfeld 3, LLC PHONE: 505-362-6824
 ADDRESS: 10616 Royal Birkdale NE FAX: -
 CITY: Alb STATE NM ZIP 87111 E-MAIL: scottashera@tecomcast.net

Proprietary interest in site: Owner List all owners: Alfeld 3, LLC

DESCRIPTION OF REQUEST: Final plat for a 3 lot subdivision

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 K-1-A, K-2 & K-3 Block: - Unit: 4
 Subdiv/Addn/TBKA: La Luz del Oeste
 Existing Zoning: SU-1 (PRD) Proposed zoning: SU-1 (PRD) MRGCD Map No _____
 Zone Atlas page(s): F-11 UPC Code: _____

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_, Z_, V_, S_, etc.): 1006902

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? No
 No. of existing lots: 3 No. of proposed lots: 3 Total site area (acres): 1.99 2.00

LOCATION OF PROPERTY BY STREETS: On or Near: west of COORS BLVD NW
 Between: DELLYNE AVE NW and SEVILLA NW

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

SIGNATURE Jean J. (Jake) Bordenave DATE 03/16/15
 (Print Name) JEAN J. (JAKE) BORDENAVE Applicant: Agent:

FOR OFFICIAL USE ONLY

Revised: 4/2012

<input type="checkbox"/>	INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/>	All checklists are complete	<u>15 DRB 70123</u>	<u>P&F</u>		\$ <u>355.00</u>
<input checked="" type="checkbox"/>	All fees have been collected				\$ <u>20.00</u>
<input checked="" type="checkbox"/>	All case #s are assigned				\$ _____
<input checked="" type="checkbox"/>	AGIS copy has been sent				\$ _____
<input checked="" type="checkbox"/>	Case history #s are listed				\$ _____
<input 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>March 25, 2015</u>			Total \$ <u>375.00</u>

Vej 3-17-15
 Staff signature & Date

Project # 1006902

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Extension of preliminary plat approval expires after one year.

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Amended preliminary plat approval expires after one year

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Jean J. (Jake) Bordenave
Applicant name (print)
[Signature] 03/16/15
Applicant signature / date

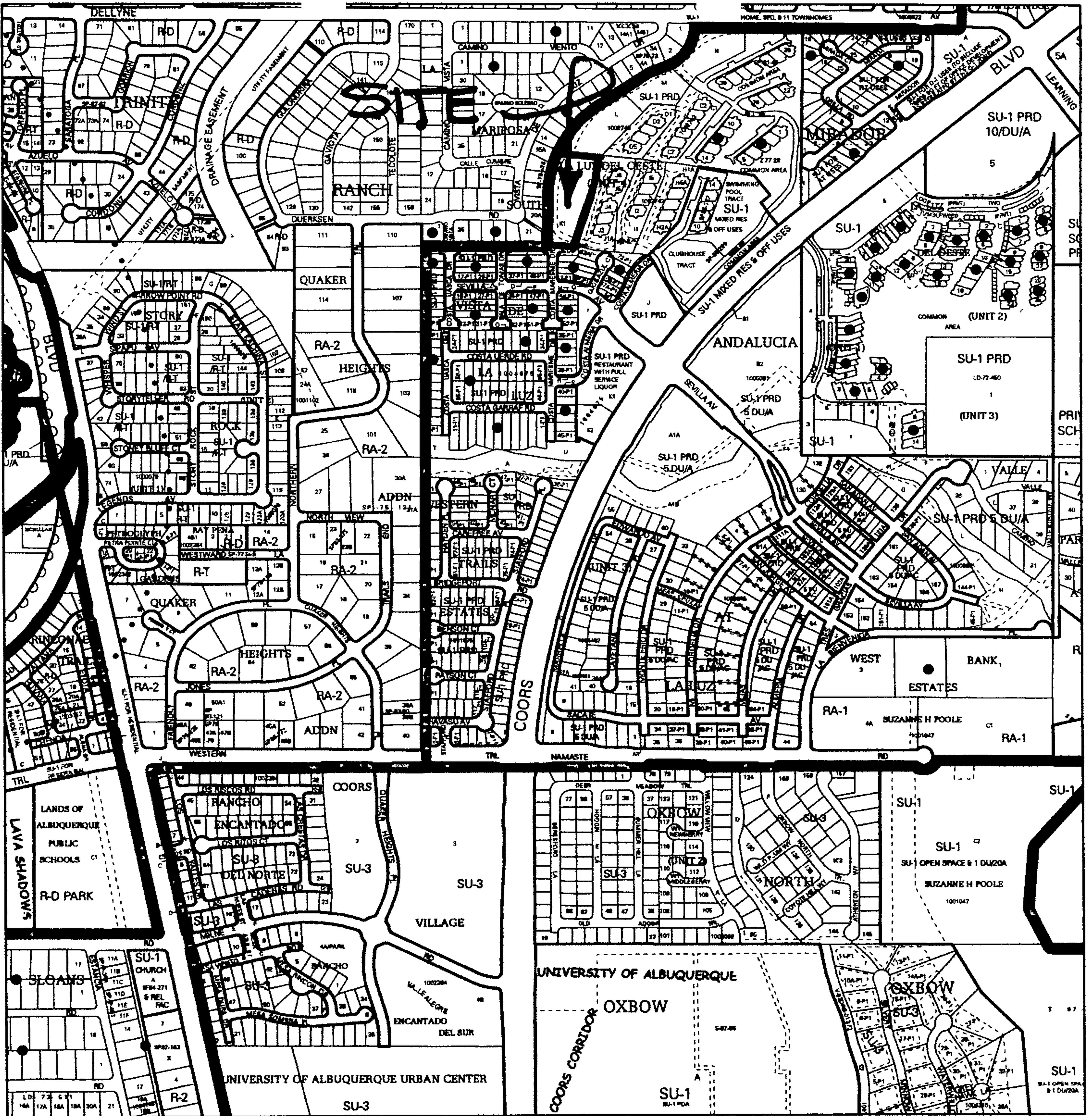


Form revised October 2007

- Checklists complete
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- Related #s listed

Application case numbers
ISDRB - 70123

[Signature] 3-17-15
Planner signature / date
Project # 1006902



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

AGIS
Albuquerque Geographic Information System

Map amended through: 1/10/2013

Zone Atlas Page:
F-11-Z

Selected Symbols

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

0 750 1,500 Feet



March 16, 2015

City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87102

Attn: DRB Member
Re: La Luz del Oeste, Unit 4, Lots K-1-A, K-2 & K-3

The subject lots K-2 and K-3 are being revised to accommodate construction changes on the on the residential units. The purpose of this plat is to provide a lot that envelopes the revised buildings and walls. These changes also impact lot K-1-A as this lot is the remaining portion of the original Tract K after deducting the individual residential lots. The existing street and utilities are not impacted by the proposed platting

Thank you for your consideration in this matter.

Sincerely,

A handwritten signature in cursive script, appearing to read 'Jean J. Bordenave', written over a horizontal line.

Jean J (Jake) Bordenave

P.O. Box 91194
Albuquerque, NM 87199-1194
Phone (505)823-1344 Fax (505)821-9105 Cell 480-6812
Email jakebordenave@comcast.net

PROJECT #
10016902

710Z 81 2025

710Z



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

D 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 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICATION INFORMATION:

Professional/Agent (if any): BORDENAVE DESIGNS PHONE: 823-1344
 ADDRESS: P.O. Box 91194 FAX: 821-9103
 CITY: ALBUQUERQUE STATE NM ZIP 87199 E-MAIL: jkb@bordenavecc.comcast.net

APPLICANT: ALFELD 2, LLC PHONE: 362-6824
 ADDRESS: 10616 ROYAL BIRKDALE NE FAX: -
 CITY: ALBUQUERQUE STATE NM ZIP 87111 E-MAIL: scott@hcraft.comcast.net

Proprietary interest in site: OWNER List all owners: ALFELD 2, LLC

DESCRIPTION OF REQUEST: FINAL PLOT FOR A 2 LOT SUBDIVISION.

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. K-10 Block: - Unit: 4
 Subdiv/Addn/TBKA: la Luz del Oeste
 Existing Zoning: SU-1 (PRD) Proposed zoning: SU-1 (PRD) MRGCD Map No -
 Zone Atlas page(s): F-11 UPC Code: -

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): 1006902

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? No
 No. of existing lots: 1 No. of proposed lots: 2 Total site area (acres): 0.15 ACRES
 LOCATION OF PROPERTY BY STREETS: On or Near: COORS BLYD (west of)
 Between: DELLYNE and SEVILLA

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

SIGNATURE Jean J. Bordenave DATE 06/09/14
 (Print Name) JEAN J. (JAKE) BORDENAVE Applicant: Agent:

FOR OFFICIAL USE ONLY

Revised: 4/2012

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>14DRB - 70203</u>	<u>P&F</u>	<u>-</u>	\$ <u>-</u>
<input checked="" type="checkbox"/> All fees have been collected	<u>-</u>	<u>CMP</u>	<u>-</u>	\$ <u>20.00</u>
<input checked="" type="checkbox"/> All case #s are assigned	<u>-</u>	<u>-</u>	<u>-</u>	\$ <u>-</u>
<input checked="" type="checkbox"/> AGIS copy has been sent	<u>-</u>	<u>-</u>	<u>-</u>	\$ <u>-</u>
<input checked="" type="checkbox"/> Case history #s are listed	<u>-</u>	<u>-</u>	<u>-</u>	\$ <u>-</u>
<input type="checkbox"/> Site is within 1000ft of a landfill	<u>-</u>	<u>-</u>	<u>-</u>	\$ <u>-</u>
<input type="checkbox"/> F.H.D.P. density bonus	<u>-</u>	<u>-</u>	<u>-</u>	\$ <u>-</u>
<input type="checkbox"/> F.H.D.P. fee rebate	<u>-</u>	<u>-</u>	<u>-</u>	\$ <u>-</u>
				Total
				\$ <u>-</u>

Hearing date June 18 2014

[Signature] 6-10-14
 Staff signature & Date

Project # 1006902

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.**
 - ~~NA~~ 5 Acres or more: Certificate of No Effect or Approval
 - Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings ensure property owner's and City Surveyor's signatures are on the plat prior to submittal
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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.

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

JEAN J. (JOKE) BORDENAVE
Applicant name (print)
[Signature] 06/09/14
Applicant signature / date



Form revised October 2007

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

Application case numbers
14DRB - 70203

[Signature] 6-10-14
Planner signature / date
Project # 1006902



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SIGNATURE [Signature] DATE 06/09/14
 (Print Name) JEAN J. (JAKE) BORDENAVE Applicant. Agent.

FOR OFFICIAL USE ONLY

Revised: 4/2012

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	Hearing date <u>June 16 2014</u>			Total
				\$ _____

[Signature] 6-10-14
 Staff signature & Date

Project # 1006902

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JEAN J. (JAKE) BORDENAVE
 Applicant name (print)
[Signature] 06/09/14
 Applicant signature / date

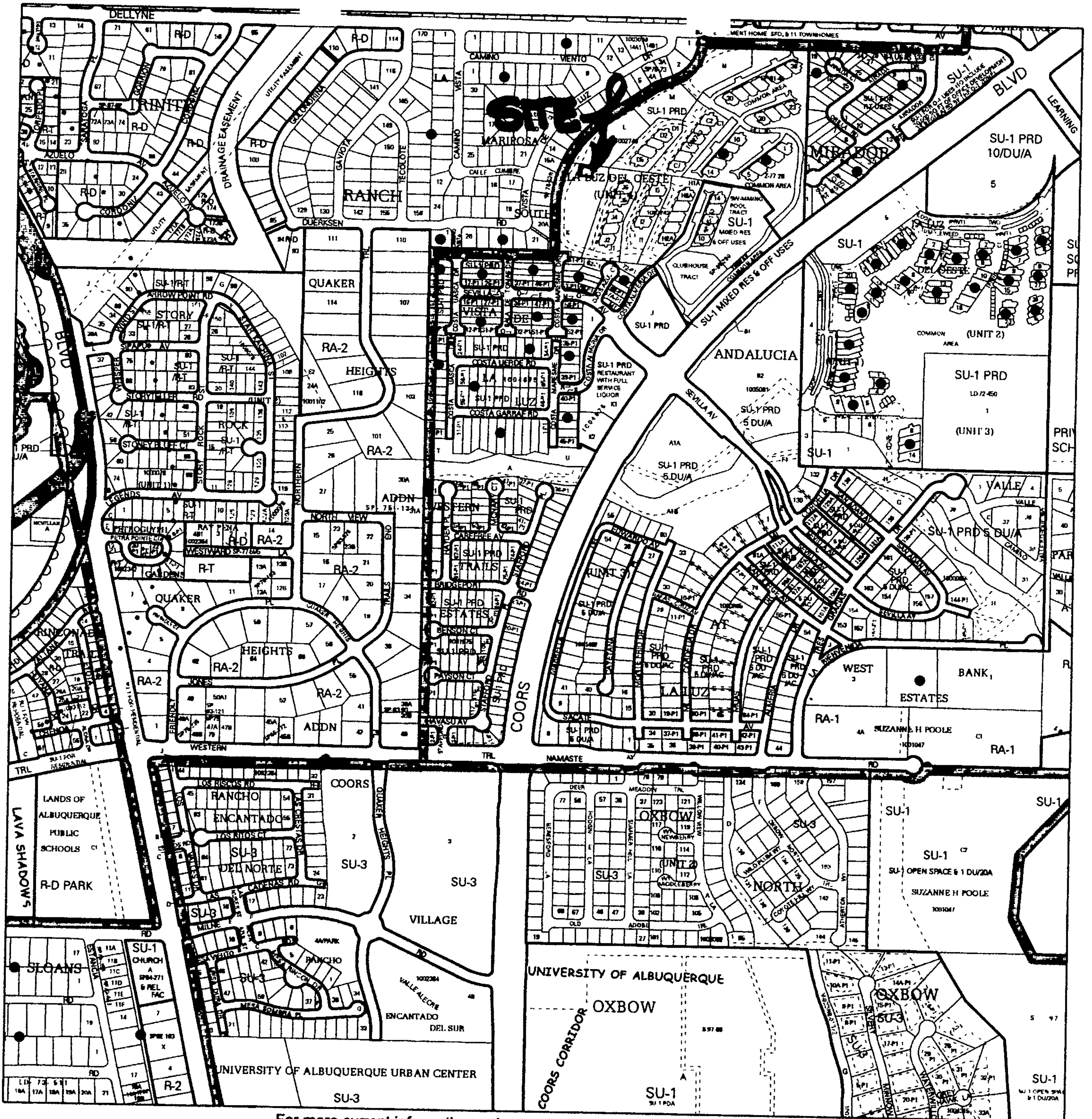


Form revised October 2007

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

Application case numbers
 14DRB - 70203

[Signature] 6-10-14
 Planner signature / date
 Project # 1006907



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

Map amended through: 1/24/2011

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
F-11-Z

Selected Symbols

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

0 750 1,500 Feet



July 29, 2013

City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87102

Attn: DRB Member
Re: La Luz del Oeste, Unit 4, Lot K-10

The subject lot was created due the limitation of ten lots in a Minor Subdivision. As a result Lot K-10 of the original subdivision is the size and shape of the originally desired Lots K-10 and K-11 combined. The purpose of this plat is to split the platted K-10 into Lots K-10-A and K-10-B as shown on the Approved Site Plan for Subdivision. All utilities have been constructed to accommodate to proposed platting.

Thank you for your consideration in this matter.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jean J. Bordenave', written over a horizontal line.

Jean J (Jake) Bordenave

P.O. Box 91194
Albuquerque, NM 87199-1194
Phone (505)823-1344 Fax (505)821-9105 Cell 480-6812
Email jakebordenave@comcast.net

DRB Project # 1006902

APS Cluster Volcano Vista

EXHIBIT B

FINAL

PRE-DEVELOPMENT FACILITIES FEE AGREEMENT

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

Las Ventas Homes LLC ("Developer") effective as of this 2 day of Aug, 2013 and pertains to the subdivision commonly known as La Luz Del and more particularly described as N-1-A thru N-2 thru N-10, La Luz del Oeste Unit 4
(use new legal description of subdivision) (the "Subdivision".)

WHEREAS, In order to provide for APS becoming more knowledgeable of development plans within the City so that APS may better plan for future growth, the City of Albuquerque requires that APS approve the plat(s) for any new subdivision; and

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

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

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

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

1. Developer agrees that a facilities fee will be paid to APS for each dwelling unit to be constructed in the Subdivision.
2. The amount of the fee shall be:
 - If the permit is issued on or after January 1, 2010, the fee shall be \$2975 per dwelling unit.
 - If the permit is issued on or after August 1, 2011 the fee shall be \$1075 per dwelling
 -

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

Doc# 2013087246

08/05/2013 02:04 PM Page: 1 of 3
AGRE R:\$25.00 M. Toulouse Oliver, Bernalillo County

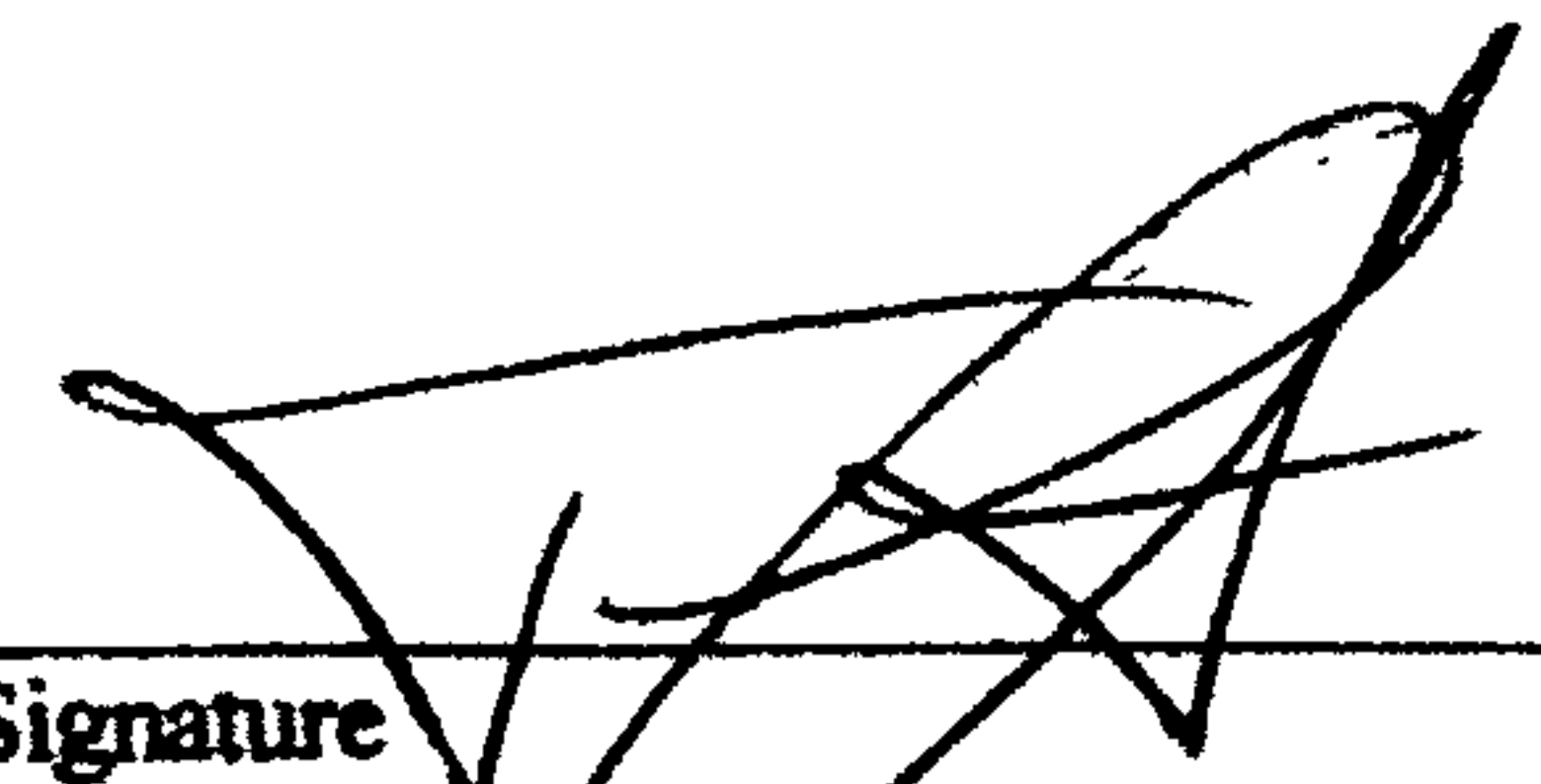


3 . Developer agrees that the fee shall be paid to APS at or before the issuance of any building permit for any lot or other parcel of property subject to this agreement.

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

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

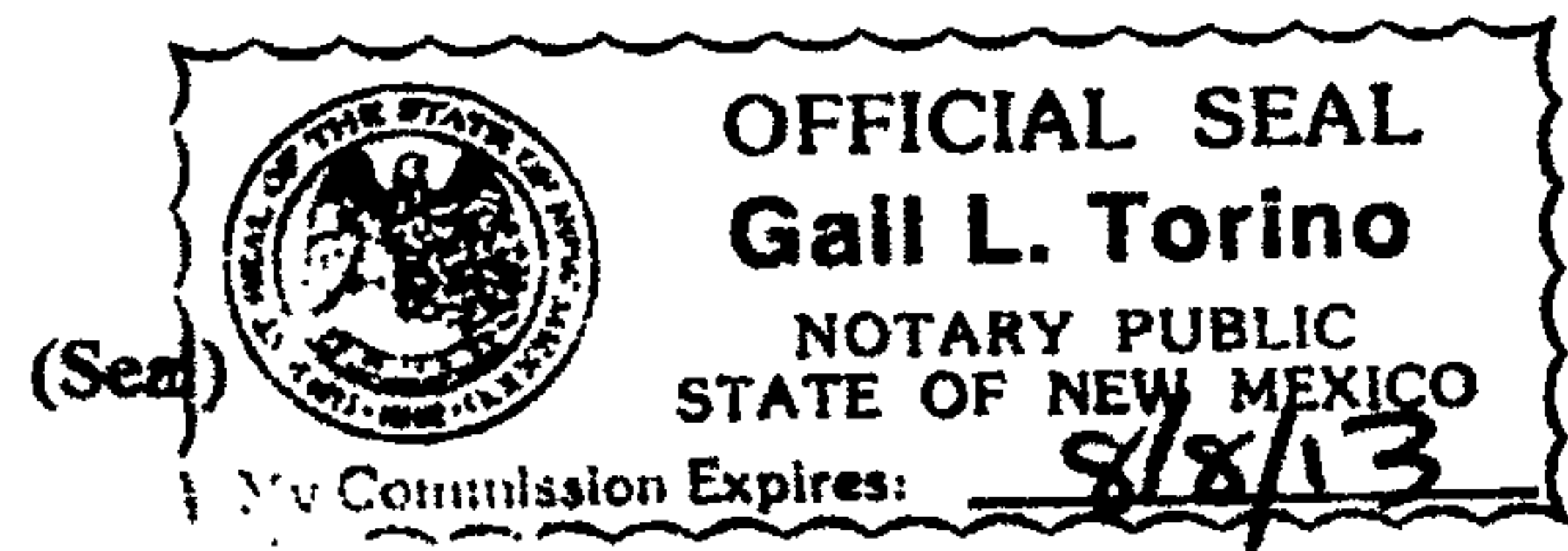
6 . APS, through its Facilities Fee Administrator, will provide a Payment Acknowledgement in the form attached hereto to the Developer reflecting receipt of the facilities fee (or equivalent compensation as described in paragraph 4 above), which form may be given to the City to show satisfaction of the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


Signature 
Name (typed or printed) and title Scott Ashcraft

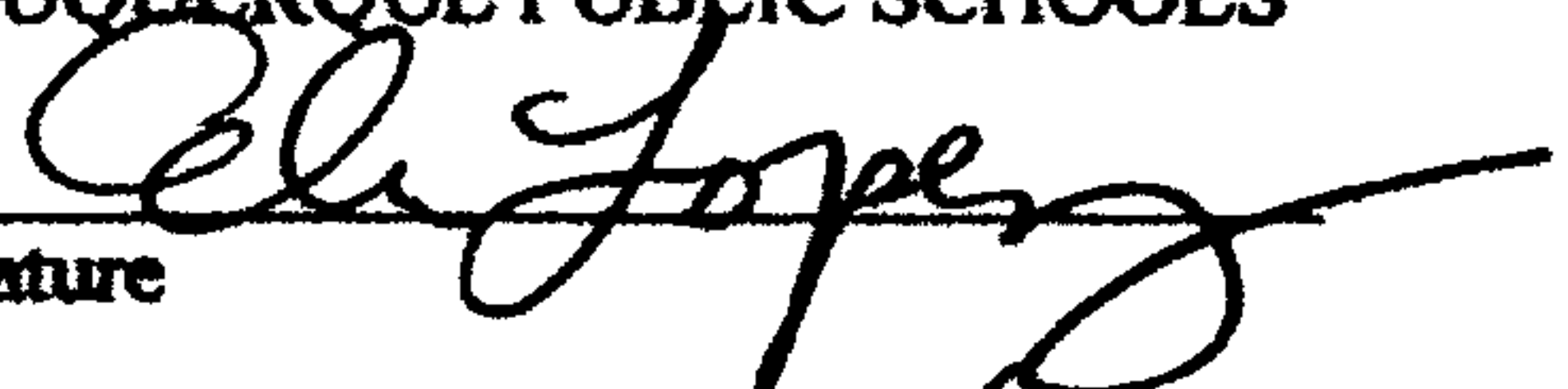
DRB Project # 1006902
APS Cluster Volcans Vista

STATE OF NEW MEXICO
COUNTY OF BERNALILLO

This instrument was acknowledged before me on 8/2/13, by Scott Ashcraft as Member of Las Ventanas LLC, a corporation. NM LLC.

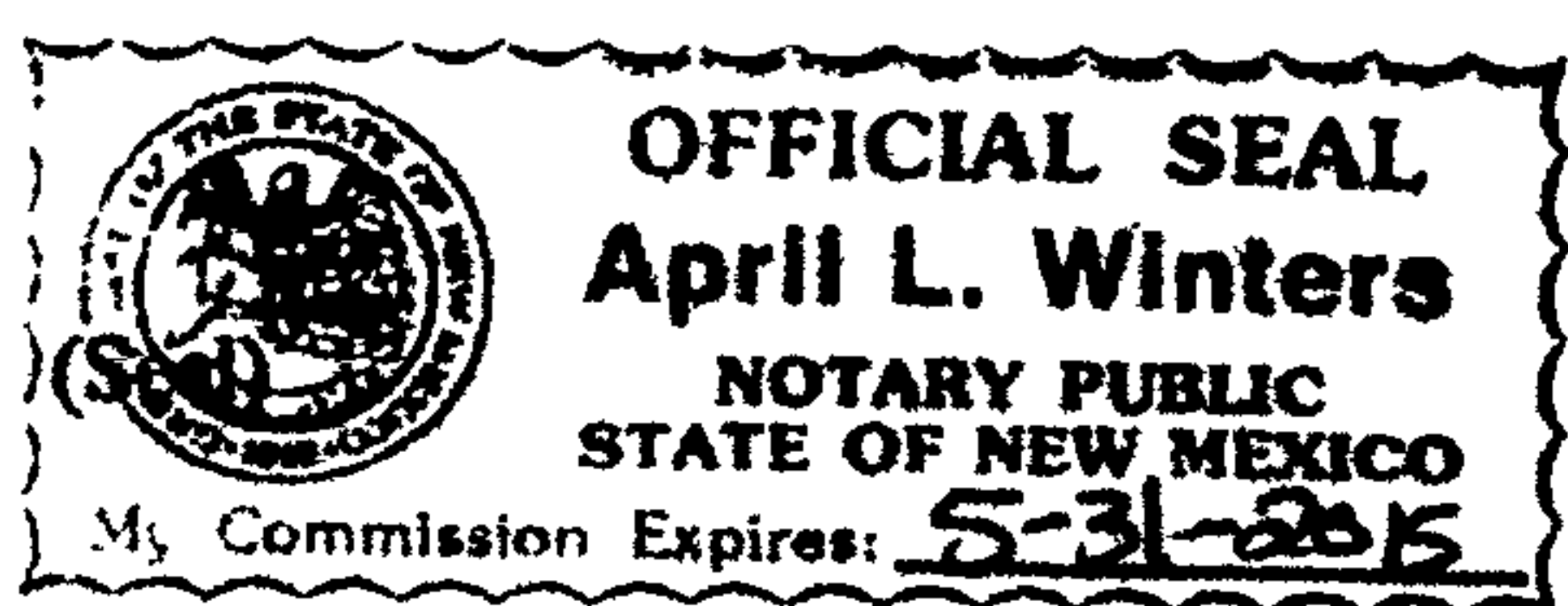


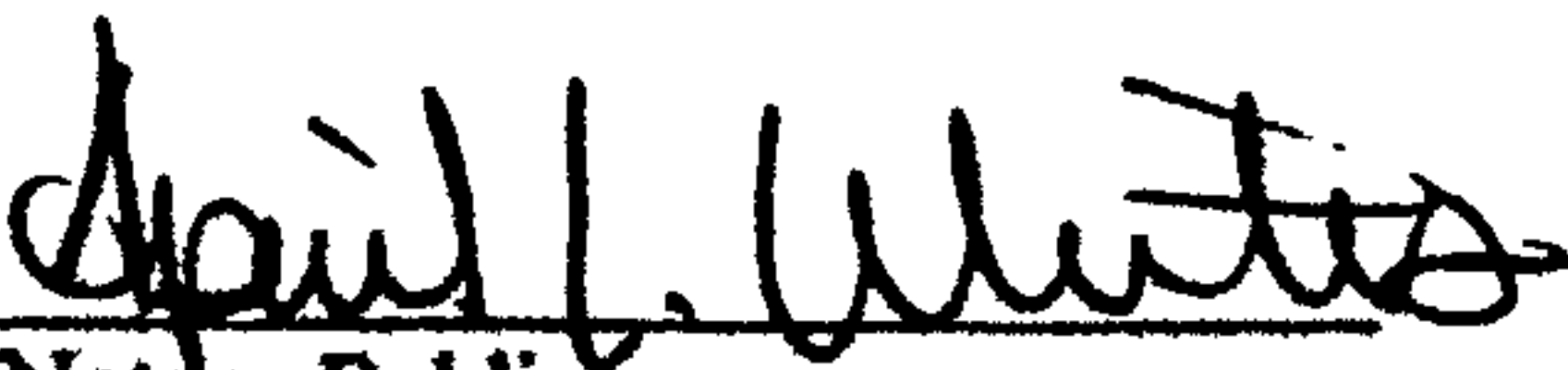

Notary Public
My commission expires: 8/8/13

ALBUQUERQUE PUBLIC SCHOOLS
By: 
Signature
APS Planner / Demographer
Name (typed or printed) and title

STATE OF NEW MEXICO
COUNTY OF BERNALILLO

This instrument was acknowledged before me on 8/2/2013, by Elviera Lopez as APS Planner / Demographer of the Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, and school district organized and existing under the laws of the State of New Mexico.




Notary Public
My commission expires: May 31, 2015

February 12. 2014

11111111



Supplemental Form (SF)

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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 ADDRESS: 10116 Royal Birkdale NE FAX: -
 CITY: Albuquerque STATE NM ZIP 87111 E-MAIL: scott@shereft@comcast.net

Proprietary interest in site: Purchase Contract List all owners: LPP Mortgage LTD Texas LLC

DESCRIPTION OF REQUEST: Final plat for a 10 lot residential subdivision

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.

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Within city limits? Yes Within 1000FT of a landfill? No
 No. of existing lots: 1 No. of proposed lots: 10 Total site area (acres): 2.59
 LOCATION OF PROPERTY BY STREETS: On or Near: COORS BLVD (west of)
 Between: Dell Ync and Sevilla

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

SIGNATURE Jean J Bordenave DATE 02/03/14
 (Print Name) JEAN J. BORDENAVE Applicant: Agent:

FOR OFFICIAL USE ONLY

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>14DRB-70031</u>	<u>FP</u>		\$ <u>0</u>
<input checked="" type="checkbox"/> All fees have been collected		<u>CME</u>		\$ <u>20.00</u>
<input checked="" type="checkbox"/> All case #s are assigned				\$ <u>-</u>
<input checked="" type="checkbox"/> AGIS copy has been sent				\$ <u>-</u>
<input type="checkbox"/> Case history #s are listed				\$ <u>-</u>
<input type="checkbox"/> Site is within 1000ft of a landfill				\$ <u>-</u>
<input type="checkbox"/> F.H.D.P. density bonus				\$ <u>-</u>
<input type="checkbox"/> F.H.D.P. fee rebate				\$ <u>-</u>
	Hearing date <u>Feb. 12, 2014</u>			Total \$ <u>20.00</u>
	<u>2-4-14</u>			Project # <u>1006902</u>

[Signature]
 Staff signature & Date

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.
 - 5 Acres or more: Certificate of No Effect or Approval
 - Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings ensure property owner's and City Surveyor's signatures are on the plat prior to submittal
 - 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**
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 - Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
 - Infrastructure list if required (**verify with DRB Engineer**)
 - DXF file and hard copy of final plat data for AGIS is required.

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

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

 - Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
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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.

JEAN J. BORDENAVE
Applicant name (print)
[Signature]
Applicant signature / date



Form revised October 2007

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
14 - DRB - 70031

[Signature]
Planner signature / date
Project # 1006902

2-4-14



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 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICATION INFORMATION:

Professional/Agent (if any): BORDENAVE DESIGNS PHONE: 8231344
 ADDRESS: P.O. Box 9194 FAX: 821-9105
 CITY: Albuquerque STATE NM ZIP 87199 E-MAIL: jake.Bordenave@comcast.net

APPLICANT: Las Ventanas Homes, LLC PHONE: 362-6824
 ADDRESS: 10116 Royal Birkdale NE FAX: -
 CITY: Albuquerque STATE NM ZIP 87111 E-MAIL: sottashcraft@comcast.net
 Proprietary interest in site: Purchase Contract List all owners: LPP Mortgage LTD Texas LLC

DESCRIPTION OF REQUEST: Final plat for a 10 lot residential subdivision

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. K-1 Block: - Unit: 4
 Subdiv/Addn/TBKA: La Luz del Oeste
 Existing Zoning: SU-1 (PRD) Proposed zoning: same MRGCD Map No _____
 Zone Atlas page(s): F-11 UPC Code: 101108127544410137

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): 1006902

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? No
 No. of existing lots: 1 No. of proposed lots: 10 Total site area (acres): 2.59
 LOCATION OF PROPERTY BY STREETS: On or Near: COORS BLVD (west of)
 Between: Dallyne and Sevilla

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

SIGNATURE Jean J. Bordenave DATE 02/03/14
 (Print Name) JEAN J. BORDENAVE 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>14DRB # 70031</u>	<u>EP</u>	___	\$ <u>0</u>
<input checked="" type="checkbox"/> All fees have been collected	___	<u>CMF</u>	___	\$ <u>20.00</u>
<input checked="" type="checkbox"/> All case #s are assigned	___	___	___	\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent	___	___	___	\$ _____
<input type="checkbox"/> Case history #s are listed	___	___	___	\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill	___	___	___	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus	___	___	___	\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate	___	___	___	\$ _____
				Total
				\$ <u>20.00</u>

Hearing date Feb 12, 2014

2-4-14
Staff signature & Date

Project # 1006902

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 - 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.

JEAN J. BORDENAVE
Applicant name (print)
Jean J. Bordenave
Applicant signature / date

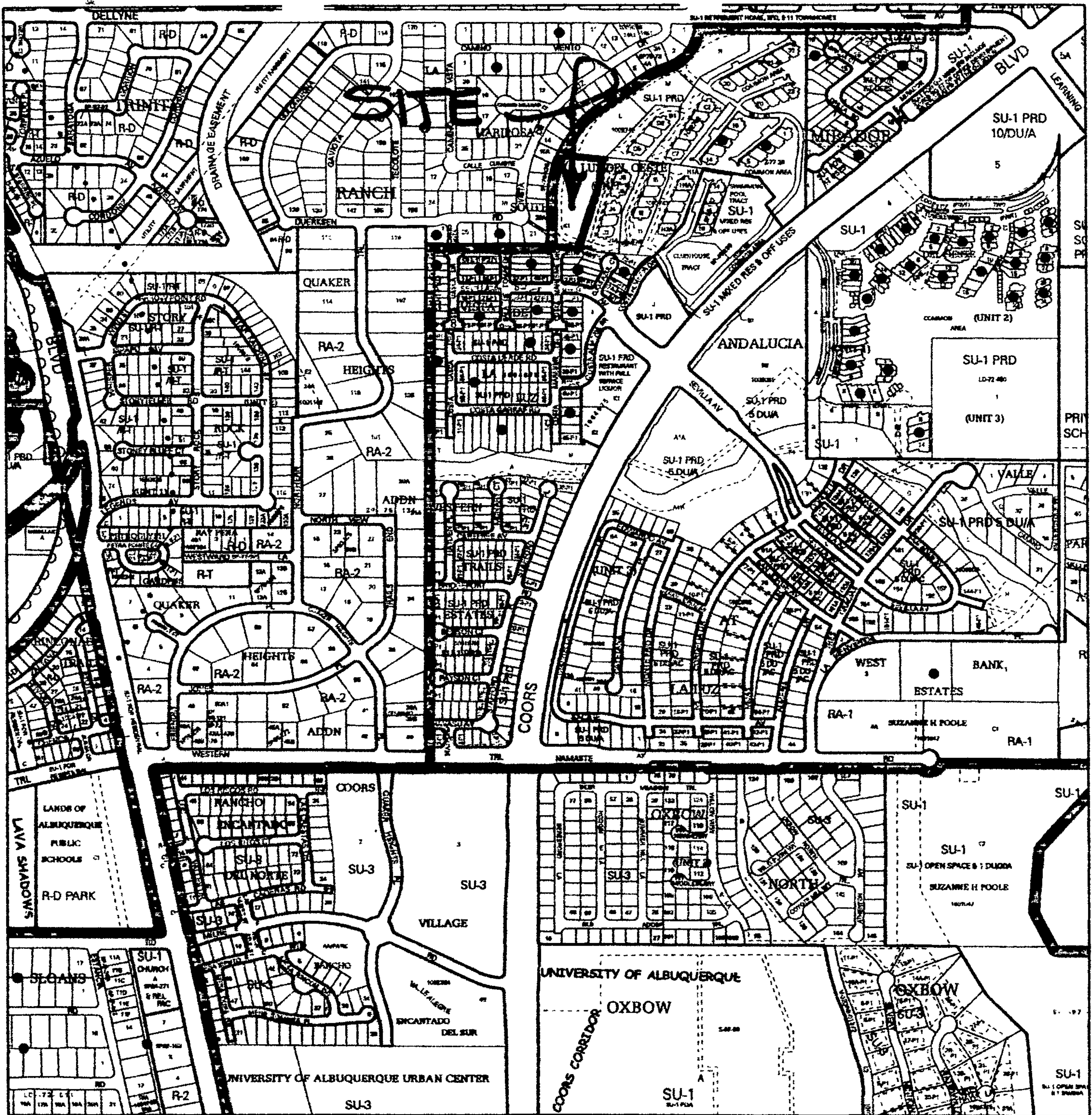


Form revised October 2007

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

Application case numbers
14 - DRB - 70031

[Signature]
Planner signature / date
Project # 1006902



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

Albuquerque Geographic Information System

Map amended through: 1/10/2013

Zone Atlas Page:
F-11-Z

Selected Symbols

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

0 750 1,500 Feet

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

AGREEMENT TO CONSTRUCT
PUBLIC AND/OR PRIVATE SUBDIVISION IMPROVEMENTS

THIS AGREEMENT is made this 3RD day of February, 2014, 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 Las Ventanas NM, Inc. ("Subdivider"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:], New Mexico corporation, whose address is PO Box 10600, Albuquerque, NM 87184 and whose telephone number is 505-362-6824, 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:] Tracts K-N, La Luz del Oeste, Unit 4, recorded on 11/12/2003 in Bk 2003C, page 342, as Document No. 2003205166 in the records of the Bernalillo County Clerk, State of New Mexico (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 owners: Alfeld 2, LLC, PO Box 37438, Albuquerque, NM, 87176].

The Subdivider has submitted and the City has approved a preliminary plat or Site Development Plan identified as Lots K-1-A & K-2 thru K-10, La Luz Del Oeste Unit 4, describing Subdivider's Property ("Subdivider's Property").

As a result of the development of the City's 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 12th of July, 2016 ("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. 676386.

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 S.O. 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 City's 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 S.O. 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. Albuquerque Bernalillo County Water Utility Authority. Pursuant to the Memorandum of Understanding between the City of Albuquerque and the Albuquerque Bernalillo County Water Utility Authority ("ABCWUA") dated March 21, 2007, the City is authorized to act on behalf of the ABCWUA with respect to improvements that involve water and sewer infrastructure.

4. 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 ("DPM"), 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. If the Improvements include water and wastewater infrastructure, the insurance policy must name the ABCWUA, its employees, officers and agents, as their interest may appear, as additional insureds. 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 thirty (30) days written notice to the City, attention City Engineer.

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

Type of Fee	Amount
Engineering Fee	3.25%
Street Excavation and Barricading Ordinance and street restoration fees	As required per City-approved estimate (figure 7)

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

5. 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 Cartesian Surveyors, Inc., and construction surveying of the private Improvements shall be performed by Cartesian Surveyors, Inc.. 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 Guy Jackson & Associates, LLC and inspection of the private Improvements shall be performed by Guy Jackson & Associates, LLC, 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 Vinyard & Associates, LLC, and field testing of the private Improvements shall be performed by Vinyard & Associates, LLC 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 therefore.

6. 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 City's S.O. requirements, the Subdivider has acquired, or is able to acquire, the following Financial Guaranty:

Type of Financial Guaranty: Loan Reserve Letter

Amount: \$178,654.78

Name of Financial Institution or Surety providing Guaranty: New Mexico Bank & Trust

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

July 12, 2016.

If Guaranty is a Letter of Credit or Loan Reserve, then last day City able to call

Guaranty is: September 12, 2016

Additional information: _____

7. 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.

8. 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 S.O. After the City approves the final acceptance package, the City will promptly release this Agreement and the Financial Guaranty.

9. 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.

10. 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 DPM, 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 S.O.

(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.

11. 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 indemnify and hold harmless the City and its officials, agents and employees and, if the Improvements include water and wastewater infrastructure, the ABCWUA, its employees, officers and agents, from any claims, actions, suits or other proceedings arising from or out of the 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. 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.

12. 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.

13. 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.

14. 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.

15. 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.

16. 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.

17. 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.

18. Changes to Agreement. Changes to this Agreement are not binding unless made in

writing, signed by both parties.

19. 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.

20. 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.

21. 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.

22. 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.

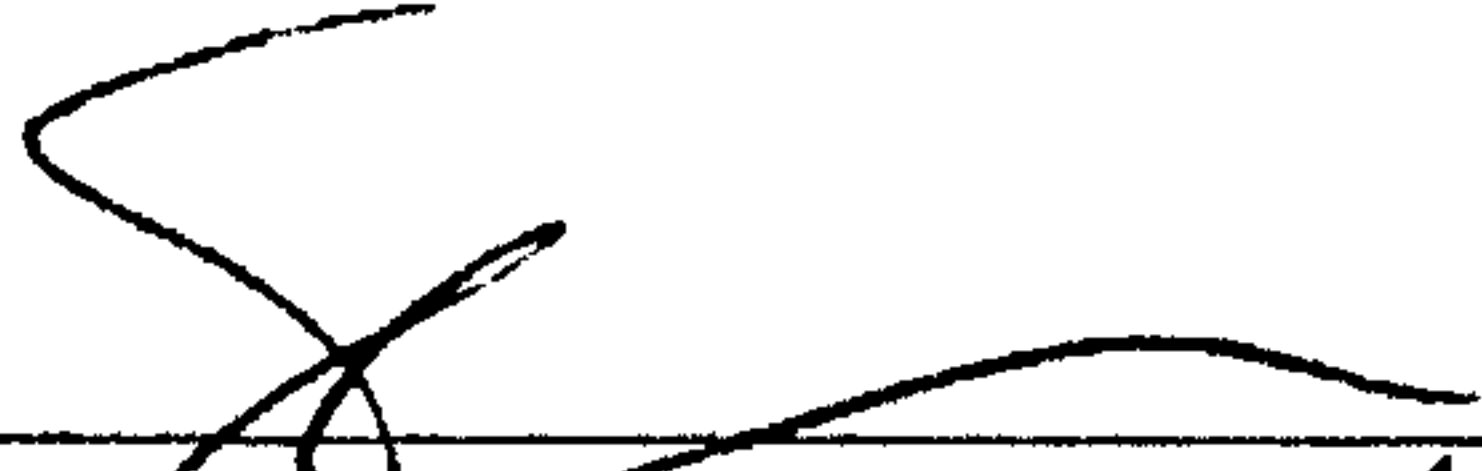
SUBDIVIDER: Las Ventanas NM, Inc.

By [Signature]:

Name [Print]:

Title:

Dated:


Scott Allen
President
1/29/14

CITY OF ALBUQUERQUE

By:


Bryan Wolfe, City Engineer

Dated:

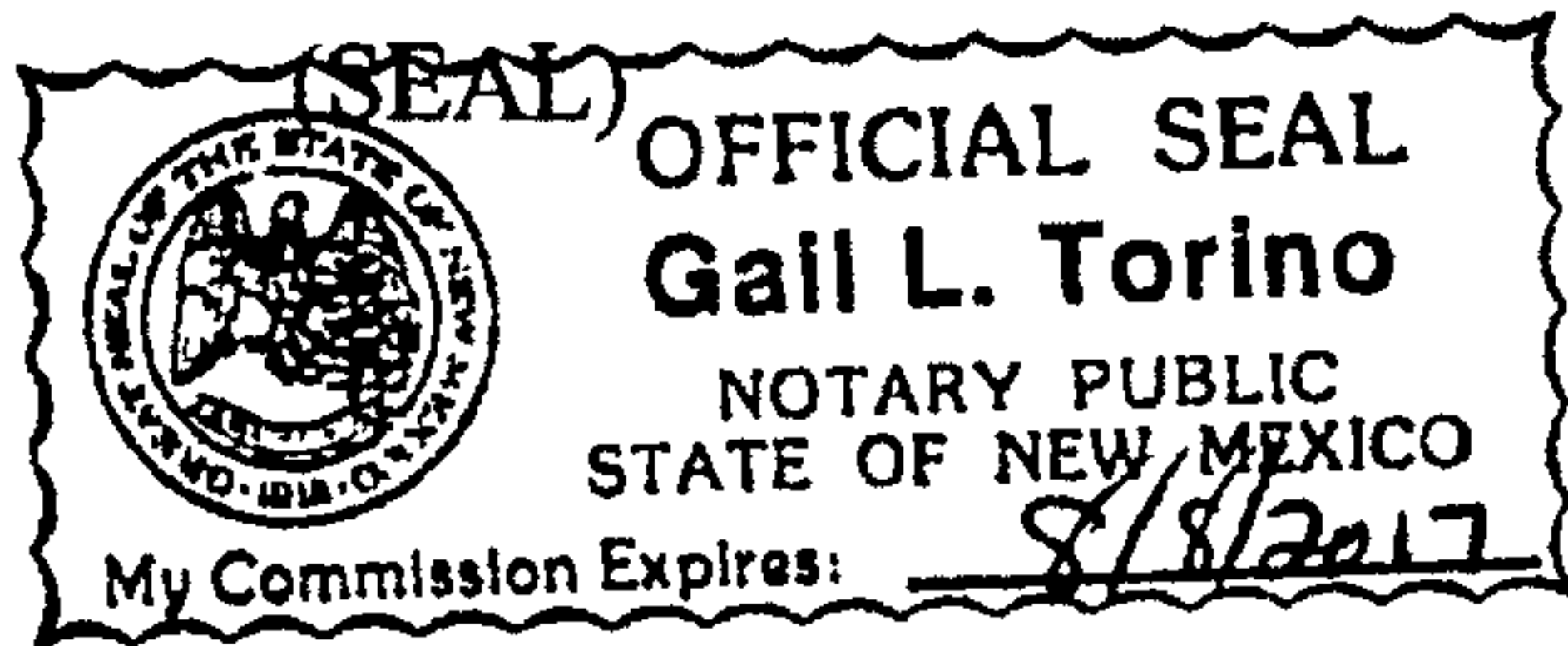

2-3-14

1-30-2014

SUBDIVIDER'S NOTARY

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

This instrument was acknowledged before me on this 29th day of January, 2014,
by [name of person:] Scott Allen, [title or capacity, for instance,
"President" or "Owner":] President of
[Subdivider:] Las Ventanas NM, Inc., a NM Corp.

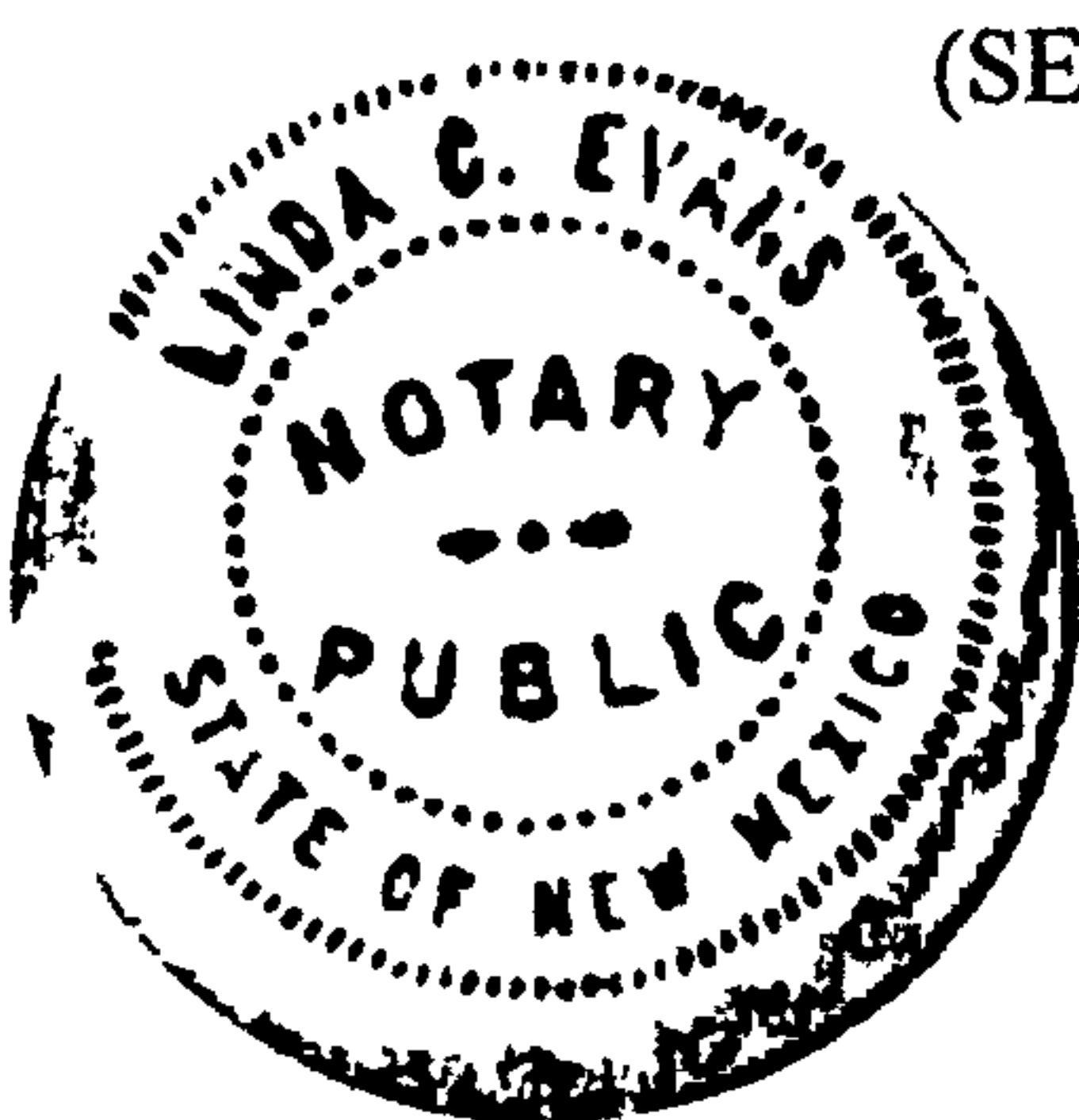


Gail L. Torino
Notary Public
My Commission Expires: _____

CITY'S NOTARY

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

This instrument was acknowledged before me on this 3RD day of February,
2014, by Bryan Wolfe, City Engineer of the City of Albuquerque, a municipal corporation, on
behalf of said corporation.



Linda C. Evals
Notary Public
My Commission Expires: 10/17/16

[EXHIBIT A ATTACHED]
[POWER OF ATTORNEY ATTACHED IF SUBDIVIDER
IS NOT THE OWNER OF THE SUBDIVISION]

POWER OF ATTORNEY

NOTE: Must be signed and notarized by the owner if the Subdivider is not the owner of the Subdivision.

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

[State name of present real property owner exactly as shown on the real estate document conveying title in the Subdivision to the present owner:] Alfeld 2, LLC ("Owner"), of [address:] PO Box 37438 [City:] Albuquerque, [State:] NM [zip code:] 87176, hereby makes, constitutes and appoints [name of Subdivider:] Las Ventanas NM, Inc ("Subdivider") as my true and lawful attorney in fact, for me and in my name, place and stead, giving unto the Subdivider full power to do and perform all and every act that I may legally do through an attorney in fact, and every proper power necessary to meet the City of Albuquerque's ("City") subdivision requirements regarding the real estate owned by me and described in Section 1 of the Subdivision Improvements Agreement ("Agreement") above, including executing the Agreement and related documents required by the City, with full power of substitution and revocation, hereby ratifying and affirming what the Subdivider lawfully does or causes to be done by virtue of the power herein conferred upon the Subdivider.

This Power of Attorney can only be terminated: (1) by a sworn document signed and notarized by the Owner, which shall be promptly delivered to the City Engineer in order to provide notice to City of the termination of this Power of Attorney; or (2) upon release of the Agreement by the City.

NOTE: Alternate wording may be acceptable, but must be submitted to the City Legal Department for review and approval before the final contract package is submitted to the City for review. The City may require evidence of ownership and/or authority to execute the Power of Attorney, if the Owner is not the Subdivider. If Owner is a corporation, the Power of Attorney must be signed by the president or by someone specifically empowered by the Board of Directors, in which case the corporate Secretary's certification and a copy of the Board's resolution empowering execution must accompany this document.

OWNER: Alfeld 2, LLC

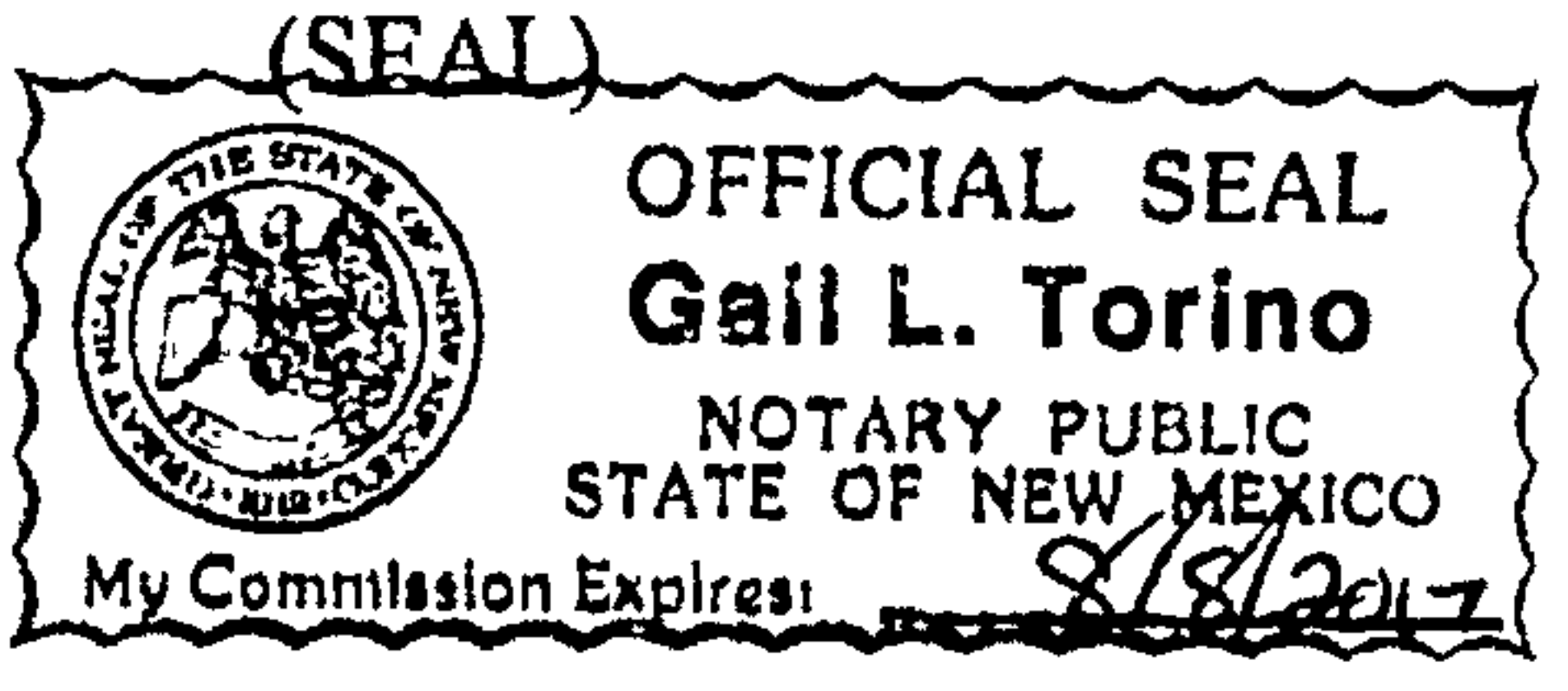
By [Signature:]: [Signature] Dated: 1/29/14

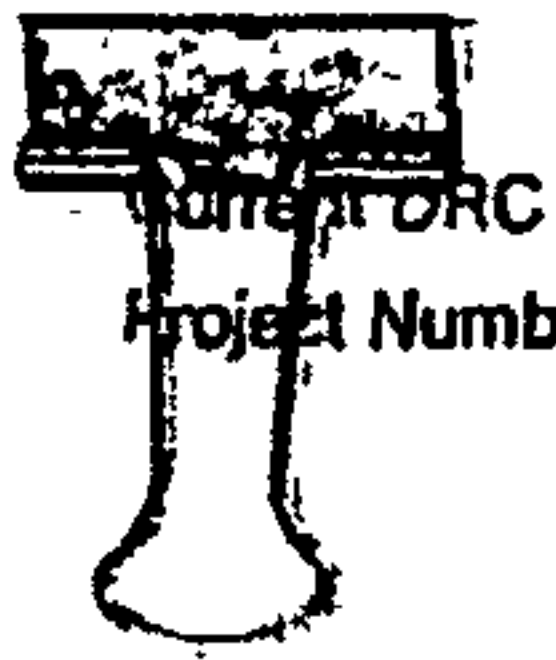
Name [Print]: Scott Allen, Title: ~~President~~
Member

The foregoing Power of Attorney was acknowledged before me on 1/29/2014,
2014 by [name of person:] Scott Allen, [title or capacity, for
instance "President":] Member of [Owner:]
Alfeld 2, LLC on behalf of the Owner.

[Signature]
Notary Public

My Commission Expires: _____





Project Number 676386

FIGURE 12

INFRASTRUCTURE LIST

(Rev 8-20-05)

EXHIBIT "A"

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

LOTS K-1-A AND K-2 THRU K-10, LA LUZ DEL OESTE, UNIT 4

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

LOT K-1, LA LUZ DEL OESTE, UNIT 4

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Date Submitted: 08/06/13
Date Site Plan Approved: _____
Date Preliminary Plat Approved: 8-14-13
Date Preliminary Plat Expires: 8-14-14
DRB Project No.: 1006902
DRB Application No.: _____

Original

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

Financially Guaranteed	Constructed Under	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Cnst Engineer
DRC # <u>676386</u>	DRC # []	<i>2000sq</i> 28'	Paved private street	existing easement	Lot J-1-A	S. bndry Tract L	/	/	/
<u>676386</u>	[]	<i>120sq</i> 20'x54'	Paved parking area	proposed easement in Lot K-1-A	-	-	/	/	/
<u>676386</u>	[]	<i>170sq</i> 14' x 110'	Gravel turn around (temporary)	Tract L	at south bndry	-	/	/	/
<u>676386</u>	[]	<i>3/4"</i> 3/4"	Water services	proposed esmt at each lot	existing utility esmt	each front lot line	/	/	/
<u>676386</u>	[]	4"	Sewer services	existing blanket private sewer easement	each rear lot line	private sewer line	/	/	/
<u>676386</u>	[]	4"	Private sas w/ clean-outs	existing blanket private sewer easement	existing public sewer manhole	approx. 450' south	/	/	/
<u>676386</u>	[]	1.1 Ac. FL	Retention Ponds	Lot K-1, Tracts L, M & N	-	-	/	/	/
[]	[]						/	/	/
[]	[]						/	/	/

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

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Cnst Engineer
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
Approval of Creditable Items:							Approval of Creditable Items:		
Impact Fee Administrator Signature Date							City User Dept. Signature Date		

NOTES

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

- 1 _____

- 2 _____

- 3 _____

AGENT / OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS	
JEAN J. (Jako) Bordenave NAME (print)	<i>[Signature]</i> 8-14-13 DRB CHAIR - date	Carol S. Dumont 8-14-13 PARKS & RECREATION - date
BORDENAVE DESIGNS FIRM	<i>[Signature]</i> 8-14-13 TRANSPORTATION DEVELOPMENT - date	_____ AMAFCA - date
<i>[Signature]</i> 08/13/13 SIGNATURE - date	<i>[Signature]</i> 08/14/13 UTILITY DEVELOPMENT - date	_____ - date
	<i>[Signature]</i> 8-14-13 CITY ENGINEER - date	_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER

FINANCIAL GUARANTY AMOUNT

12/31/2013

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

Project Description:

Project ID #: 676386, La Luz Oeste Unit 4 Tract K, Phase/Unit #: 1

Requested By: **Guy Jackson, P.E.**

Approved estimate amount:		\$122,995.95
Contingency Amount:	0.00%	\$0.00
Subtotal:		\$122,995.95
NMGRT	7.00%	\$8,609.72
Subtotal:		\$131,605.67
Engineering Fee	6.60%	\$8,685.97
Testing Fee	2.00%	\$2,632.11
Subtotal:		\$142,923.75
FINANCIAL GUARANTY RATE		1.25
Retainage Amount:		\$0.00
TOTAL FINANCIAL GUARANTY REQUIRED		<u>\$178,654.69</u>

APPROVAL:

DATE:

A. Woodlee

12-31-13

Notes: B-1, K Lots, Eng cert of G&D required for release of FG.

DRB Project # 1006902

APS Cluster Volcano Vista

EXHIBIT B

FINAL

PRE-DEVELOPMENT FACILITIES FEE AGREEMENT

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

Las Ventas Homes LLC ("Developer") effective as of this 2 day of Aug, 2013 and pertains to the subdivision commonly known as La Luz Del and more particularly described as h-1-A thru h-2 thru h-10 La Luz del Oeste Unit 4
(use new legal description of subdivision) (the "Subdivision".)

WHEREAS, In order to provide for APS becoming more knowledgeable of development plans within the City so that APS may better plan for future growth, the City of Albuquerque requires that APS approve the plat(s) for any new subdivision; and

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

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

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

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

1. Developer agrees that a facilities fee will be paid to APS for each dwelling unit to be constructed in the Subdivision.
2. The amount of the fee shall be:
 - If the permit is issued on or after January 1, 2010, the fee shall be \$2975 per dwelling unit.
 - If the permit is issued on or after August 1, 2011 the fee shall be \$1075 per dwelling
 -

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

Doc# 2013087246

08/05/2013 02:04 PM Page: 1 of 3
AGRE R: \$25.00 M. Toulouse Oliver, Bernalillo County



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

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

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

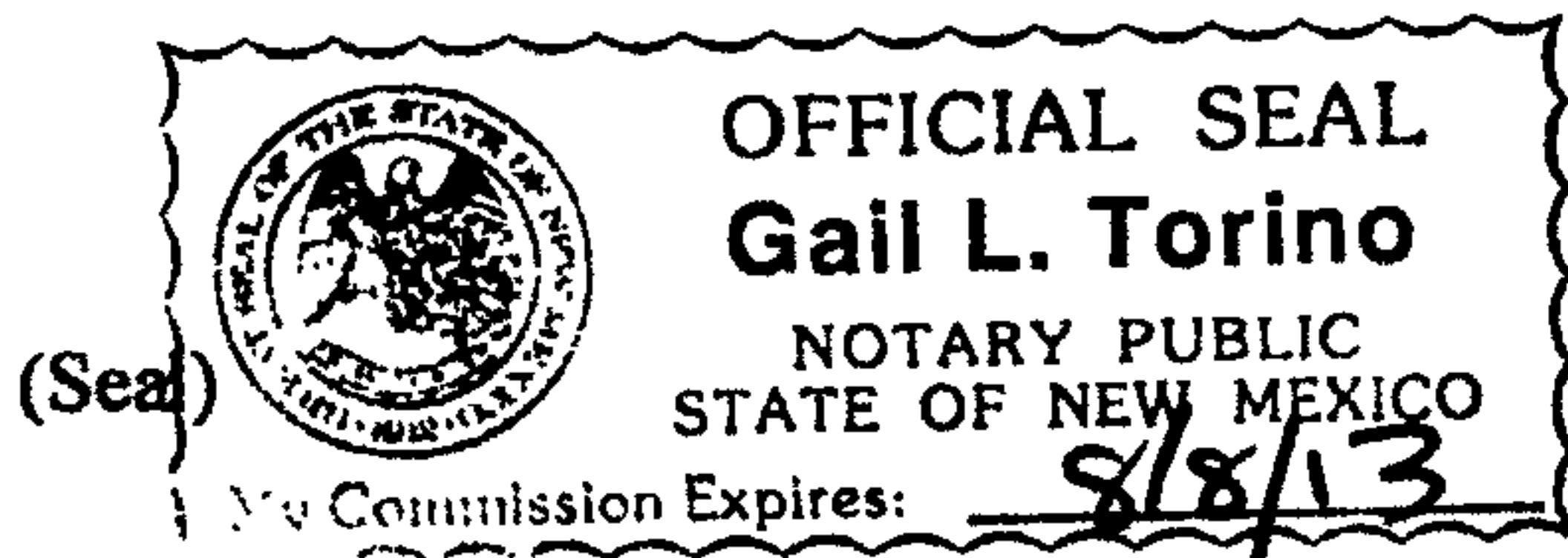
6 . APS, through its Facilities Fee Administrator, will provide a Payment Acknowledgement in the form attached hereto to the Developer reflecting receipt of the facilities fee (or equivalent compensation as described in paragraph 4 above), which form may be given to the City to show satisfaction of the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

[Signature]
Signature
Scott Ashcraft
Name (typed or printed) and title

DRB Project # 1006902
APS Cluster Volcans Vista

STATE OF NEW MEXICO
COUNTY OF BERNALILLO

This instrument was acknowledged before me on 8/2/13, by Scott Ashcraft
as Member of Las Ventanas LLC, a corporation. NM LLC.



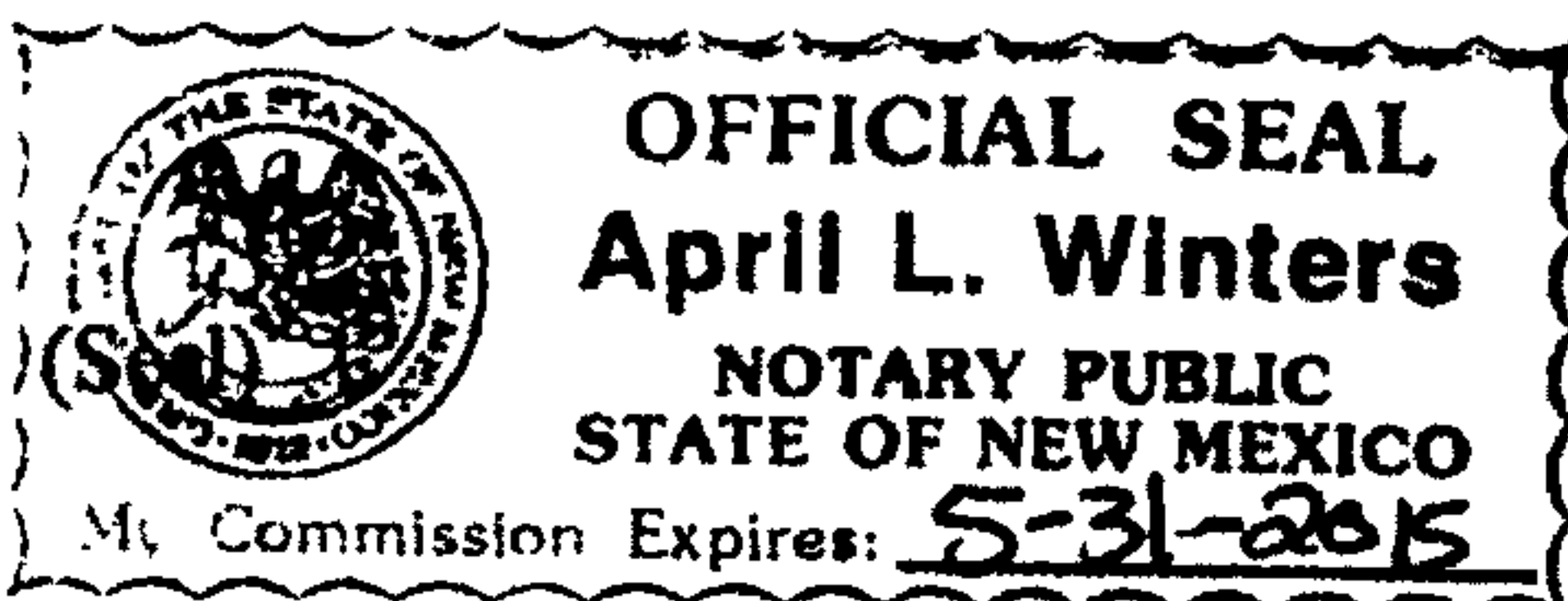
[Signature]
Notary Public
My commission expires: 8/8/13

ALBUQUERQUE PUBLIC SCHOOLS

By: [Signature]
Signature
APS Planner/Demographer
Name (typed or printed) and title

STATE OF NEW MEXICO
COUNTY OF BERNALILLO

This instrument was acknowledged before me on 8/2/2013, by Elviera Lopez
as APS Planner/Demographer of the Albuquerque Municipal School District No. 12,
Bernalillo and Sandoval Counties, and school district organized and existing under the laws of the State
of New Mexico.



[Signature]
Notary Public
My commission expires: May 31, 2015

August 7. 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 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICATION INFORMATION:

Professional/Agent (if any): BORDENAVE DESIGNS PHONE: 823-1344
 ADDRESS: P.O. Box 91194 FAX: 821-9105
 CITY: ALBUQUERQUE STATE NM ZIP 87199 E-MAIL: yakobordenave@comcast.net

APPLICANT: LAS VENTANAS HOMES, LLC PHONE: 362-6824
 ADDRESS: 10616 ROYAL BIRKDALE, NE FAX: -
 CITY: ALBUQUERQUE STATE NM ZIP 87111 E-MAIL: scottashcraft@comcast.net
 Proprietary interest in site: Purchase Contract List all owners: LPP Mortgage Ltd LLC

DESCRIPTION OF REQUEST: Preliminary Plat for a 10 lot residential subdivision

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. K-1 Block: - Unit: 4
 Subdiv/Addn/TBKA: LA LUZ DEL OESTE
 Existing Zoning: SU-1 (PRD) Proposed zoning: SAME MRGCD Map No _____
 Zone Atlas page(s): F-11 UPC Code: 101108127544410137

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): 1006902

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? No
 No. of existing lots: 1 No. of proposed lots: 10 Total site area (acres): 2.59
 LOCATION OF PROPERTY BY STREETS: On or Near: Coors Blvd (west of)
 Between: Dalluna and Sevilla

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

SIGNATURE Jean J. Bordenave DATE 07/29/13
 (Print Name) JEAN J. BORDENAVE 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>13BRB - 70641</u>	<u>SV</u>	_____	\$ <u>0</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>- 70642</u>	<u>P&F</u>	_____	\$ <u>915.00</u>
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
				Total
				\$ <u>935.00</u>

Hearing date Aug. 7, 2013

7-30-13

Project # 1006902

Staff signature & Date

FORM V: SUBDIVISION VARIANCES & VACATIONS

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

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

- VACATION OF PUBLIC EASEMENT (DRB27)**
- VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)**
 - The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24 copies.**
(Not required for City owned public right-of-way.)
 - Drawing showing the easement or right-of-way to be vacated, etc. (not to exceed 8.5" by 11") **24 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

- SIDEWALK VARIANCE (DRB20)**
- SIDEWALK WAIVER (DRB21)**
 - Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") **6 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the variance or waiver
 - List any original and/or related file numbers on the cover application

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

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

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

- TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB19)**
- EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB07)**
 - Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") **6 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the deferral or extension
 - List any original and/or related file numbers on the cover application

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

- VACATION OF PRIVATE EASEMENT (DRB26)**
- VACATION OF RECORDED PLAT (DRB29)**
 - The complete document which created the private easement/recorded plat (not to exceed 8.5" by 14") **6 copies**
 - Scale drawing showing the easement to be vacated (8.5" by 11") **6 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter/documents briefly describing, explaining, and justifying the vacation **6 copies**
 - Letter of authorization from the grantors and the beneficiaries (private easement only)
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application

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

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

JEAN J. BORDENAVE
Applicant name (print)
[Signature] 07/30/13
Applicant signature / date



Form revised 4/07

<input checked="" type="checkbox"/> Checklists complete	Application case numbers	<u>13 - DRB - 70641</u>	<u>[Signature]</u> 7-30-13
<input checked="" type="checkbox"/> Fees collected			Planner signature / date
<input checked="" type="checkbox"/> Case #s assigned			Project # <u>1006902</u>
<input checked="" type="checkbox"/> Related #s listed			

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.
 - ~~NA~~ 5 Acres or more: Certificate of No Effect or Approval
 - Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings ensure property owner's and City Surveyor's signatures are on the plat prior to submittal
 - Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
 - ~~NA~~ 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
 - ~~NA~~ Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
 - Infrastructure list if required (**verify with DRB Engineer**)
 - DXF file and hard copy of final plat data for AGIS is required.

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

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

 - Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
 - List any original and/or related file numbers on the cover application

Amended preliminary plat approval expires after one year

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

JEAN J. BORDENAVE
Applicant name (print)
[Signature] 07/30/13
Applicant signature / date



Form revised October 2007

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
13 - DRB - 70642

[Signature] 7-30-13
Planner signature / date
Project # 1006902



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 2nd Street NW, Albuquerque, NM 87102.
Fees must be paid at the time of application Refer to supplemental forms for submittal requirements.

APPLICATION INFORMATION:

Professional/Agent (if any): BORDENAVE DESIGNS PHONE: 823-1344
 ADDRESS: P.O. Box 91194 FAX: 821-9105
 CITY: ALBUQUERQUE STATE NM ZIP 87199 E-MAIL: yakobordenavn@comcast.net

APPLICANT: LAS VENTANAS HOMES, LLC PHONE: 362-6824
 ADDRESS: 10616 ROYAL BIRKDALE, NE FAX: -
 CITY: ALBUQUERQUE STATE NM ZIP 87111 E-MAIL: scottashcraft@comcast.net

Proprietary interest in site: Purchase Contract List all owners: LPP Mortgage Ltd LLC

DESCRIPTION OF REQUEST: Preliminary Plat for a 10 lot residential subdivision

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. K-1 Block: - Unit: 4
 Subdiv/Addn/TBKA: LA LUZ DEL OESTE
 Existing Zoning: SU-1 (PRD) Proposed zoning: SAME MRGCD Map No _____
 Zone Atlas page(s). F-11 UPC Code: 101108127544410137

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): 1006902

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? No
 No. of existing lots: 1 No. of proposed lots: 10 Total site area (acres): 2.59
 LOCATION OF PROPERTY BY STREETS: On or Near: Coors Blvd (west of)
 Between: Delluna and Sevilla

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

SIGNATURE Jean J. Bordenave DATE 07/29/13
 (Print Name) JEAN J. BORDENAVE 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

130RB : 70641
 _____ : 70642

Action

SV
CMF
PSF

S.F.

Fees

\$ 0
 \$ 20.00
 \$ 915.00

Total

\$ 935.00

Hearing date Aug. 7, 2013

7-30-13

Project # 1006902

Staff signature & Date

FORM V: SUBDIVISION VARIANCES & VACATIONS

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

- VACATION OF PUBLIC EASEMENT (DRB27)**
 - VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)**
 - ___ The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24 copies.**
(Not required for City owned public right-of-way)
 - ___ Drawing showing the easement or right-of-way to be vacated, etc (not to exceed 8 5" by 11") **24 copies**
 - ___ Zone Atlas map with the entire property(ies) clearly outlined
 - ___ Letter briefly describing, explaining, and justifying the request
 - ___ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - ___ Sign Posting Agreement
 - ___ Fee (see schedule)
 - ___ List any original and/or related file numbers on the cover application
- Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

- SIDEWALK VARIANCE (DRB20)**
 - SIDEWALK WAIVER (DRB21)**
 - ___ Scale drawing showing the proposed variance or waiver (not to exceed 8 5" by 14") **6 copies**
 - ___ Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the variance or waiver
 - ___ List any original and/or related file numbers on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.**

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

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

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

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

JEAN J. BORDENAVE
Applicant name (print)
[Signature] 07/30/13
Applicant signature / date



Form revised 4/07

<input checked="" type="checkbox"/> Checklists complete	Application case numbers	<u>13 - DRB - 70641</u>	<u>[Signature]</u> <u>7-30-13</u>
<input checked="" type="checkbox"/> Fees collected			Planner signature / date
<input checked="" type="checkbox"/> Case #s assigned			Project # <u>1006902</u>
<input checked="" type="checkbox"/> Related #s listed			

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.

- ~~NA~~ 5 Acres or more: Certificate of No Effect or Approval
- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings ensure property owner's and City Surveyor's signatures are on the plat prior to submittal
- 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
- ~~NA~~ 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
- ~~NA~~ Infrastructure list if required (**verify with DRB Engineer**)
- DXF file and hard copy of final plat data for AGIS is required.

AMENDMENT TO PRELIMINARY PLAT (with minor changes) (DRB03)

Your attendance is required.

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

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

JEAN J. BORDENAVE
Applicant name (print)
[Signature] 07/30/13
Applicant signature / date



Form revised October 2007

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
13 - DRB - 70642

[Signature] 7-30-13
Planner signature / date
Project # 1006902

PROJECT#

10006902

Nov. 7. 2007

FR



Supplemental form

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

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

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

APPLICATION INFORMATION:

Professional/Agent (if any): BORDENAVE DESIGNS PHONE: (505) 823-1344
 ADDRESS: P.O. Box 91194 FAX: (505) 821-9105
 CITY: ALBUQUERQUE STATE NM ZIP 87199-1194 E-MAIL: jacobordनावe@mindspring.com

APPLICANT: HARVEST LAND, LLC PHONE: (505) 792-5400
 ADDRESS: P.O. Box 92246 FAX: (505) 792-5403
 CITY: ALBUQUERQUE STATE NM ZIP 87199 E-MAIL: _____
 Proprietary interest in site: OWNER List all owners: _____

DESCRIPTION OF REQUEST: SUBDIVISION OF TRACTS K, L, M & N, LALUZ DEL OESTE INTO 39 LOTS AND GRANTING OF EASEMENTS.

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. TRACTS K, L, M & N Block: - Unit: 4
 Subdiv/Addn/TBKA: LALUZ DEL OESTE
 Existing Zoning: SUI PRD Proposed zoning: SAMC MRGCD Map No _____
 Zone Atlas page(s): F-11 UPC Code: 101106127644310137, 101106129448010143, 101106132250010144, 101106135252010145

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 (1002743), DRB 03DRB-00989

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? No
 No. of existing lots: 4 No. of proposed lots: 39 Total area of site (acres): 7.5
 LOCATION OF PROPERTY BY STREETS: On or Near: COORS BLVD NW.
 Between: DELYNNE NW and WESTERN TRAILS NW

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

SIGNATURE JEN J. (Jake) BORDENAVE DATE 10/10/07
 (Print) _____ 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
07DRB - 70312	PP	5(2)	\$ 1,150. ⁰⁰
-	ADV	-	\$ 75. ⁰⁰
-	CMF	-	\$ 20. ⁰⁰
-	-	-	\$ -
-	-	-	\$ -
-	-	-	\$ -
Hearing date <u>November 7, 2007</u>			Total
			\$ 1,245. ⁰⁰

Andrew Jones 10-12-07
 Planner signature / date

Project # 1006902

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
- NA** 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
- NA Signed** Pre-Annexation Agreement if Annexation required.
- TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

Preliminary plat approval expires after one year.

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

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

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

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

Amended preliminary plat approval expires after one year.

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

MAJOR SUBDIVISION IMPROVEMENTS AGREEMENT (DRB09)

(Temporary sidewalk deferral extension use FORM-V)

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

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

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

JEAN J. BORDENAVE
Applicant name (print)
[Signature] 10/10/07
Applicant signature / date

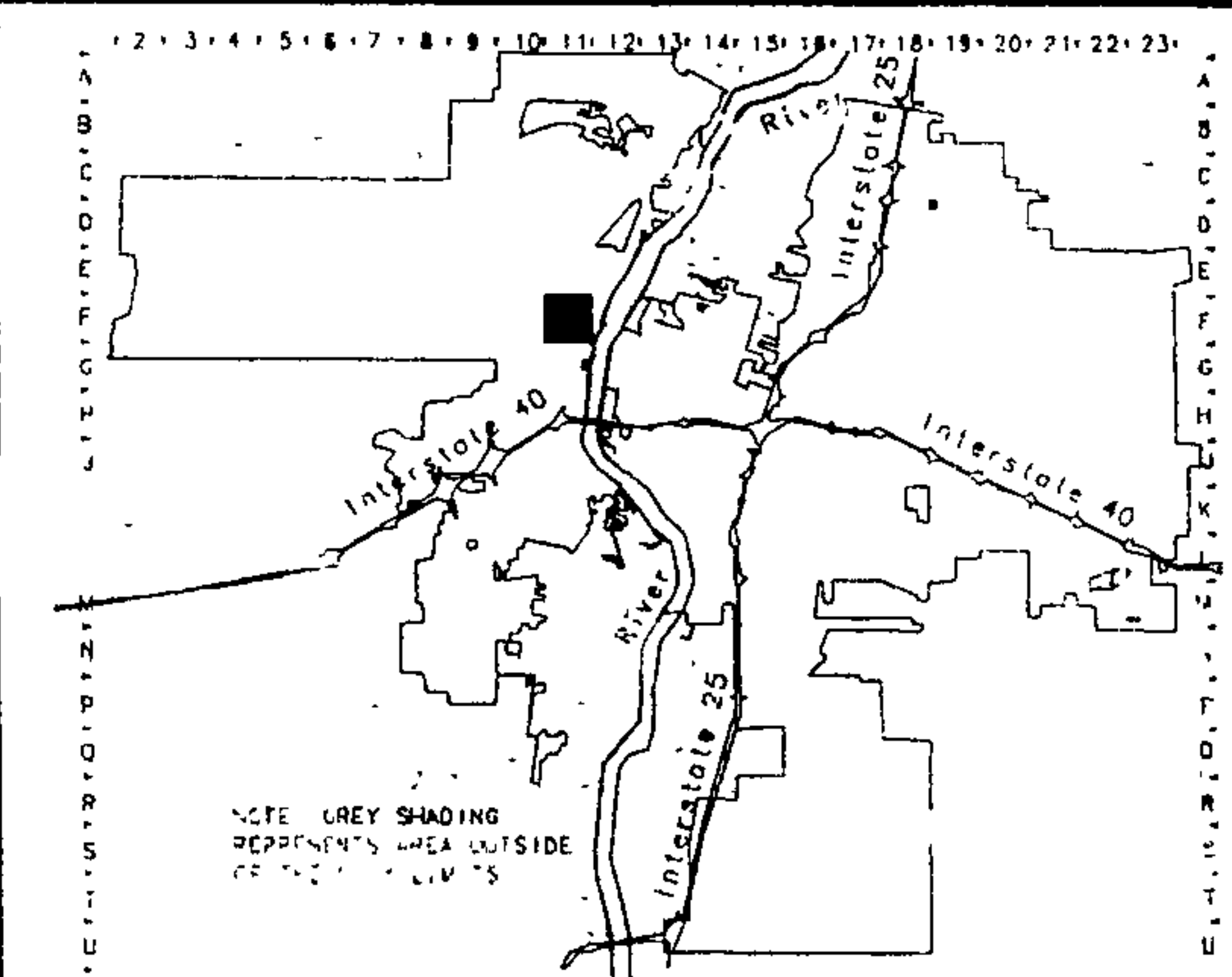
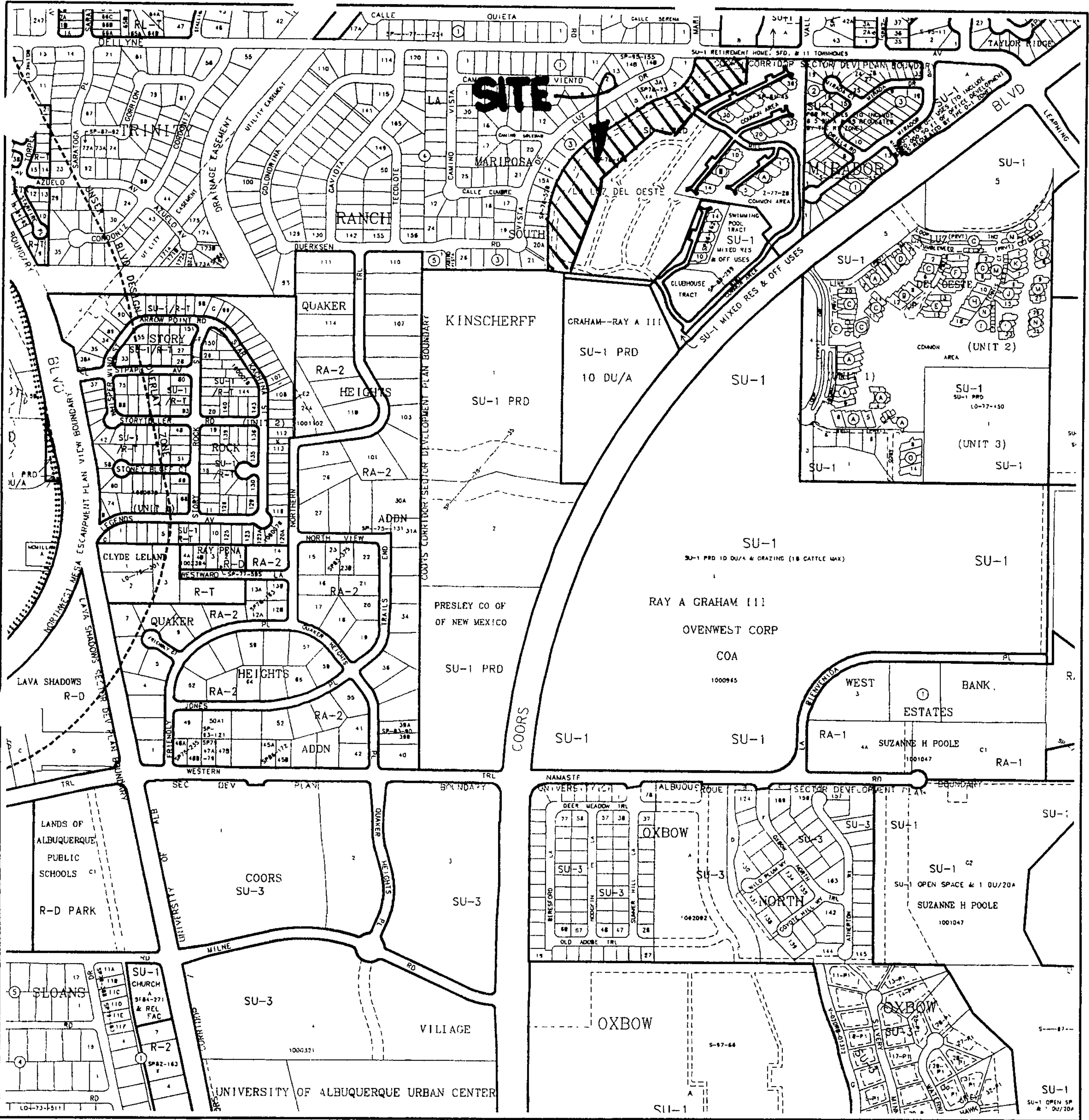


Form revised October 2007

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

Application case numbers
07228 - 70312
_____-_____
_____-_____

[Signature] 10/12/07
Planner signature / date
Project # 1006902



CITY OF
Albuquerque
A G I S
Albuquerque Geographic Information System
PLANNING DEPARTMENT
© Copyright 2003

Zone Atlas Page

F-11-Z

Map Amended through July 10, 2003



4221-A Balloon Park Road NE
Albuquerque, NM 87109

505.761.0099 PHONE
505.761.0208 FAX

www.TRCSolutions.com

October 12, 2007

Harvest Land LLC.
3408 Vista Alameda STE C
Albuquerque, NM 87113

Attn: Kosta Callas

RE: Cultural resources surveys for La Luz del Oeste Unit 4

Dear Mr. Callas:

This letter is to document the results of cultural resource surveys performed by TRC for approximately 7.594 acres located at and around UTM location E344357 N3889165, proposed for development as La Luz del Oeste Unit 4. Today TRC conducted both a Class One Survey (site file check of the files of the Archaeological Records Management System in Santa Fe) and a 100% pedestrian Class Three survey of the subject property. The Class One survey was negative. That is no previously reported cultural resources are shown in the subject property in the site files. One site, LA 131528, an historic structure, is shown in the files as immediately south of the subject area. However, inspection at the time of the 100% pedestrian survey indicated the location of this site has been completely terra formed and the site is no longer in existence. The 100% pedestrian survey was also negative with no archaeological resources found in the subject property. Details follow.

The 100% Class III survey was conducted by Dr. Howard C. Higgins, who currently holds a State of New Mexico general permit at the Principal Investigator (PI) level, which was issued by the New Mexico Cultural Properties Review Committee. He conducted the survey by walking transects spaced no wider than 15 m apart. Conditions were clear and sunny with a temperature in the low 60° F range. Approximately 50% of the parcel was heavily disturbed by prior construction activities which included grading. The remaining portions were largely vegetated with intrusive weeds, although spotty areas of native vegetation as well as landscaping were also noted in the parcel. Virtually all of the area including the areas of native vegetation evidenced disturbance. The area was covered with a scatter of modern paper, cinder block fragments and other debris. No artifacts, structures, features nor was anything else dating to older than the required 75 year threshold found during the survey.

CER CERTIFICATE OF NO EFFECT

MASCLL 10.12.07

MATTHEW F. SCHMADER
OPENSOURCE DIVISION
ACTING CITY ARCHAEOLOGIST

PROVISIONAL

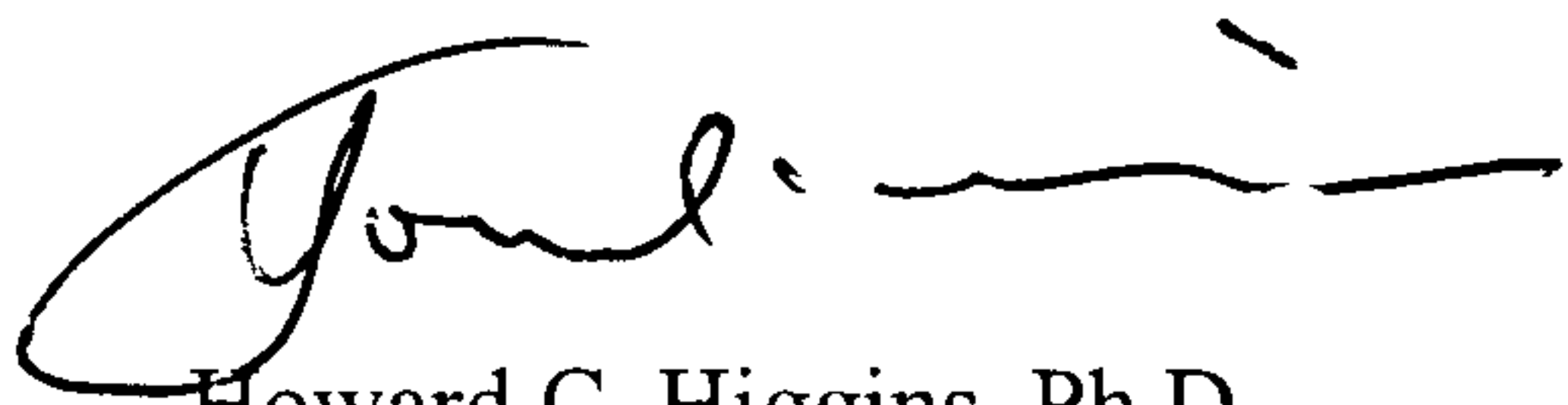
- ① FINAL CERTIFICATE TO BE SENT VIA E.MAIL TO SHERAN MATSON
- ② APPLICANT TO SUBMIT ANY OTHER COMPLETED REPORTS (PHASE I ENVIRONMENTAL; GEO-TECHNICAL)

Harvest Land LLC.
October 12, 2007
Page two

Based upon the lack of archaeological resources at the subject property, it is recommended that the project be granted a Certificate of No Effect for the subject property as its development will result in no adverse effect on any significant archaeological sites. It is further recommended that should an unexpected archaeological discovery be made during the construction, the provisions in section 6 of the Albuquerque Archaeological Ordinance be followed.

Thank you for the opportunity to work with you on this project. Should you have any questions, please call me immediately at 505 761-0099.

Sincerely yours,
TRC

A handwritten signature in black ink, appearing to read "Howard C. Higgins". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Howard C. Higgins, Ph.D.
Principal Environmental Consultant

J:\hch\harvest land llc 10 12 07.doc





October 9, 2007

City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87102

Attn: DRB Member
Re: Tract K, L, M & N, La Luz del Oeste, Unit 4

The subject subdivision has been in the design and construction stages for the last twenty eight years. It is the desire of the Owners to now complete the project. The units were previously platted to form four tracts and provide for traffic circulation and utility easements.

This plat is intended to provide the final phase of residential lots and is in conformance with the master plan as recently revised for the subject tracts.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jean J. Bordenave', is written over the word 'Sincerely,'.

Jean J (Jake) Bordenave

P.O. Box 91194
Albuquerque, NM 87199-1194
Phone (505)823-1344 Fax (505)821-9105 Cell 480-6812
Email jakebordenave@mindspring.com

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

PROJECT NAME: LOTS K-1-K13, L1-L11, M1-7 & N1-N8
LA LUZ DEL OESTE, UNIT 4

AGIS MAP # F-11

LEGAL DESCRIPTIONS: TRACTS K, L, M & N, LA LUZ DEL OESTE,
UNIT 4

DRAINAGE REPORT

A drainage report, as per the Drainage Ordinance, was submitted to the City of Albuquerque Public Works Department, Hydrology Division (2nd Floor Plaza del Sol) on 1978 (date).

[Signature]
Applicant/Agent

10/09/07
Date

[Signature]
Hydrology Division Representative

10-12-07
Date

WATER AND SEWER AVAILABILITY STATEMENT

A Water and Sewer Availability Statement for this project was requested from the City of Albuquerque Utilities Development Division (2nd floor, Plaza del Sol) on 1978 (date).

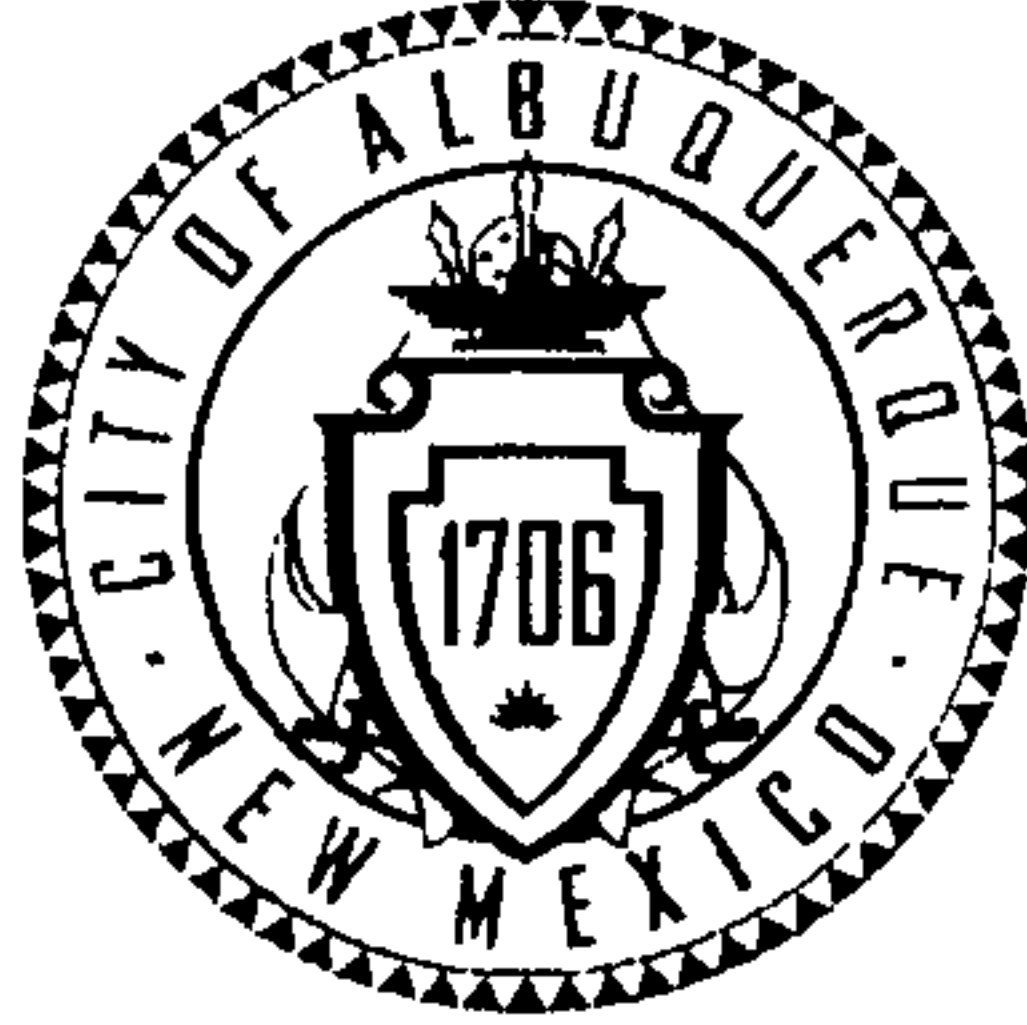
[Signature]
Applicant/Agent

10/09/07
Date

[Signature]
Utilities Division Representative

10/12/07
Date

PROJECT # 1002743



City of Albuquerque

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

Date: October 8, 2007

TO CONTACT NAME: Jake Bordenave
COMPANY/AGENCY: Bordenave Designs
ADDRESS/ZIP: PO Box 91194 87199
PHONE/FAX #: 823-1344 / 821-9105

Thank you for your inquiry of 10-8-07 (date) requesting the names of **Recognized**

Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at Tracts K, L, M & N, La Luz Del Oeste
Unit 4 located on Delynne between Coors Blvd & Vista
zone map page(s) F11 De Luz Dr.

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

La Luz Del Sol
Neighborhood Association
Contacts: Suzanne Fetso
23 Wind NW 87120
831-6622 (h)
George Shea
4 Mill NW 87120
899-2662 (h)

Taylor Ranch
Neighborhood Association
Contacts: Solene Wolfley
10804 Staghorn Dr. NW 87120
890-9474 (h)
Rene Horvath
5515 Palomino Dr NW 87120
898-2114 (h)

See reverse side for additional Neighborhood Association Information: YES { } NO

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 our office at (505) 924-3914 or by fax at 924-3913.

Sincerely,
Dalana A Armoua
OFFICE OF NEIGHBORHOOD COORDINATION

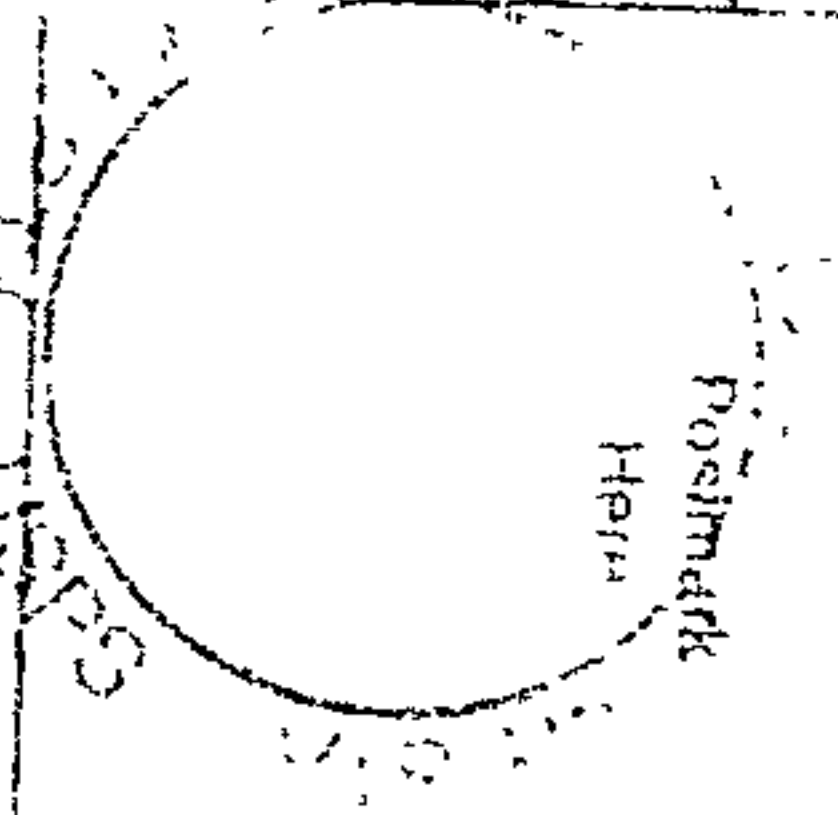
Attention: Both contacts per neighborhood association need to be notified.

7007 0710 0002 8701 3986

U.S. Postal Service
CERTIFIED MAIL RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

Postage	\$.41
Certified Fee	2.65
Return Receipt Fee (endorsement required)	—
Restricted Delivery Fee (endorsement required)	—
Total Postage and Fees	\$ 3.06



Sent To

From Zip No.
 Zip Box No.
 Or Street Address
 JOANNE WOLFLEY
 6804 STAGBURN DR NW
 ALBUQUERQUE NM 87120

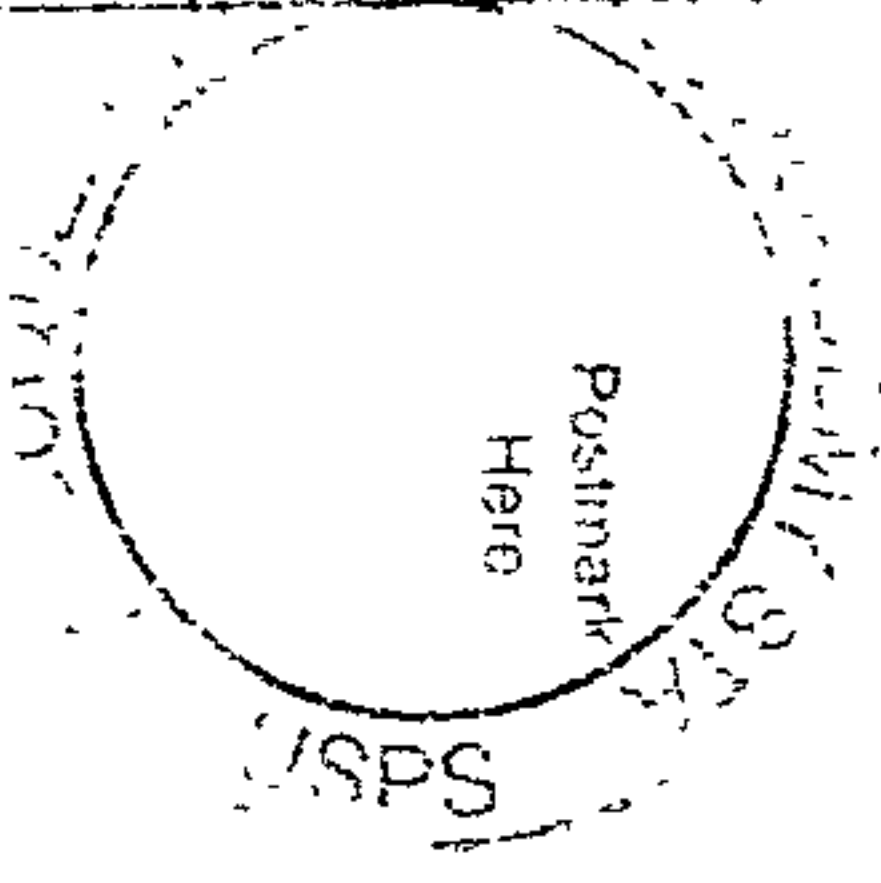
US Form 3800 August 2009 See Reverse for Instructions

7007 0710 0002 8701 3979

U.S. Postal Service
CERTIFIED MAIL RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

Postage	\$.41
Certified Fee	2.65
Return Receipt Fee (endorsement required)	—
Restricted Delivery Fee (endorsement required)	—
Total Postage and Fees	\$ 3.06



Sent To

From Zip No.
 Zip Box No.
 Or Street Address
 SUZANNE FETSCO
 23 WIND RD NW
 ALBUQUERQUE NM 87120

US Form 3800 August 2009 See Reverse for Instructions



October 9, 2007

Jolene Wolfley
6804 Staghorn Dr NW
Albuquerque, NM 87120

Dear Ms. Wolfley:

This letter is to inform you that application for a Preliminary Plat will be submitted to the City of Albuquerque Planning Department for review and possible approval. The application will be submitted on October 12, 2007. The City's DRB action on the plat will be on November 07, 2007.

The specifics of the project are as follows:

The site is approximately seven and one half acres in area located in the southwest quadrant of the intersection of Coors Blvd. and Delynne Ave. NW.

The existing legal description of the property is Tracts K, L, M, and N, La Luz del Oeste, Unit 4.

The request is being made to subdivide the tracts into individual lots and provide for public and private infrastructure per the existing approved Site Plan for Subdivision and infrastructure plans.

The proposed plan is keeping with the existing Site Plan and previous development in the subdivision and is another Phase in a multi-phased development.

Construction traffic will continue to be routed to the Delynne entrance to reduce the likelihood of damage to existing streets and facilities.

If you have any questions about this proposal, please call me at 823-1344 or 480-6812.

This application can be reviewed at the City Planning Department offices in downtown Albuquerque at the plaza des Sol Building, located at 600 2nd Street NW. It is advised that you call the Planning Department to schedule a visit so that the project file will be available upon your arrival. To arrange a visit to review this application, please contact the Development Review Division, at 924-3860. The planner will be able to explain the platting process and your opportunity for input.

Sincerely,

Jean J. (Jake) Bordenave

P.O. Box 91194
Albuquerque, NM 87199-1194
Phone (505)823-1344 Fax (505)821-9105 Cell 480-6812
Email jakebordenave@mindspring.com



October 9, 2007

Suzanne Fetsco
23 Wind Rd. NW
Albuquerque, NM 87120

Dear Ms. Fetsco

This letter is to inform you that application for a Preliminary Plat will be submitted to the City of Albuquerque Planning Department for review and possible approval. The application will be submitted on October 12, 2007. The City's DRB action on the plat will be on November 07, 2007.

The specifics of the project are as follows:

The site is approximately seven and one half acres in area located in the southwest quadrant of the intersection of Coors Blvd. and Delynne Ave. NW.

The existing legal description of the property is Tracts K, L, M, and N, La Luz del Oeste, Unit 4.

The request is being made to subdivide the tracts into individual lots and provide for public and private infrastructure per the existing approved Site Plan for Subdivision and infrastructure plans.

The proposed plan in keeping with the existing Site Plan and previous development in the subdivision and is another Phase in a multi-phased development.

Construction traffic will continue to be routed to the Delynne entrance to reduce the likelihood of damage to existing streets and facilities.

If you have any questions about this proposal, please call me at 823-1344 or 480-6812.

This application can be reviewed at the City Planning Department offices in downtown Albuquerque at the plaza des Sol Building, located at 600 2nd Street NW. It is advised that you call the Planning Department to schedule a visit so that the project file will be available upon your arrival. To arrange a visit to review this application, please contact the Development Review Division, at 924-3860. The planner will be able to explain the platting process and your opportunity for input.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jean J. Bordenave', written over a horizontal line.

Jean J. (Jake) Bordenave

P.O. Box 91194
Albuquerque, NM 87199-1194
Phone (505)823-1344 Fax (505)821-9105 Cell 480-6812
Email jakebordenave@mindspring.com

CITY OF ALBUQUERQUE

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

APPLICANT: HARVEST LAND L.L.C. DATE OF REQUEST: 10/10/07 ZONE ATLAS PAGE(S): F-11

CURRENT:
ZONING SUI PRD
PARCEL SIZE (AC/SQ FT.) _____

LEGAL DESCRIPTION:
LOT OR TRACT # K, L, M, EN BLOCK # -
SUBDIVISION NAME LA LUZ DEL OESTE, UNIT 4

REQUESTED CITY ACTION(S):

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

PROPOSED DEVELOPMENT:

- NO CONSTRUCTION/DEVELOPMENT []
NEW CONSTRUCTION []
EXPANSION OF EXISTING DEVELOPMENT []

GENERAL DESCRIPTION OF ACTION: ¹

OF UNITS: 39
BUILDING SIZE: 2150 (sq. ft.)

NOTES: 1. Changes made to development proposals / assumptions, from the information provided above, may change the TIS or AQIA analysis requirements.

APPLICANT OR REPRESENTATIVE [Signature] DATE 10/09/07
(TO BE SIGNED UPON COMPLETION OF PROCESSING BY TRAFFIC ENGINEER AND ENVIRONMENTAL HEALTH)

Planning Department, Development & Building Services Division, Transportation Development Section -
2ND Floor West, 600 2ND St. NW, Plaza del Sol Building, City, 87102, phone 924-3994

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES [] NO [X] BORDERLINE []

THRESHOLDS MET? YES [] NO [X] MITIGATING REASONS FOR NOT REQUIRING TIS: PREVIOUSLY STUDIED: []
Notes:

If a TIS is required: a scoping meeting (as outlined in the development process manual) must be held to define the level of analysis needed and the parameters of the study. **Any subsequent changes to the development proposal identified above may require an update or new TIS.**

[Signature]
TRAFFIC ENGINEER

10-12-07
DATE

Air Quality Impact Analysis (AQIA) May Be Required:

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

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

Contact an Air Quality Planner at 768-2660 to insure that input is received from the Air Quality Division during the scoping of the companion TIS. **Any subsequent changes to the development proposal identified above may require an update or new AQIA.**

[Signature]
APPLICANT

10/12/07
DATE

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

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



Pre-Development Facilities Fee (PDFF) Cover Sheet

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

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

DRB Project # (if already assigned) 1002743

Please check one:

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

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

Project Information

Subdivision Name LOTS K1-K13, L1-L11, M1-M7, N1-N8, LALUZ DEL OESTE, UNIT 4

Location of Project (address or major cross streets) DELYNNE AVE NW @ COORS BLYD NW

Proposed # of Units: 39 Single-Family - Multi-Family

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

Contact Information

Name JAKE BORDENAVE

Company BORDENAVE DESIGNS

Phone 823-1344

E-mail jakebordenave@mindspring.com

Please include with your submittal:

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

FOR OFFICIAL USE ONLY

APS Cluster Volcano Vista
Preliminary PDFF Date Submitted 9-4-07
Preliminary PDFF Date Completed _____


Final PDFF Date Submitted _____
Final PDFF Date Completed _____

DRB Project # 1002743

APS Cluster _____

PRELIMINARY
PRE-DEVELOPMENT FACILITIES FEE AGREEMENT

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

HARVEST HOMES, LLC  ("Developer") effective as of this 4th day of OCTOBER, 2007 and pertains to the subdivision commonly known as LA LUZ, and more particularly described as TRACTS K, L, M & N, LA LUZ.

DEL OESTE, UNIT 4
(the "Subdivision".)

WHEREAS, In order to provide for APS becoming more knowledgeable of development plans within the City so that APS may better plan for future growth, the City of Albuquerque requires that APS approve the plat(s) for any new subdivision; and

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

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

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

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

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

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


1. Developer agrees that a facilities fee will be paid to APS for each dwelling unit to be constructed in the Subdivision.
2. The amount of the fee shall be:
 - If the building permit is issued on or after January 1, 2007, the fee shall be \$1875 per dwelling unit.

DRB Project # [REDACTED]
APS Cluster [REDACTED]

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

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

3. Developer agrees that the fee shall be paid to APS at or before the issuance of any building permit for any lot or other parcel of property subject to this Agreement.
4. Developer may satisfy all or part of its obligations under this contract by transferring improved or unimproved property to APS, provided that APS must agree to the transfer and to the value placed on the transferred property. APS, upon accepting such transfer, shall credit Developer with an amount equal to the agreed value, and the developer may designate the lot(s) to which such amount(s) shall be applied in satisfaction of its obligations hereunder.
5. This contract may be recorded in the office of the County Clerk of Bernalillo and/or Sandoval County, and shall serve as notice of the Developer's obligation to pay facilities fees. Developer shall include on the plat of the Subdivision a statement that "The property on this plat is subject to a Pre-Development Facilities Fee Agreement with the Albuquerque Public Schools, recorded at [recording data]."
6. APS, through its Facilities Fee Administrator, will provide a Payment Acknowledgement in the form attached hereto to the Developer reflecting receipt of the facilities fee (or equivalent compensation as described in paragraph 4 above), which form may be given to the City to show satisfaction of the fee obligation and satisfy that condition for receiving building permits. Developer may record that Payment Acknowledgment in the real estate records of Bernalillo or Sandoval County, but APS shall not be responsible for paying any recording fees nor shall APS be responsible for recording any such documents with the office of the County Clerk or any other office.



Signature

Rhett Wakeman, Manager
Name (typed or printed) and title

Harvest Land Co., LLC
Developer

DRB Project # 1002243
APS Cluster Volcan Vista

STATE OF NEW MEXICO
COUNTY OF BERNALILLO

This instrument was acknowledged before me on March 9, 2007, by Keith Whitman
as Manager/President of Harvest Land LLC, a corporation.

(Seal)

[Signature]
Notary Public
My commission expires: 7/20/2008

ALBUQUERQUE PUBLIC SCHOOLS

By [Signature]
Signature

Director, Capital Master Plan

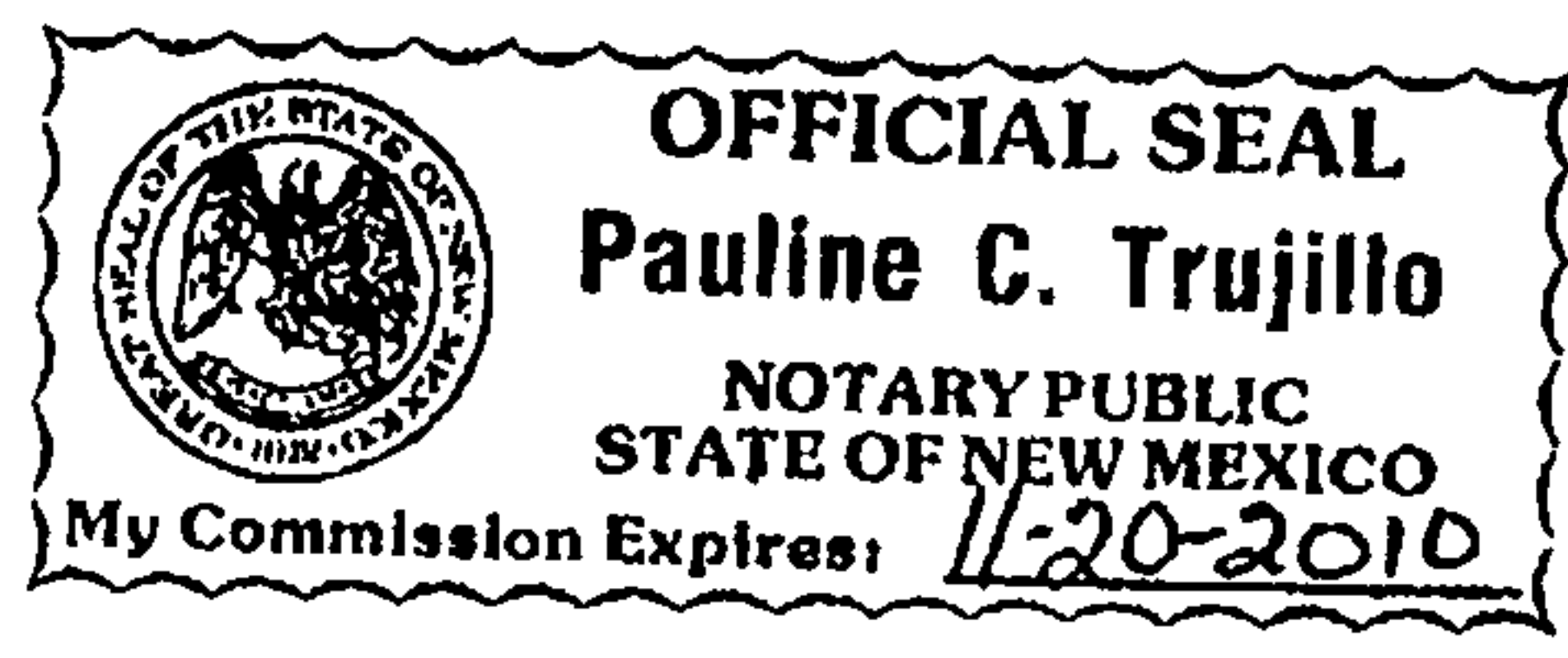
RIZITO WIJENJE
Name (typed or printed) and title

STATE OF NEW MEXICO
COUNTY OF BERNALILLO

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

(Seal)

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



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 23, 2007 To November 7, 2007

5. REMOVAL

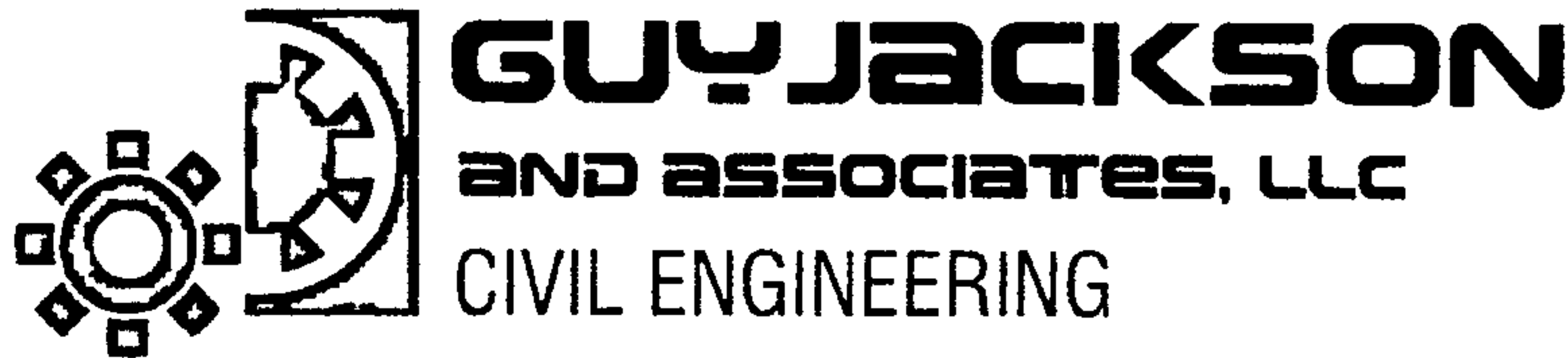
- A. The sign is not to be removed before the initial hearing on the request.
- B. The sign should be removed within five (5) days after the initial hearing.

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.

Robert E. Brown 10/12/07
(Applicant or Agent) (Date)

I issued 2 signs for this application, 10/12/07 *Candice Jones*
(Date) (Staff Member)

DRB PROJECT NUMBER: 1006902



July 23, 2013

Mr. Jack Cloud
Chairman –Development Review Board
PO Box 1293
Albuquerque NM 87102

Re: Notification of Application for Request of Subdivision Design Variances for Tracts K, La Luz Del Oeste, Albuquerque, NM (DRB Project No's 1006902, 1002743 & 13AA10236) located between Dellyne NW & Sevilla AV, NW, Albuquerque, NM
Zone Atlas Page F-11

Dear Mr. Cloud:

The intention of this letter is to request one (1) Subdivision Design Variance (per section 2 "Subdivision Waiver or Variance" –pg. 16 of the DPM) for the proposed Tract K subdivision referenced above (consisting of 10 lots per this preliminary plat submittal application). The request is as follows:

- 1) Subdivision Design Variance Request #1 (regarding Section 14-14-4-6(B) - Private Way Standards -City of Albuquerque Code of Ordinances, referencing Chapter 23, Section 2 "Regulated Criteria, Part F, Sidewalk, Curb & Gutter, No. 1 "All properties within City shall have Sidewalk, Curb & Gutter unless variance is obtained".

The request is to eliminate the design and construction of concrete sidewalks, and concrete curb and gutter in the Wind and Mill Rd. private roadways fronting Tracts K-N of the referenced property. This request is consistent with the previous development of Group A & B, Tract C, Group D, Group E & F, and Tracts H-J of the La Luz Del Oeste subdivision, which are private streets that were previously designed and constructed without concrete sidewalks, curb and gutter. The development of the previous tracts and groups were developed from 1979-2008.

Please contact me if you have any questions or comments.

Thank you for your consideration.

Sincerely,

Guy C. Jackson, PE

Digitally signed by Guy C. Jackson, PE
DN: CN = Guy C. Jackson, PE, C = US
Date: 2013.07.21 16:08:03 -06'00'

Guy Jackson, PE, Agent
Guy Jackson & Associates, LLC
10522 Florence Ave. NE
Albuquerque, NM 87122
235-1426

INFRASTRUCTURE LIST

(Rev 9-20-05)

EXHIBIT "A"

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

LOTS K-1-A AND K-2 THRU K-11, LA LUZ DEL OESTE, UNIT 4

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

LOT K-1, LA LUZ DEL OESTE, UNIT 4

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Cnst Engineer
<input type="text"/>	<input type="text"/>	28'	Paved private street	existing easement	Lot J-1	S bndry Tract K	/	/	/
<input type="text"/>	<input type="text"/>	20'x54'	Paved parking area	proposed easement in Lot K-1-A	-	-	/	/	/
<input type="text"/>	<input type="text"/>	14' x 110'	Gravel turn around (temporary)	Tract L	at south bndry	-	/	/	/
<input type="text"/>	<input type="text"/>	3/4"	Water services	proposed esmt at each lot	existing utility esmt	each front lot line	/	/	/
<input type="text"/>	<input type="text"/>	4"	Sewer services	existing blanket private sewer easement	each rear lot line	private sewer line	/	/	/
<input type="text"/>	<input type="text"/>	4"	Private sas w/ clean-outs	existing blanket private sewer easement	existing public sewer manhole	approx 450' south	/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/

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

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification			
							Private Inspector	P.E.	City Cnst Engineer	
<input type="text"/>	<input type="text"/>						/	/	/	
<input type="text"/>	<input type="text"/>						/	/	/	
							Approval of Creditable Items:		Approval of Creditable Items:	
							Impact Fee Administrator Signature Date		City User Dept. Signature Date	

NOTES

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

1 _____

2 _____

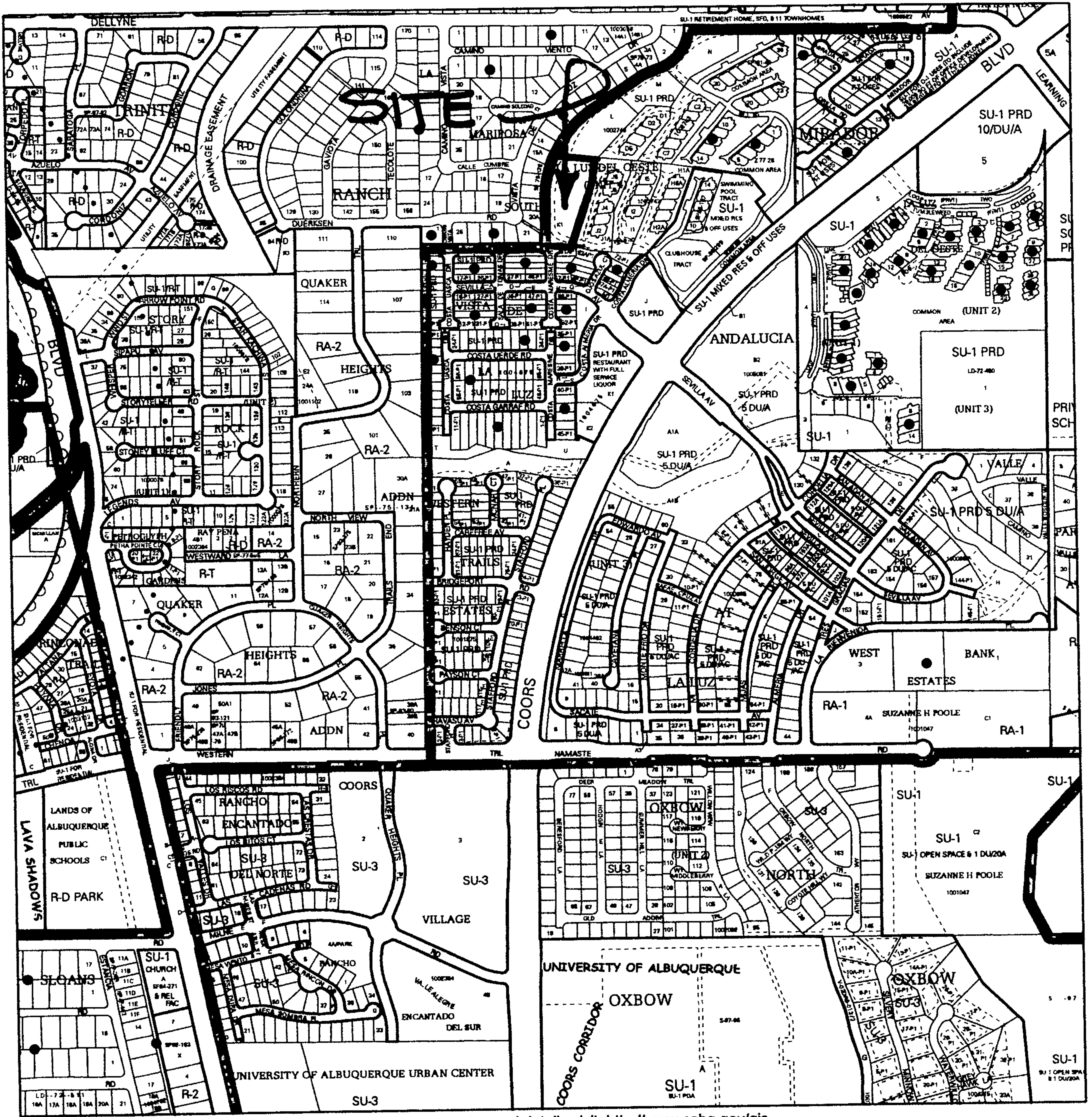
3 _____

AGENT / OWNER DEVELOPMENT REVIEW BOARD MEMBER APPROVALS


_____	_____	_____
NAME (print)	DRB CHAIR - date	PARKS & RECREATION - date
_____	_____	_____
FIRM	TRANSPORTATION DEVELOPMENT - date	AMAFCA - date
_____	_____	_____
SIGNATURE - date	UTILITY DEVELOPMENT - date	_____ - date
	_____	_____
	CITY ENGINEER - date	_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

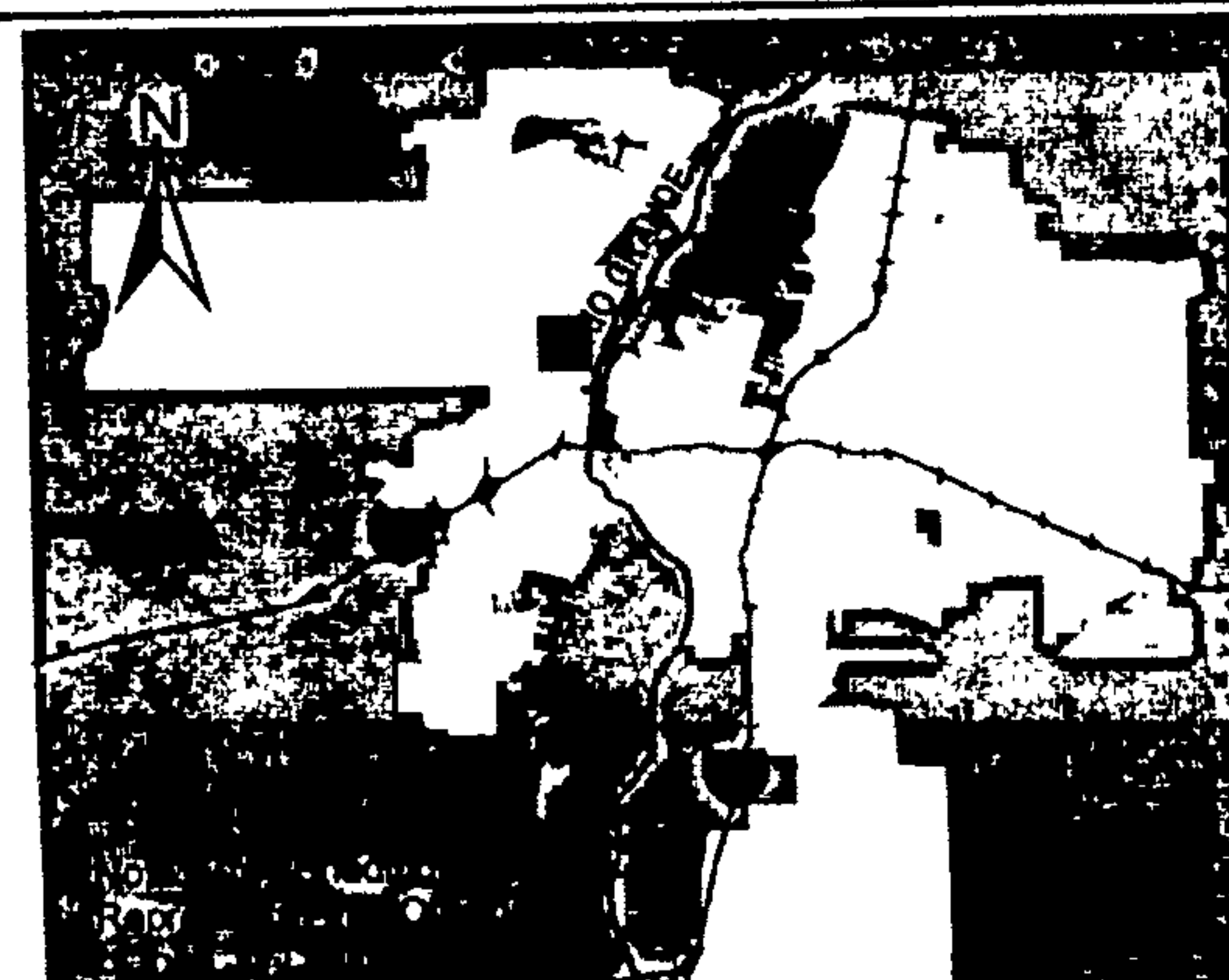


For more current information and details visit: <http://www.cabq.gov/gis>












Albuquerque Geographic Information System

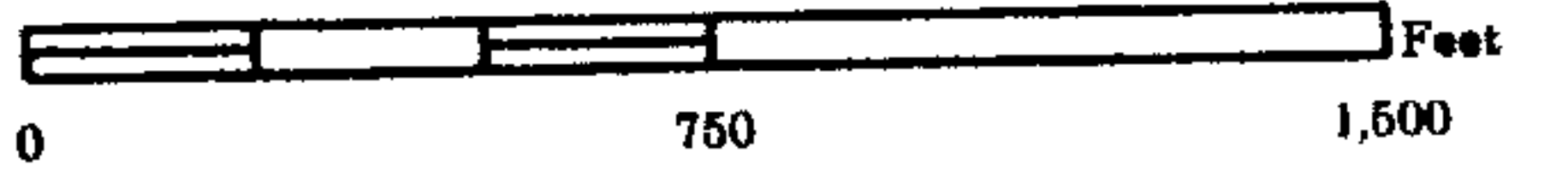
Map amended through: 1/10/2013



Zone Atlas Page:
F-11-Z

Selected Symbols

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





July 29, 2013

City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87102

Attn: DRB Member
Re: La Luz del Oeste, Unit 4

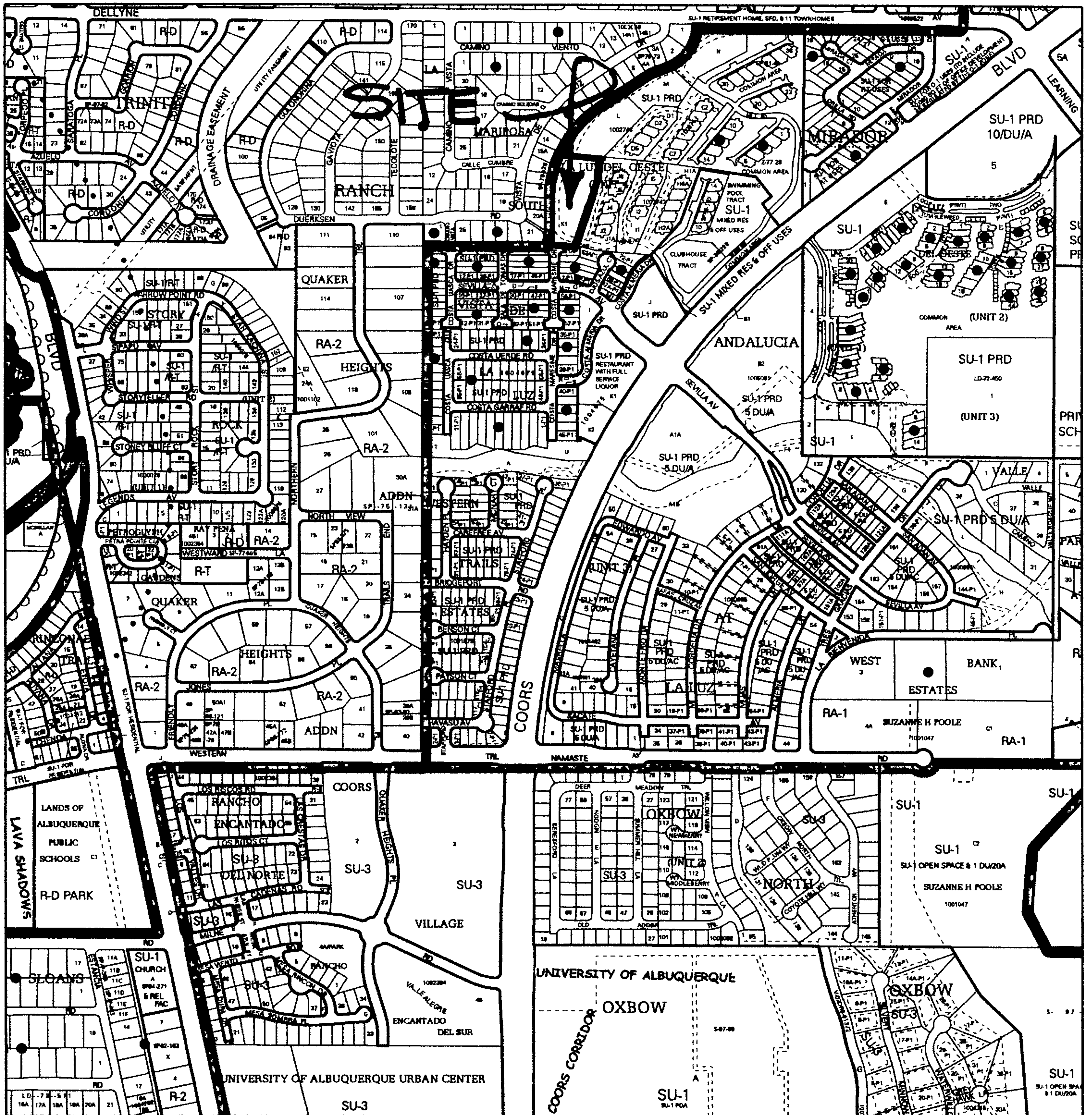
The subject subdivision has been in the design and construction stages for the last thirty five years. It is the desire of the new Owner to now complete the project. It is their desire to develop Tracts K, L, M & N as four Phases with phase timing to be determined by sales. Under the previous owner the four tracts were presented to DRB as a single phase.

The phasing has been discussed by the Owners agent and City personnel and an agreement as to phasing and project termination has been reached. The preliminary plat before you is based on the discussion and agreement.

Sincerely,

Jean J(Jake) Bordenave

P.O. Box 91194
Albuquerque, NM 87199-1194
Phone (505)823-1344 Fax (505)821-9105 Cell 480-6812
Email jakebordenave@comcast.net



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

AGIS
Albuquerque Geographic Information System

Zone Atlas Page:
F-11-Z

Selected Symbols

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

0 750 1,500 Feet

Map amended through: 1/10/2013



July 29, 2013

City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87102

Attn: DRB Member
Re: La Luz del Oeste, Unit 4

The subject subdivision has been in the design and construction stages for the last thirty five years. It is the desire of the new Owner to now complete the project. It is their desire to develop Tracts K, L, M & N as four Phases with phase timing to be determined by sales. Under the previous owner the four tracts were presented to DRB as a single phase.

The phasing has been discussed by the Owners agent and City personnel and an agreement as to phasing and project termination has been reached. The preliminary plat before you is based on the discussion and agreement.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jean J. Bordenave', written over the word 'Sincerely,'.

Jean J(Jake) Bordenave

P.O. Box 91194
Albuquerque, NM 87199-1194
Phone (505)823-1344 Fax (505)821-9105 Cell 480-6812
Email jakebordenave@comcast.net

Current DRC
Project Number _____

FIGURE 12

Date Submitted: 08/06/13
 Date Site Plan Approved: _____
 Date Preliminary Plat Approved: _____
 Date Preliminary Plat Expires: _____
 DRB Project No.: 1006902
 DRB Application No.: _____

INFRASTRUCTURE LIST

(Rev 9-20-05)

EXHIBIT "A"

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

LOTS K-1-A AND K-2 THRU K-11, LA LUZ DEL OESTE, UNIT 4

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

LOT K-1, LA LUZ DEL OESTE, UNIT 4

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	Constructed Under	Size	Type of Improvement	Location	From	To	Construction Certification		
							Inspector	P.E.	City Cnst Engineer
<input type="text"/>	<input type="text"/>	28'	Paved private street	existing easement	Lot J-1	S. bndry Tract K	/	/	/
<input type="text"/>	<input type="text"/>	20'x54'	Paved parking area	proposed easement in Lot K-1-A	-	-	/	/	/
<input type="text"/>	<input type="text"/>	14' x 110'	Gravel turn around (temporary)	Tract L	at south bndry	-	/	/	/
<input type="text"/>	<input type="text"/>	3/4"	Water services	proposed esmt at each lot	existing utility esmt	each front lot line	/	/	/
<input type="text"/>	<input type="text"/>	4"	Sewer services	existing blanket private sewer easement	each rear lot line	private sewer line	/	/	/
<input type="text"/>	<input type="text"/>	4"	Private sas w/ clean-outs	existing blanket private sewer easement	existing public sewer manhole	approx. 450' south	/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/

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

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification			
							Private Inspector	P.E.	City Cnst Engineer	
<input type="text"/>	<input type="text"/>						/	/	/	
<input type="text"/>	<input type="text"/>						/	/	/	
							Approval of Creditable Items:		Approval of Creditable Items:	
							Impact Fee Administrator Signature Date		City User Dept. Signature Date	

NOTES

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

1 _____

2 _____

3 _____

AGENT / OWNER DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

_____ NAME (print)	_____ DRB CHAIR - date	_____ PARKS & RECREATION - date
_____ FIRM	_____ TRANSPORTATION DEVELOPMENT - date	_____ AMAFCA - date
_____ SIGNATURE - date	_____ UTILITY DEVELOPMENT - date	_____ - date
	_____ CITY ENGINEER - date	_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER