

Completed 1/8/08



# DRB CASE ACTION LOG

REVISED 9/28/05

*1/Pre/7 Final Plat*

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

DRB Application No.: 07DRB-70353 Project # 1006913  
Project Name: Univ. Hg Addition  
Agent: SUN-JEK Phone No.: 897-3366

Project Number

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 11/07/07 by the DRB with delegation of signature(s) to the following departments.  
**OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED**

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

*X*

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

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



# DRB CASE ACTION LOG

REVISED 9/28/05

*Prep / Final Plat*

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

DRB Application No.: 07DRB-70353 Project # 1006913  
Project Name: Univ. N.E. Addition  
Agent: Suu-Jek Phone No.: 897-3366

Project Number

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 11/07/07 by the DRB with delegation of signature(s) to the following departments.

### OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

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

*X*

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

- The original plat and a mylar copy for the County Clerk.
- Tax certificate from the County Treasurer.
- Recording fee (checks payable to the County Clerk). RECORDED DATE: \_\_\_\_\_
- Tax printout from the County Assessor.
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- AGIS DXF File approval required.
- Copy of recorded plat for Planning.

**6913**

### DXF Electronic Approval Form

DRB Project Case #: 1006913

Subdivision Name: ONE TEN RICHMOND TRACT A

Surveyor: RUSS P HUGG

Contact Person: RUSS P HUGG

Contact Information: 897-3366

DXF Received: 11/2/2007

Hard Copy Received: 11/2/2007

Coordinate System: NMSP Grid (NAD 27)

  
Approved

11-2-2007  
Date

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

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**AGIS Use Only**  
Copied fc **6913** to agiscov on **11/2/2007** Contact person notified on **11/2/2007**



**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**

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

**NOTE: INDIVIDUALS WITH DISABILITIES WHO NEED SPECIAL ASSISTANCE TO PARTICIPATE AT THIS MEETING SHOULD CONTACT 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:**

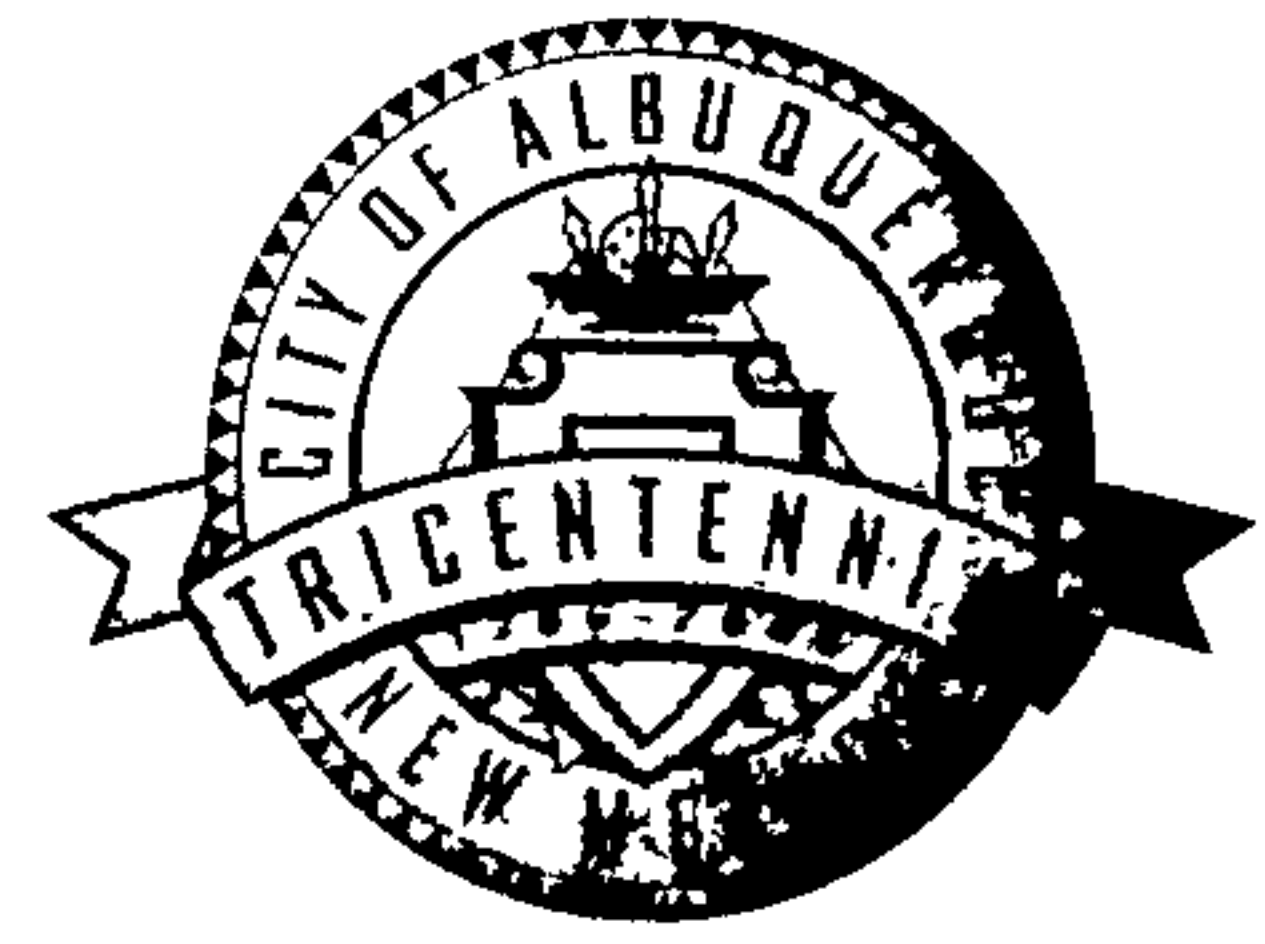
APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING

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



**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
HYDROLOGY DEVELOPMENT SECTION**

**DEVELOPMENT REVIEW BOARD--SPEED MEMO**

**DRB CASE NO/PROJECT NO: 1006913**

**AGENDA ITEM NO: 8**

**SUBJECT:**

Final Plat  
Preliminary Plat

**ACTION REQUESTED:**

REV/CMT:0 APP:(x) SIGN-OFF:0 EXTN:0 AMEND:0

P.O. Box 1293

**ENGINEERING COMMENTS:**

Albuquerque

No adverse comments.

New Mexico 87103

**RESOLUTION:**

www.cabq.gov

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

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

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

FOR:

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

**DATE:** November 7, 2007



**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
November 7, 2007  
DRB Comments**

**ITEM # 8**

**PROJECT # 1006913**

**APPLICATION # 07-70333**

**RE: Lot 1-A, 1-B, 2, & 3, Block 40, University Heights/p&f**

The zoning on the plat should be CCR-1.

The Please be advised that any plats approved by DRB must contain the following language per the City Subdivision Ordinance:

Section 14-14-4-7(B) "No property within the area of requested final action shall at any time be subject to a deed restriction, covenant, or building agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of proposed plat. The foregoing requirement shall be a condition to approval of this plat or site development plan for subdivision."

Planning will take delegation for the Solar collector language, the AGIS dxf, and to record the plat.

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

**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
November 7, 2007  
DRB Comments**

**ITEM # 8**

**PROJECT # 1006913**

**APPLICATION # 07-70333**

**RE: Lot 1-A, 1-B, 2, & 3, Block 40, University Heights/p&f**

The zoning on the plat should be CCR-1.

The Please be advised that any plats approved by DRB must contain the following language per the City Subdivision Ordinance:

Section 14-14-4-7(B) "No property within the area of requested final action shall at any time be subject to a deed restriction, covenant, or building agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of proposed plat. The foregoing requirement shall be a condition to approval of this plat or site development plan for subdivision."

Planning will take delegation for the Solar collector language, the AGIS dxf, and to record the plat.

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



Item# 12  
Project# 1006913  
Hearing Date: Oct. 31, 2007

CCR  
13

V PLAT C-183WAC ALLEY

## **Rusty Hugg**

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**From:** Zamora, David M. [dmzamora@cabq.gov]  
**Sent:** Friday, November 02, 2007 1:30 PM  
**To:** Rusty Hugg  
**Subject:** Project No. 1006913

The .dxf file for Project No. 1006913 (One Ten Richmond) has been approved.

Have a nice weekend.

David M. Zamora  
GIS Coordinator - AGIS  
City of Albuquerque  
Planning Department  
924-3929 phone  
924-3812 fax  
[www.cabq.gov/gis](http://www.cabq.gov/gis)  
[dmzamora@cabq.gov](mailto:dmzamora@cabq.gov)

No. of Lots:  
Nearest Major Streets

FIGURE 12

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

110 Richmond

CPN 628182

AGREEMENT TO CONSTRUCT  
PUBLIC AND/OR PRIVATE SUBDIVISION IMPROVEMENTS

THIS AGREEMENT is made this 27<sup>th</sup> day of December, 2007, by and between the City of Albuquerque, New Mexico ("City"), a municipal corporation, whose address is P. O. Box 1293 (One Civic Plaza), Albuquerque, New Mexico 87103, and 110 Richmond, LLC ("Subdivider"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:] New Mexico limited liability company, whose address is 107 Bryn Mawr SE, Albuquerque, NM 87106 whose telephone number is (505) 615-8613, is made in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

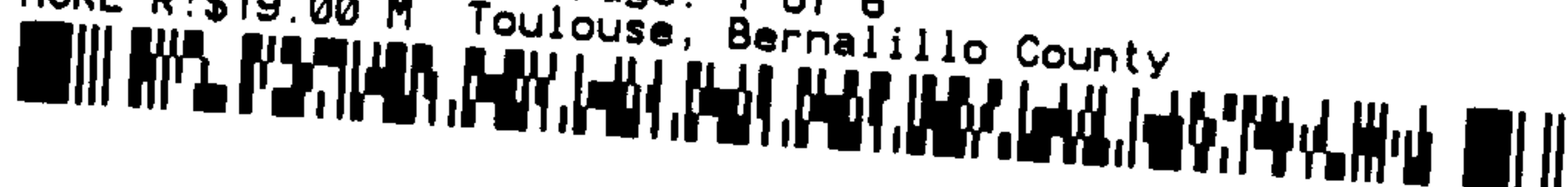
1. Recital. The Subdivider is developing certain lands within the City of Albuquerque, Bernalillo County, New Mexico, known as [existing legal description:] Lots 1A & 1B, Block 40, University Heights Addition, recorded on 7/20/1972 in the records of the Bernalillo County Clerk at Book B6, pages 194 through -- (the "Subdivision"). The Subdivider certifies that the Subdivision is owned by [state the name of the present real property owner exactly as shown on the real estate document conveying title in the Subdivision to the present owner:] 110 Richmond, LLC ("Owner").

The Subdivider has submitted and the City has approved a preliminary plat or Site Development Plan identified as 110 Richmond SE describing Subdivider's Property.

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

2. Improvements and Construction Deadline. The Subdivider agrees to install and complete the public and/or private improvements described Exhibit A, the required infrastructure listing ("Improvements"), to the satisfaction of the City, on or before the 20<sup>th</sup> of December, 2009 ("Construction Completion Deadline"), at no cost to the City. The Improvements are shown in greater detail on the Subdivider's proposed and approved plans, which have been filed with the City Engineer and are identified as Project No. 628182.

Note: To compute the Construction Completion Deadline: If a final plat will be filed after Subdivider meets the requirements of this Agreement, the Construction Completion Deadline can be no later than two years after execution of this Agreement. (See Subdivision Ordinance Section 14-14-3.) If a final plat will not be filed pursuant to this Agreement, the Construction Completion Deadline can be no later than one year after approval of the preliminary plat by the Development Review Board ("DRB"), unless



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

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

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

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

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

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

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

A. Construction Surveying. Construction surveying for the construction of the public Improvements shall be performed by Surv-Tek, and construction surveying of the private Improvements shall be performed by N/A. 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 Mark Goodwin & Associates, PA, and inspection of the private Improvements shall be performed by N/A, 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, and field testing of the private Improvements shall be performed by N/A, both certified testing laboratories under the supervision of a New Mexico Registered Professional Engineer, in accordance with the current City of Albuquerque Standard Specifications for Public Works Construction. If any field testing is performed by an entity other than the City, the City may monitor the field testing and the Subdivider shall ensure that the field testing entity provides all field testing results, reports and related data to the City which the City requires for review. The Subdivider shall pay the City a reasonable fee for any field testing performed by the City.

D. Additional Testing. The City retains the right to perform all additional testing which the City Engineer deems is necessary or advisable, and the Subdivider shall pay the City a reasonable fee therefor.

5. Financial Guaranty. If final plat approval is not requested prior to construction of the Subdivision, a financial guaranty is not required. If final plat approval is requested, the Subdivider must provide the City with a financial guaranty in an amount of not less than 125% of the estimated cost of constructing the Improvements, as approved by the City Engineer. The financial guaranty must be irrevocable and may be in the form of a letter of credit, escrow deposit or loan reserve letter issued by a Federally Insured Financial Institution; a bond issued by a surety qualified to do business in New Mexico; or other pledge of liquid assets which meets all City requirements. The City must be able to call the financial guaranty at any time within the sixty (60) days immediately following the Construction Completion Deadline.

To meet the Subdivision Ordinance requirements, the Subdivider has acquired or is able to acquire the following "Financial Guaranty:"

Type of Financial Guaranty: Letter of Credit #300291  
Amount: \$ 42,870.51 Name of Financial Institution or Surety  
providing Guaranty: Charter Bank  
Date City first able to call Guaranty: December 20, 2009  
Construction Completion Deadline: December 20, 2009  
If Guaranty other than a Bond, last day City able to call Guaranty:  
February 20, 2010  
Additional Information: \_\_\_\_\_

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

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

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

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

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

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

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

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

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

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

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



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

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

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

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

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

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

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

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

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

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

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



Current DRC  
Project Number: \_\_\_\_\_

FIGURE 12

Date Submitted: \_\_\_\_\_  
Date Site Plan Approved: \_\_\_\_\_  
Date Preliminary Plat Approved: 11/7/07  
Date Preliminary Plat Expires: 11/7/09  
DRB Project No: 1006913  
DRB Application No.: \_\_\_\_\_

**ORIGINAL**

**INFRASTRUCTURE LIST**  
(Rev 9-05)  
**EXHIBIT "A"**  
**TO SUBDIVISION IMPROVEMENTS AGREEMENT**  
**DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST**

**ONE TEN RICHMOND**  
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

**Lot 1A - 1B, Block 40, University Heights Addition**  
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	Private P.E.	City Cnst Engineer
		20' FF	Residential Pvmt C & G	Public Alley	Richmond Dr. SE	SE Corner of Subject Property	/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/

F:\1-Projects\2007\A07075 - Nob Hill Alley (One Ten Richmond)\Infrastructure List (9-05).xls

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**

Mark Goodwin  
NAME (print)

Mark Goodwin & Associates, PA  
FIRM

*Mark Goodwin* 11/29/07  
SIGNATURE - date

**DEVELOPMENT REVIEW BOARD MEMBER APPROVALS**

*Andrew Garcia* 11/30/07  
DRB CHAIR - date

*[Signature]* 11/29/07  
TRANSPORTATION DEVELOPMENT - date

*Robert Green* 11/30/07  
UTILITY DEVELOPMENT - date

*Bradley J. Byrnes* 11/29/07  
CITY ENGINEER - date

*Christina Sandovall* 11/30/07  
PARKS & GENERAL RECREATION - date

AMAFCA - date

- date

- date

**DESIGN REVIEW COMMITTEE REVISIONS**

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER

# FINANCIAL GUARANTY AMOUNT

12/13/2007

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

Project Description:

Project ID #: 628182, 110 Richmond, Phase/Unit #: 1

Requested By: Tom Gattis

Approved estimate amount:		\$25,230.13
Contingency Amount:	15.00%	\$3,784.52
Subtotal:		\$29,014.65
NMGRT	6.875%	\$1,994.76
Subtotal:		\$31,009.41
Engineering Fee	6.60%	\$2,046.62
Testing Fee	4.00%	\$1,240.38
Subtotal:		\$34,296.41
FINANCIAL GUARANTY RATE		1.25
Retainage Amount:		\$ .00
<b>TOTAL FINANCIAL GUARANTY REQUIRED</b>		<b><u>\$42,870.51</u></b>

APPROVAL:

DATE:

*A Woodall*

12-13-07

Notes: Public Alley Imp, 15% contingency, plan and final eng est have not been approved



Bank • Mortgage • Insurance

December 14, 2007

IRREVOCABLE LETTER OF CREDIT AND AGREEMENT NO. 300291  
AMOUNT: \$42,870.51

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

RE: Letter of Credit for **110 Richmond LLC**  
City of Albuquerque Project No.: **628182**  
Project Name: **110 Richmond SE**

Dear Dr. Perlman:

This letter is to advise the City of Albuquerque ("City") that, at the request of **110 Richmond LLC, Charter Bank in Albuquerque, New Mexico** has established an Irrevocable Letter of Credit in the sum of **FORTY TWO THOUSAND EIGHT HUNDRED SEVENTY AND 51/100 DOLLARS, (\$42,870.51)** for the exclusive purpose of providing the financial guarantee which the City requires, **110 Richmond LLC** ("Developer") to provide for the installation of the improvements, which must be constructed at **110 Richmond SE, Albuquerque, NM**, City Project No. **628182**. The amount of the Letter of Credit is 125% of the City's estimated cost of construction of improvements as required by the City's Subdivision Ordinance.

The improvements are identified in the agreement between the City of Albuquerque and Subdivider, which was recorded on 1/2, 2008 in the records of the Clerk of Bernalillo County, New Mexico in Book Misc. NA, at pages NA to NA, as amended ("Agreement"). *Document #2008000299*

A Draft or Drafts for any amount up to, but not in excess of **FORTY TWO THOUSAND EIGHT HUNDRED SEVENTY AND 51/100 DOLLARS, (\$42,870.51)** is/are available at sight at **Charter Bank, 4400 Osuna NE, Albuquerque, New Mexico 87109**, between **December 20, 2009** and **February 20, 2010**.

When presented for negotiation, the Draft(s) is/are to be accompanied by the City's notarized certification stating: "1) **110 Richmond LLC** has failed to comply with the terms of the Agreement; 2) the undersigned is the Chief Administrative Officer of the City of Albuquerque and is authorized to sign this certification; and 3) the amount of the Draft does not exceed 125% of the City's estimated cost of completing the improvements specified in the Agreements."

We hereby agree with the drawer of Draft(s) drawn under and in compliance with the terms of this credit that such Draft(s) will be duly honored upon presentation to the drawee if negotiated between **December 20, 2009** and **February 20, 2010**.

The Draft(s) drawn under this credit must contain the clause: "Drawn under Letter of Credit and Agreement No. **300291** of **Charter Bank, 4400 Osuna NE, Albuquerque, NM 87109** dated,

**December 14, 2007**, and the original Letter of Credit must be endorsed on the reverse side with the amount of each draft. This Letter of Credit must accompany each draft and be attached to the draft, which exhausts this credit.

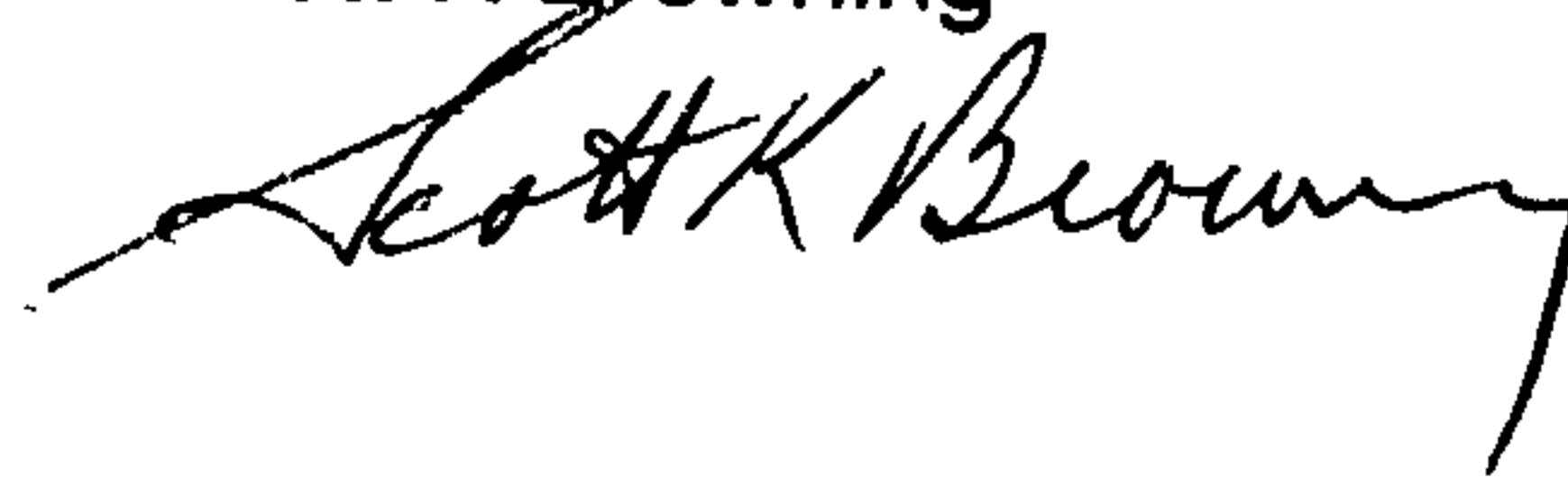
This Letter of Credit for the benefit of the City of Albuquerque shall be irrevocable until:

1. Sixty (60) days after the City accepts the completed improvements specified in the Agreement; or
2. City notification of failure by **110 Richmond LLC** to comply with the terms of the Agreement, and payment by Certified Check from **Charter Bank** to the City of Albuquerque of 125% of the City's estimated costs of completing the improvements specified in the Agreement; or
3. Expiration of the date **February 20, 2010**; or
4. Written termination of this Letter of Credit by the City of Albuquerque, signed by its Chief Administrative Officer.

This Letter of Credit will terminate at **2:00** o'clock PM, New Mexico time, **February 20, 2010**.

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

Very truly yours,  
Scott K Browning



Senior Vice President  
Construction Loan Department  
Charter Bank

ACCEPTED:

CITY OF ALBUQUERQUE

By:   
Chief Administrative Officer

Dated: 12-27-07

*Handwritten notes:*  
12/21/07  
12-19-07

**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
November 7, 2007  
DRB Comments**

**ITEM # 8**

**PROJECT # 1006913**

**APPLICATION # 07-70333**

**RE: Lot 1-A, 1-B, 2, & 3, Block 40, University Heights/p&f**

The zoning on the plat should be CCR-1.

The Please be advised that any plats approved by DRB must contain the following language per the City Subdivision Ordinance:

Section 14-14-4-7(B) "No property within the area of requested final action shall at any time be subject to a deed restriction, covenant, or building agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of proposed plat. The foregoing requirement shall be a condition to approval of this plat or site development plan for subdivision."

Planning will take delegation for the Solar collector language, the AGIS dxf, and to record the plat.

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



**CITY OF ALBUQUERQUE**  
**Planning Department**  
**October 31, 2007**  
**DRB COMMENTS**

**ITEM # 12**

**PROJECT # 1006913**

**APPLICATION # 07-70333**

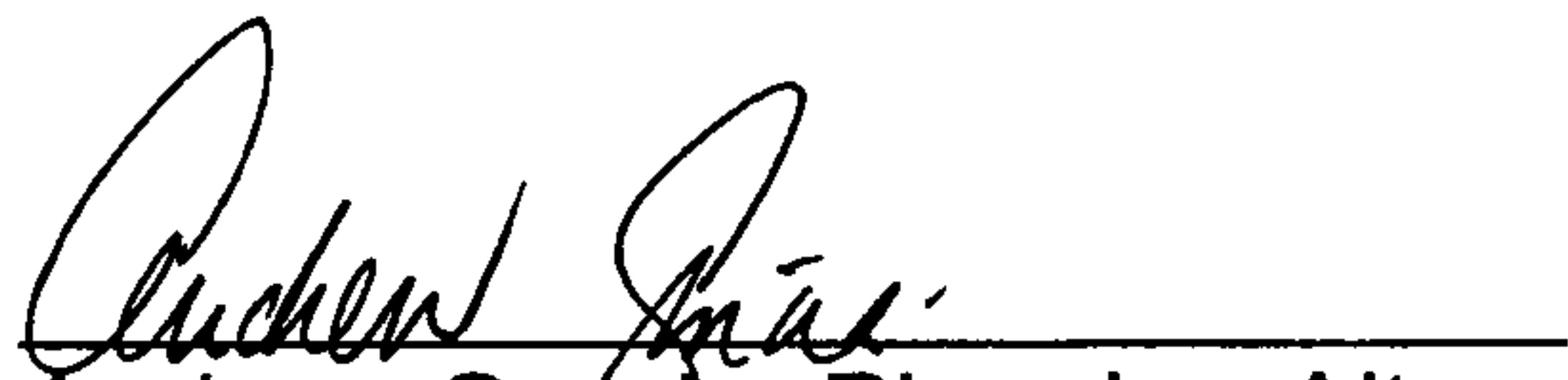
**RE: Lot 1-A, 1-B, 2 & 3, Block 40, University Heights Addition/p&f**

The AGIS dxf is not approved.

Please be advised that any plats approved by DRB must contain the following language per the City Subdivision Ordinance:

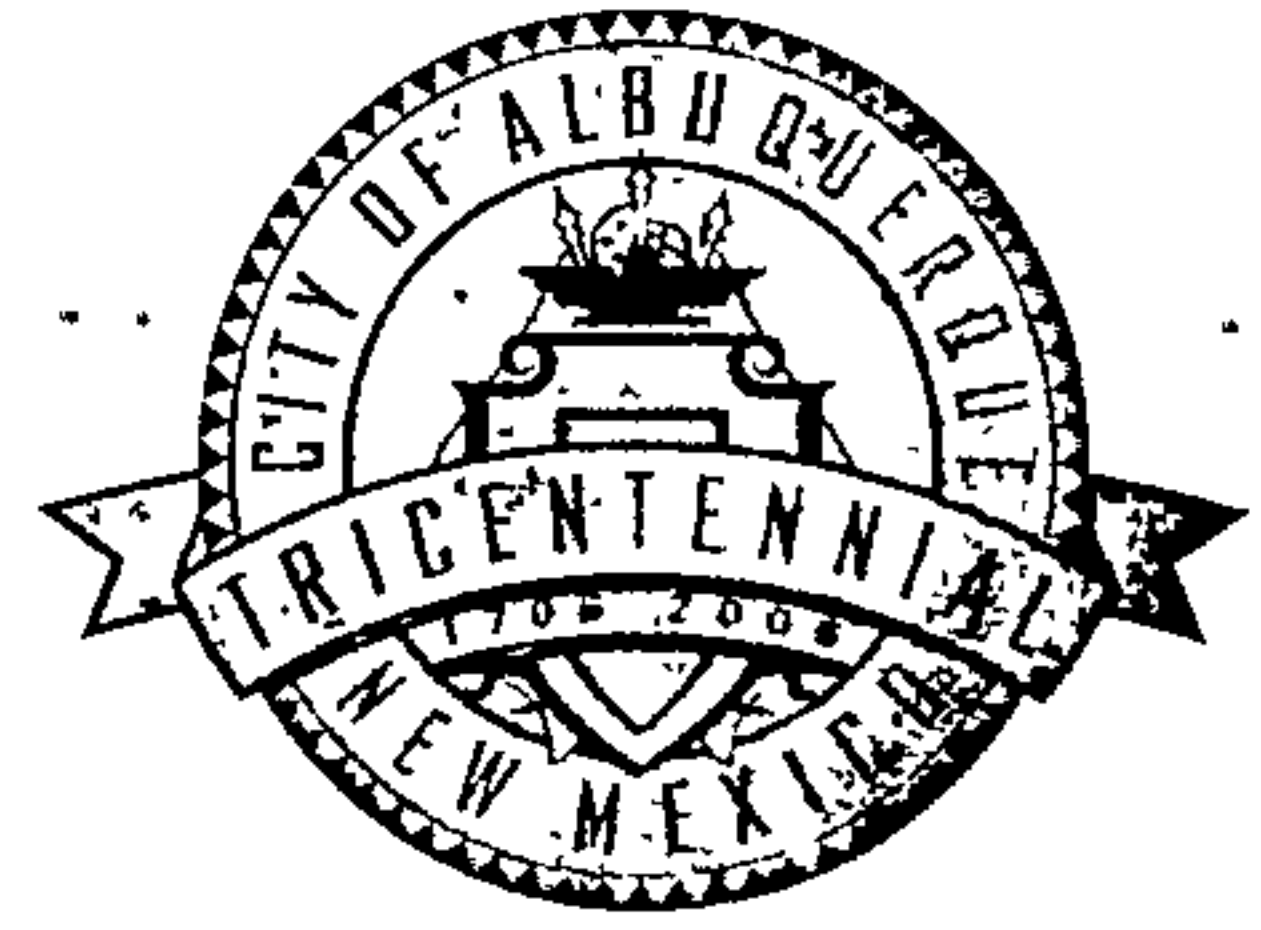
Section 14-14-4-7(B) "No property within the area of requested final action shall at any time be subject to a deed restriction, covenant, or building agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of proposed plat. The foregoing requirement shall be a condition to approval of this plat or site development plan for subdivision."

Planning will take delegation for the Solar collector language, the AGIS dxf, and to record the plat.



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

# CITY OF ALBUQUERQUE



## CITY OF ALBUQUERQUE PLANNING DEPARTMENT HYDROLOGY DEVELOPMENT SECTION

### DEVELOPMENT REVIEW BOARD--SPEED MEMO

**DRB CASE NO/PROJECT NO: 1006913**

**AGENDA ITEM NO: 8**

**SUBJECT:**

Final Plat  
Preliminary Plat

**ACTION REQUESTED:**

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

P.O. Box 1293

**ENGINEERING COMMENTS:**

Albuquerque

No adverse comments.

New Mexico 87103

**RESOLUTION:**

www.cabq.gov

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

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

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

FOR:

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

**DATE:** November 7, 2007

# CITY OF ALBUQUERQUE



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

DEVELOPMENT REVIEW BOARD – SPEED MEMO

**DRB CASE NO/PROJECT NO: 1006913**

**AGENDA ITEM NO: 8**

**SUBJECT:**

Final Plat  
Preliminary Plat

**ENGINEERING COMMENTS:**

An overlay is required for the alley – this must be financially guaranteed or completed prior to sign off

P.O. Box 1293

Albuquerque

New Mexico 87103

[www.cabq.gov](http://www.cabq.gov)

**RESOLUTION:**

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

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

**SIGNED:**

Kristal D. Metro  
Transportation Development

505-924-3981

**DATE:** NOVEMBER 7, 2007

# CITY OF ALBUQUERQUE



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

**DEVELOPMENT REVIEW BOARD – SPEED MEMO**

**DRB CASE NO/PROJECT NO: 1006913**

**AGENDA ITEM NO: 12**

**SUBJECT:**

Final Plat  
Preliminary Plat

**ACTION REQUESTED:**

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

**ENGINEERING COMMENTS:**

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

An approved infrastructure list is required for Preliminary Plat approval.  
An approved drainage report must be on file prior to Preliminary Plat approval.  
No adverse comments.  
Plat comments.  
Infrastructure List comments.  
An approved grading and drainage plan dated X-X-07 is on file for Preliminary Plat approval.  
An approved SIA with Financial Guarantee(s) is required prior to final plat approval.

**RESOLUTION:**

11-7-07

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

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

**SIGNED:** Bradley L. Bingham  
City Engineer / AMAFCA Designee  
(K-16/D071 – NOB HILL CONDOS-110 RICHMOND)

505-924-3986

**DATE:** OCTOBER 31, 2007

# CITY OF ALBUQUERQUE



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

**DEVELOPMENT REVIEW BOARD – SPEED MEMO**

**DRB CASE NO/PROJECT NO: 1006913**

**AGENDA ITEM NO: 8**

**SUBJECT:**

Final Plat  
Preliminary Plat

**ENGINEERING COMMENTS:**

An overlay is required for the alley – this must be financially guaranteed or completed prior to sign off

P.O. Box 1293

Albuquerque

New Mexico 87103

[www.cabq.gov](http://www.cabq.gov)

**RESOLUTION:**

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

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

**SIGNED:**

Kristal D. Metro  
Transportation Development

505-924-3981

**DATE:** NOVEMBER 7, 2007

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

10/22/2007 Issued By: PLNABG

**Permit Number: 2007 070 333** **Category Code 910**

**Application Number: 07DRB-70333, Minor - Preliminary/ Final Plat Approval**

**Address:**

**Location Description: RICHMOND AVE NE BETWEEN CENTRAL AVE NE AND SILVER AVE NE**

**Project Number: 1006913**

**Applicant**  
110 Richmond , Llc  
  
107 Bryn Mawr Se  
Albuquerque, NM 87106  
255-4755

**Agent / Contact**  
Surv-Tek Inc  
Russ Hugg  
9384 Valley View Dr Nw  
Albuquerque, NM 87114

**russhugg@survtek.com**

**Application Fees**

<b>441018/4971000</b>	<b>Public Notification</b>	
<b>441032/3424000</b>	<b>Conflict Mgmt Fee</b>	<b>\$20.00</b>
<b>441006/4983000</b>	<b>DRB Actions</b>	<b>\$215.00</b>
	<b>TOTAL:</b>	<b>\$235.00</b>

City Of Albuquerque  
Treasury Division

10/22/2007 4:15PM LDC: ANNX  
WS# 006 TRANS# 0067  
RECEIPT# 00083612-00083612  
PERMIT# 2007070333 TRSCCS  
Trans Amt \$235.00  
Conflict Manaq. Fee \$20.00  
DRB Actions \$215.00  
CK \$235.00  
CHANGE \$0.00

Thank You



Supplemental form

**SUBDIVISION**

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

**SITE DEVELOPMENT PLAN**

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

**STORM DRAINAGE (Form D)**

- Storm Drainage Cost Allocation Plan

**S Z ZONING & PLANNING**

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

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

**APPLICATION INFORMATION:**

Professional/Agent (if any): SURV-TEK, INC PHONE: 897-3366  
 ADDRESS: 9384 VALLEY VIEW DR NW FAX: 897-3377  
 CITY: ALB STATE NM ZIP 87114 E-MAIL: RUSSHUGGE@SURVTEK.COM

APPLICANT: 110 RICHMOND, LLC PHONE: 255-4755  
 ADDRESS: 107 BRYN MAWR SE FAX: 260-4777  
 CITY: ALB STATE NM ZIP 87106 E-MAIL: \_\_\_\_\_

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

DESCRIPTION OF REQUEST: PRELIMINARY AND FINAL PLAT APPROVAL

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

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

Lot or Tract No. LOTS 1-A, 1-B, 2 AND 3 UNIVERSITY HEIGHTS ADDITION Block: 40 Unit: \_\_\_\_\_  
 Subdiv/Addn/TBKA: TO BE KNOWN AS ONE TEN RICHMOND  
 Existing Zoning: CCR-1 Proposed zoning: SAME MRGCD Map No N/A  
 Zone Atlas page(s): K-16 UPC Code: 101605734126743120  
101605734126943115

**CASE HISTORY:**

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

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill? N/A  
 No. of existing lots: 4 No. of proposed lots: 1 Total area of site (acres): 0.5226 AC  
 LOCATION OF PROPERTY BY STREETS: On or Near: RICHMOND AVENUE NE  
 Between: CENTRAL AVE NE and SILVER AVE NE

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

SIGNATURE \_\_\_\_\_ DATE 10.5.07

(Print) RUSS HUGG 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 . 70333	P&F	6(3)	\$ 215. <sup>00</sup>
_____	_____	_____	\$ 20. <sup>00</sup>
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
Hearing date <u>October 31, 2007</u>			Total
			\$ <u>235.<sup>00</sup></u>

Andrew Garcia 10/22/07  
 Planner signature / date

Project # 1006913

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

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

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

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

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

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

**Extension of preliminary plat approval expires after one year.**

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

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

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

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

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

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

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

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

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

Russ Hugg  
Applicant name (print)  
[Signature]  
Applicant signature / date  
10.5.07



Form revised 4/07

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

Application case numbers	
07 DRB	- 70333
	-
	-

Andrew Garcia 10/22/07  
Planner signature / date  
**Project # 1006913**





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

Albuquerque Geographic Information System

Map amended through: 5/17/2007

Zone Atlas Page:  
**K-16-Z**

Selected Symbols

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

0 750 1,500 Feet

# **SURV TEK, INC.**

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## **Consulting Surveyors**

9384 Valley View Drive, NW Albuquerque, New Mexico 87114  
Phone: 505-897-3366 Fax: 505-897-3377 E-mail: hugg@swcp.com

October 5, 2007

Albuquerque Development Review Board  
PO Box 1293  
Albuquerque, New Mexico 87103

Attention: Sheran Matson, Chair

RE: Lots 1-A, 1-B, 2 and 3, Block 40, University Heights Addition  
City of Albuquerque, Bernalillo County, New Mexico. (To be  
known as One Ten Richmond) City Zone Atlas Page K-16.

Dear Sheran,

The owners of the above captioned property, 110 Richmond, LLC are hereby filing application with the City of Albuquerque Development Review Board for a public hearing for Preliminary/Final Plat approval to combine Four (4) existing Lots into One (1) Tract and dedicate additional public street right of way to the City of Albuquerque.

If you have any questions concerning this request, please feel free to contact me at your convenience.

Sincerely,



Russ E. Hagg, PS  
Surv-Tek, Inc.

October 4, 2007

Mr. Russ Hugg  
Surv-Tek, Inc.  
5643 Paradise Blvd. N.W.  
Albuquerque, New Mexico 87114

Re: Lots 1-A, 1-B, 2 and 3, Block 40, University Heights Addition  
City of Albuquerque, Bernalillo County, New Mexico. (To be  
known as One Ten Richmond) City Zone Atlas Page K-16.

Dear Russ:

By this letter, I hereby authorize you to act as agent on behalf of  
110 Richmond, LLC for the purpose of re platting of the above  
referenced real estate.

Sincerely,

~~110 Richmond, LLC~~

A handwritten signature in black ink, appearing to read 'K. Hinkes', is written over a horizontal line. The signature is stylized and somewhat cursive.

By: Kenny Hinkes, Managing Member