



) **COMPLETED** *St*  
**DRB CASE ACTION LOG** (*Preliminary / Final*)  
 REVISED 10/08/07

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

DRB Application No.: 09DRB ~ 70069 Project # 1007303  
 Project Name: \_\_\_\_\_  
 Agent: Michael Eaves Phone No.: 259-5210

Your request was approved on 3-31-10 by the DRB with delegation of signature(s) to the following departments.

**OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED**

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

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

CITY ENGINEER / AMAFCA: - close out package  
 \_\_\_\_\_  
 \_\_\_\_\_

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

PLANNING (Last to sign): - dxp file  
- City Surveyor initial and stamp  
 \_\_\_\_\_  
 \_\_\_\_\_

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

Created On:



DRB CASE ACTION LOG  
REVISED 10/08/07

(Preliminary/Final)

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

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Project Name: \_\_\_\_\_

Agent: Michael Eaves Phone No.: 259-5210

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CITY ENGINEER / AMAFCA: - close out package  
\_\_\_\_\_  
\_\_\_\_\_

PARKS / CIP: \_\_\_\_\_  
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    - Copy of recorded plat for Planning.**

Created On:

**7303**

## DXF Electronic Approval Form

DRB Project Case #: 1007303

Subdivision Name: LA CASTILLA ADDN LOTS 1-3

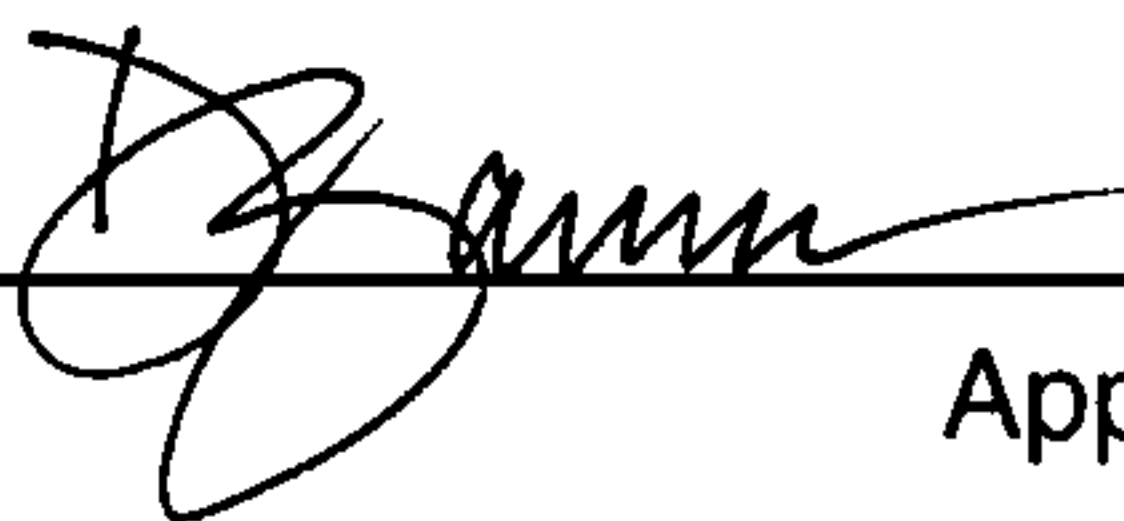
Surveyor: ANTHONY L HARRIS

Contact Person: ANTHONY L HARRIS

Contact Information: 889-8056

DXF Received: 4/1/2010      Hard Copy Received: 4/1/2010

Coordinate System: NMSP Grid (NAD 83)

 Approved 04.01.2010 Date

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

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**AGIS Use Only**

Copied fc **7303**      to agiscov on **4/1/2010**      Contact person notified on **4/1/2010**

6. **Project# 1007958**  
 10DRB-70096 MINOR - PRELIMINARY/  
 FINAL PLAT APPROVAL  
 10DRB-70097 EPC APPROVED SDP  
 FOR BUILD PERMIT
- TIERRA WEST LLC agent(s) for LARRY H MILLER CHRYSLER JEEP DODGE request(s) the above action(s) for all or a portion of Lot(s) 36B-1, Block(s) S, **BOSQUE REDONDO ADDITION** zoned C-2, located on LOMAS BLVD NE BETWEEN WYOMING BLD NE AND UTAH ST NE containing approximately 5 acre(s). (K-19) **DEFERRED TO 4/7/10 AT THE AGENT'S REQUEST.**

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

7. **Project# 1001681**  
 10DRB-70067 MINOR - PRELIMINARY/  
 FINAL PLAT APPROVAL  
 10DRB-70075 EPC APPROVED SDP  
 FOR BUILDING PERMIT
- SURV-TEK INC. agent(s) for DISMAS HOUSE OF NEW MEXICO request(s) the above action(s) for all or a portion of Lot(s) 2A & 2, Block(s) 18, **MONK ADDITION**, zoned SU-1 FOR COMMUNITY RESIDENTIAL CORRECTION PROGRAM, located on CANDELARIA RD NW BETWEEN 5TH ST NW AND OTRA VEZ CT NW containing approximately 1.0812 acre(s). [REF: 09EPC40031/40032] (G-14) *[Deferred from 3-10-10]* **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE.**
8. **Project# 1005280**  
 10DRB-70092 MAJOR - FINAL PLAT  
 APPROVAL
- SURV-TEK INC agent(s) for JMD PARTNERSHIP, LTD request(s) the above action(s) for all or a portion of **MCMAHON MARKET PLACE**, zoned SU-1 C-1, located on UNSER BLVD NW BETWEEN MCMAHON BLVD NW AND BANDELIER DR NW containing approximately 12.223 acre(s). (A-11) **THE FINAL PLAT WAS APROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING FOR THE SIA. PLANNING MUST RECORD THE PLAT.**
9. **~~Project# 1007303~~**  
 10DRB-70091 MINOR - PRELIMINARY/  
 FINAL PLAT APPROVAL
- LA CASTILLA DEV. LLC request(s) the above action(s) for all or a portion of Lot(s) 154-C, zoned R-1, located on GUADALUPE TR NW BETWEEN MONTANO NW AND GRIEGOS NW containing approximately .705 acre(s). (F-14) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR THE CLOSE OUT PACKAGE AND TO PLANNING FOR AGIS DXF FILE AND CITY SURVEYOR TO INITIAL AND DATE.**

**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
March 31, 2010  
DRB Comments**

ITEM # 9

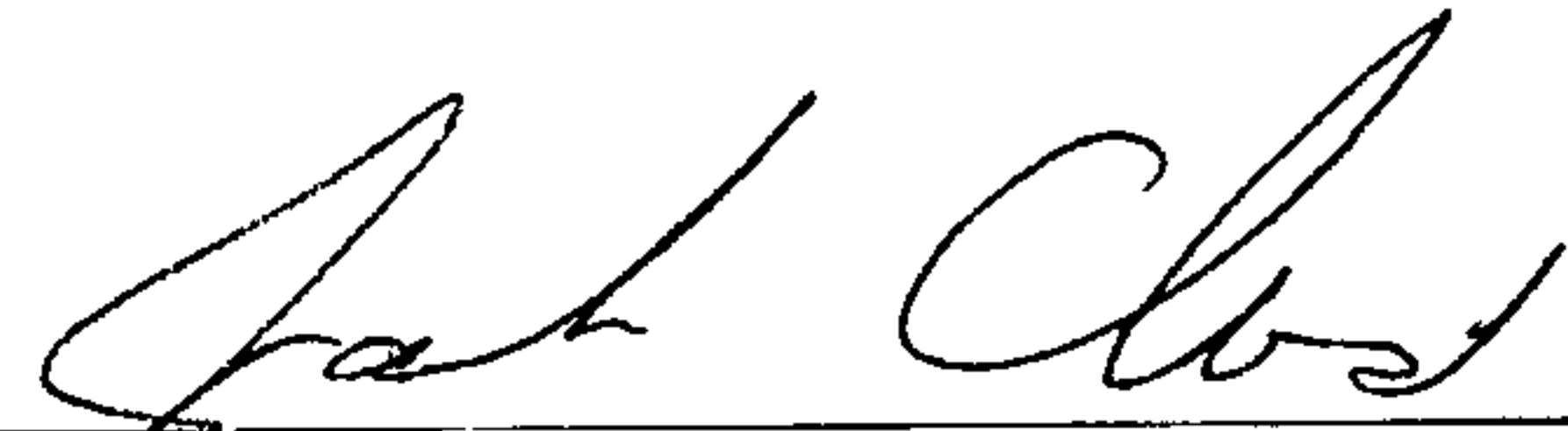
PROJECT # 1007303

APPLICATION # 10-70091

RE: Tract 154-C, MRGCD Map # 32

Previous preliminary plat approval of March 4, 2009 has expired.

Please provide a copy of the document or plat that grants access rights/ beneficiary status to this property. It appears there are currently 12 lots using this easement, and this plat would increase by two to 14 lots.



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

HEARING DATE 3-31-10 (P:1F)

PLANNING DEPARTMENT  
DEVELOPMENT AND BUILDING SERVICES  
TRANSPORTATION SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO: 1007303

AGENDA ITEM NO: 7

SUBJECT:

FINAL PLAT  
PRELIMINARY PLAT

ENGINEERING COMMENTS:

No adverse comments.

RESOLUTION:

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

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

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

SIGNED:

Kristal D. Metro  
Transportation Development

505-924-3991

DATE: MARCH 4, 2009



Albuquerque Bernalillo County  
Water Utility Authority

***DEVELOPMENT REVIEW BOARD***  
***Standard Comment Sheet***

**DRB-1007303    Item No. 7    Zone Atlas F-14**

**DATE ON AGENDA 2/25/09**

**INFRASTRUCTURE REQUIRED (X)YES ( )NO**

**CROSS REFERENCE: N/A**

**TYPE OF APPROVAL REQUESTED: ( ) ANNEXATION**

**( ) SKETCH PLAT (X) PRELIMINARY PLAT ( ) FINAL PLAT**

**( ) SITE PLAN FOR SUBDIVISION ( ) SITE PLAN FOR BUILDING PERMIT**

**Comments:**

1. There must be an Infrastructure List to include public water/sewer line extensions, service connections, and fire hydrant.
2. Plat must include private water/sewer service line easement within the driveway easement.

**If you have any questions or comments please call Roger Green at 924-3989.**



7. ~~Project# 1007303~~  
09DRB-70069 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL

MICHAEL EAVES agent(s) for LA CASTILLA, LLC request(s) the above action(s) for all or a portion of Lot(s) 154C, zoned R-1, located on GUADALUPE TR NW BETWEEN MONTANO AND GRIEGOS NW containing approximately 0.705 acre(s). (F-14) **PRELIMINARY PLAT WAS APPROVED. FINAL PLAT WAS INDEFINITELY DEFERRED. CONDITION OF FINAL PLAT IS VERIFICATION OF ACCESS EASEMENT TO GUADALUPE TRAIL AND NET LOT AREA CALLED OUT ON PLAT.**

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

8. **Project# 1001157**  
09DRB-70072 SKETCH PLAT REVIEW  
AND COMMENT

SANTIAGO ROMERO, JR & ASSOC. agent(s) for CITY OF ALBUQUERQUE AVIATION DEP request(s) the above action(s) for all or a portion of Tract(s) A, D-1-A1, D-1-A2, D-2, **SUNPORT MUNICIPAL ADDITION; LANDS OF ALBUQUERQUE INTERNATIONAL SUNPORT**, zoned SU-1, located on UNIVERSITY BLVD NE BETWEEN CLARK CARR RD SE AND SPIRIT DR SE containing approximately 68.8 acre(s). (N-15) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**

9. **Project# 1007068**  
09DRB-70078 SKETCH PLAT REVIEW  
AND COMMENT

COMMUNITY SCIENCES CORP agent(s) for JAMES S SANDERS request(s) the above action(s) for all or a portion of Lot(s) K, **ALVARADO GARDENS, UNIT 2 Unit 2**, zoned RA-2, located on TRELIS NW BETWEEN CASTANEDO NW AND ORO VISTA NW containing approximately 0.3192 acre(s). (G-12) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**

10. **Project# 1007602**  
09DRB-70080 SKETCH PLAT REVIEW  
AND COMMENT

MARK SNAPP agent(s) for MOUNTAIN L20 LLC request(s) the above action(s) for all or a portion of Lot(s) 20, **BALLING ADDITION**, zoned S-MRN, located on 1301 MOUNTAIN RD NW BETWEEN 13TH ST NW AND 14TH ST NW containing approximately 0.333 acre(s). (J-13) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**

11. **Project# 1007679**  
09DRB-70074 SKETCH PLAT REVIEW  
AND COMMENT

LISA TORRACO request(s) the above action(s) for all or a portion of Lot(s) 3-5, Block(s) 4, **NORTHERN ADDITION**, zoned SU-2 FOR C, located on 2ND ST NW BETWEEN LOMAS NW AND GRANITE NW containing approximately 0.23 acre(s). (J-14) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**

5. **Project# 1001946**  
09DRB-70070 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL

BOHANNAN HUSTON INC agent(s) for UNITED GROWTH LLC request(s) the above action(s) for all or a portion of Lot(s) A-1-B, **LOS ANGELES CENTER** zoned M-1, located on PASEO DEL NORTE NE BETWEEN I-25 AND SAN PEDRO NE containing approximately 16.5189 acre(s). (D-18) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION FOR EXHIBIT INDICATING LOCATION OF SIDEWALK AND DISTANCE OF FACE OF CURB TO PROPERTY LINE, WIDTH DIMENSION, AND 6 FT SIDEWALK AND TO PLANNING FOR FLOATING EASEMENT AND SOLAR NOTE.**
6. **Project# 1002535**  
09DRB-70066 EXT OF MAJOR  
PRELIMINARY PLAT

GPS LLC agent(s) for CHRONIS DEVELOPMENT request(s) the above action(s) for all or a portion of Lot(s) 32-35, 38, & WEST OF LOT 37, **HUBBELL HEIGHTS ADDITION** zoned O-1 & C-2, located on 65TH ST SW BETWEEN CENTRAL AVE SW AND COORS BLVD SW containing approximately 5.555 acre(s). (K-11) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED WITH THE CONDITION THAT THE PLAT IS FILED PRIOR TO 3/6/09. PREVIOUS CONDITIONS OF FINAL PLAT STILL APPLY.**
7. ~~**Project# 10073037**~~  
09DRB-70069 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL

MICHAEL EAVES agent(s) for LA CASTILLA, LLC request(s) the above action(s) for all or a portion of Lot(s) 154C, zoned R-1, located on GUADALUPE TR NW BETWEEN MONTANO AND GRIEGOS NW containing approximately 0.705 acre(s). (F-14) **DEFERRED TO 3/4/09 AT THE AGENT'S REQUEST.**
8. **Project# 1003359**  
09DRB-70048 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL

RIO GRANDE SURVEYING CO. agent(s) for FAIZEL KASSAM request(s) the above action(s) for all or a portion of Lot(s) 23-29, 8-10, 23-25, Block(s) 25 & 26, Tract(s) A, **NORTH ALBUQUERQUE ACRES Unit(s) B**, zoned SU-2, located on EAGLE ROCK BETWEEN SAN PEDRO AND LOUISIANA containing approximately 13.47 acre(s). (C-18) *[Deferred from 2/18/09]* **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD AND FOR AGIS DXF.**
9. **Project# 1004751**  
09DRB-70054 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL

JACKS HIGH COUNTRY INC agent(s) for MARK E SOLOMON request(s) the above action(s) for all or a portion of Lot(s) 5 & 6, Block(s) 4, **PEREA ADDITION** zoned SU-2, located on 11TH ST NW BETWEEN MARQUETTE AVE NW AND ROMA AVE NW containing approximately 0.1629 acre(s). (J-13) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD AND FOR AGIS DXF.**

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

14. **Project# 1000380**  
08DRB-70241 SKETCH PLAT REVIEW  
AND COMMENT

MARK GOODWIN AND ASSOCIATES PA agent(s) for SCM PROPERTY COMPANY, LLC request(s) the above action(s) for all or a portion of Tract(s) 5-A1-B1, **LANDS OF JOEL P TAYLOR** zoned C-2, located on MONTANO NW BETWEEN WINTERHAVEN NW AND COORS NW containing approximately 3.9 acre(s). (E-12) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**

15. **Project# 1007303**  
08DRB-70242 SKETCH PLAT REVIEW  
AND COMMENT

MICHAEL EVANS agent(s) for LA CASTILLA LLC request(s) the above action(s) for all or a portion of Tract(s) 154C, zoned R-1, located on GUADALUPE TR NW BETWEEN MONTANO NW AND GRIEGOS NW containing approximately .705 acre(s). (F-14) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**

16. **Project# 1007304**  
08DRB-70243 SKETCH PLAT REVIEW  
AND COMMENT

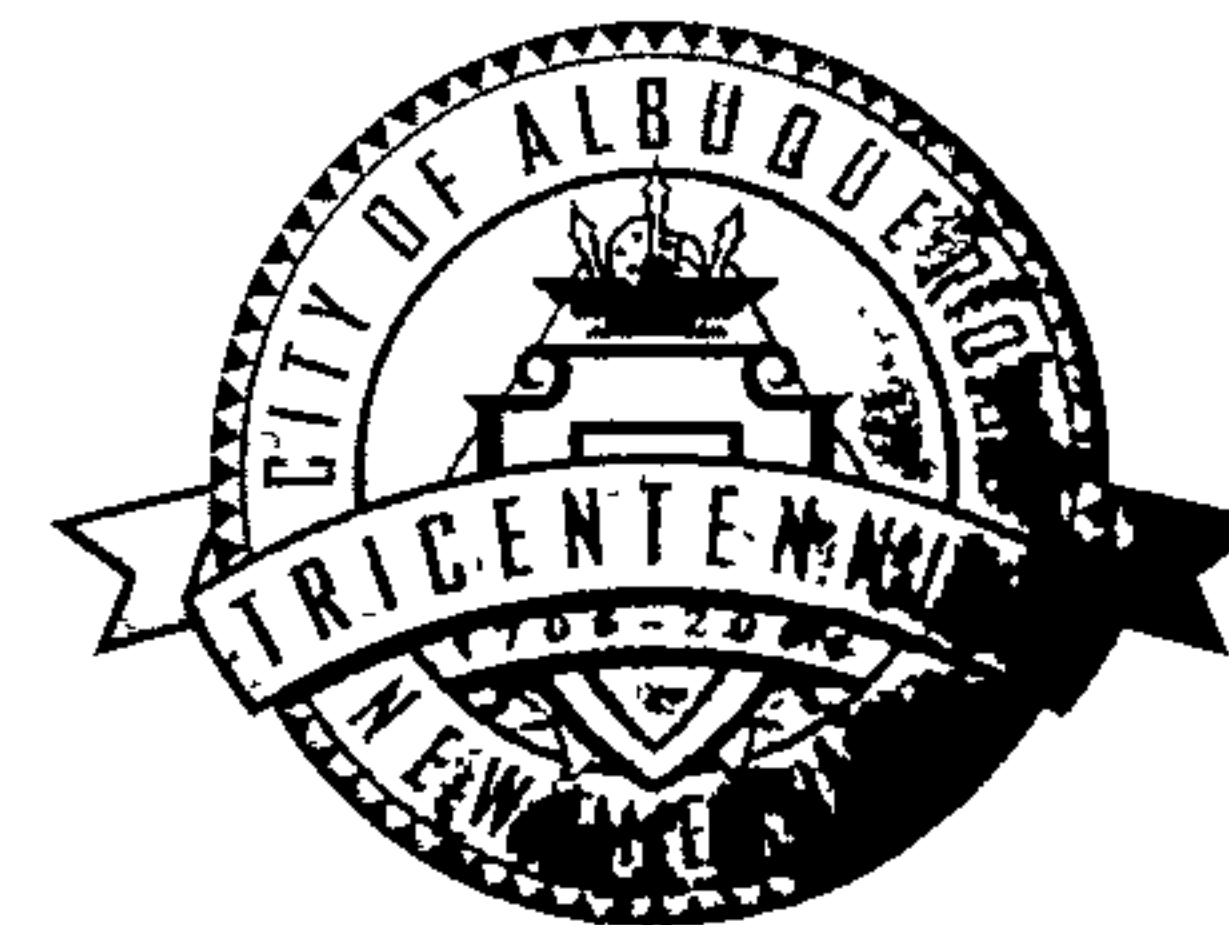
WAYJOHN SURVEYING INC agent(s) for PETE & SARA LLC request(s) the above action(s) for all or a portion of Lot(s) 5-18, 6-13, Block(s) 1, 2, **TBK LOT 1A, BLOCK 1, SPRINGER TRANSFER COMPANY ADDITION** 1, zoned M-1, located on BROADWAY BLVD NE BETWEEN KINLEY AVE NE AND ODELIA RD NE containing approximately 2.3741 acre(s). (J-14) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**

17. **Project# 1007306**  
08DRB-70244 SKETCH PLAT REVIEW  
AND COMMENT

JACKS HIGH COUNTRY INC agent(s) for MICHAEL E MURPHY & DEBORAN JENSON MURPHY request(s) the above action(s) for all or a portion of Lot(s) 11-B & 8-A, **JIM MOORE REALTY ADDITION #3 ADN LOS MANCHO** zoned R-1, located on MOUNTAIN RD NW BETWEEN TOHATCHI TR NW AND CONSUELO PL NW containing approximately 0.4631 acre(s). (J-13) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**

18. Other Matters: None

ADJOURNED: 11:15



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

**DEVELOPMENT REVIEW BOARD--SPEED MEMO**

**DRB CASE NO/PROJECT NO: 1007303**

**AGENDA ITEM NO: 15**

**SUBJECT:**

Sketch Plat/Plan

**ACTION REQUESTED:**

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

P.O. Box 1293

**ENGINEERING COMMENTS:**

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

Albuquerque

New Mexico 87103

**RESOLUTION:**

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

www.cabq.gov

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

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

FOR:

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

**DATE:** June 4, 2008

**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
June 4, 2008  
DRB Comments**

**ITEM # 15**

**PROJECT # 1007303**

**APPLICATION # 08-70242**

**RE: Tract 154-C, MRGCD Map No. 32**

Please provide a copy of the document/ plat that grants access rights/ beneficiary status to this property. Each lot's net area (exclusive of access easement) needs to be noted on the final plat.



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

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

03/17/2010 Issued By: E08375 70992

**Permit Number: 2010 070 091** **Category Code 910**

**Application Number:** 10DRB-70091, Minor - Preliminary/ Final Plat Approval

**Address:**

**Location Description:** GUADALUPE TR NW BETWEEN MONTANO NW AND GRIEGOS NW

**Project Number:** 1007303

**Applicant**

La Castilla Dev. Llc  
Michael A Eaves  
2720 Sheridan Nw  
Albuquerque NM 87104  
258-5210

**Agent / Contact**

La Castilla Dev. Llc  
Michael A Eaves  
2720 Sheridan Nw  
Albuquerque NM 87104  
258-5210

**Application Fees**

441018/4971000	Public Notification	
441032/3424000	Conflict Mgmt Fee	\$20.00
441006/4983000	DRB Actions	\$355.00
<b>TOTAL:</b>		<b>\$375.00</b>

City Of Albuquerque  
Treasury Division

3/17/2010 11:29AM LDC: AMX  
WSH 007 TRACSI: 0017  
RECEIPT# 00123394-00128394  
PERMIT# 2010070091 TRSACR-  
Trans Amt \$375.00  
Conflict Manng. Fee \$20.00  
DRB Actions \$355.00  
CY \$375.00  
CHANGE \$0.00

Thank You

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

02/17/2009 Issued By: E08375

**Permit Number: 2009 070 069** **Category Code 910**

**Application Number:** 09DRB-70069, Minor - Preliminary/ Final Plat Approval

**Address:**

**Location Description:** GUADALUPE TR NW BETWEEN MONTANO AND GRIEGOS NW

**Project Number:** 1007303

**Applicant**  
La Castilla, Llc

**Agent / Contact**  
Michael Eaves

2720 Sheridan Nw  
Albuquerque NM 87104  
259-5210

2720 Sheridan Nw  
Albuquerque NM 87104  
259-5210

**Application Fees**

441018/4971000	Public Notification	
441032/3424000	Conflict Mgmt Fee	\$20.00
441006/4983000	DRB Actions	\$355.00
<b>TOTAL:</b>		<b>\$375.00</b>

City Of Albuquerque  
Treasury Division

2/17/2009 10:52AM LOC: ANNX  
WS# 008 TRANS# 0026  
RECEIPT# 00101990-00101990  
PERMIT# 2009070069 TRSASR  
Trans Amt \$375.00  
Conflict Manaq. Fee \$20.00  
DRB Actions \$355.00  
CK \$375.00  
CHANGE \$0.00

Thank You

**ORIGINAL**

**INFRASTRUCTURE LIST**

Date Site Plan Approved:  
 Date Preliminary Plat Approved: 3-4-09  
 Date Preliminary Plat Expires: 3-4-10  
 DRB Project No.: 1007303  
 DRB Application No.: 09-20069

**EXHIBIT "A"**

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

La Castilla Addition, Lots 1, 2 & 3

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

TRACT  
 MRGCD Map 32 - Lot 154C

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		6"	WL Pipe	<del>Roadway</del>	27' ROAD & UTILITY EASEMENT existing line	450' W (E. of Lot 3)	/	/	/
		2"	Force Main	<del>Roadway</del>	27' ROAD & UTILITY EASEMENT existing line	450' W (E. of Lot 3)	/	/	/
			Fire Hydrant	<del>Roadway</del>	27' ROAD & UTILITY EASEMENT	@ Lot 3	/	/	/
		24'	Gravel Road	27' Road/ Utility Easement	Existing cul-de-sac	15' PAST PRIVATE ECD. <del>E-Property line Lot 3</del>	/	/	/
		25'	Gravel Road to modified hammerhead w/ & STATE CURB	25' Private Access Easement	S Property Line Lot 3	Appx. 230' North	/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/



SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
							/	/	/
							/	/	/
							/	/	/
							/	/	/

**NOTES**

- 1 Grading Plan Certification is required prior to release of Financial Guarantees.
- 2 Waterlines include valves, fittings and services.
- 3 Sanitary sewerlines include manholes and services.

**AGENT / OWNER**

Richard L. Burton  
NAME (print)

Burton Engineers, LLC.  
FIRM

*[Signature]*  
SIGNATURE - date

MAXIMUM TIME ALLOWED TO CONSTRUCT THE IMPROVEMENTS WITHOUT A DRB EXTENSION: \_\_\_\_\_

**DEVELOPMENT REVIEW BOARD MEMBER APPROVALS**

*[Signature]* 3-31-10  
DRB CHAIR - date

*[Signature]* 03/04/09  
TRANSPORTATION DEVELOPMENT - date

*[Signature]* 3/4/09  
UTILITY DEVELOPMENT - date

*[Signature]* 3/31/10  
CITY ENGINEER - date

*[Signature]* 3/4/09 08/31/10  
PARKS & GENERAL SERVICES - date

AMAFCA - date

\_\_\_\_\_ - date

\_\_\_\_\_ - date

**DESIGN REVIEW COMMITTEE REVISIONS**

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER

# City of Albuquerque



## DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

### SUBDIVISION

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

### SITE DEVELOPMENT PLAN

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

### STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

### 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): MARK SNAPP / SZ DESIGN PHONE: 350-3802  
 ADDRESS: \_\_\_\_\_ FAX: \_\_\_\_\_  
 CITY: \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_ E-MAIL: \_\_\_\_\_

APPLICANT: MICHAEL A. EAVES / LA CASTILLA DEV. LLC PHONE: 259-5310  
 ADDRESS: 2720 SHERIDAN N.W. FAX: 344-0446  
 CITY: ALB. STATE NM ZIP 87104 E-MAIL: M-A-EAVES-DEV@MSN.COM  
 Proprietary interest in site: OWNER / DEV. List all owners: \_\_\_\_\_

DESCRIPTION OF REQUEST: FINAL PLAT FOR THREE LOTS

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. 154-C Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv/Addn/TBKA: \_\_\_\_\_  
 Existing Zoning: R-1 Proposed zoning: R-1 MRGCD Map No #32  
 Zone Atlas page(s): F-14 UPC Code: 101406107614330844

### CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_Z\_, V\_, S\_, etc):  
08 DRB - 73242 SKETCH PLAT REVIEW

### CASE INFORMATION:

Within city limits?  Yes Within 1000FT of a landfill? No  
 No. of existing lots: 1 No. of proposed lots: 3 Total area of site (acres): .705  
 LOCATION OF PROPERTY BY STREETS: On or Near: GUADALUPE TR. NW  
 Between: MAUTANO NW and GRIEGOS NW.

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

SIGNATURE [Signature] DATE 3-17-10  
 (Print) MICHAEL A. EAVES 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>10 DRB - 70091</u>	<u>PJF</u>	_____	<u>\$ 355.00</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	<u>CMF</u>	_____	<u>\$ 20.00</u>
<input checked="" type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
	Hearing date <u>March 31, 2010</u>			Total <u>\$ 375.00</u>

[Signature] 3-17-10  
 Planner signature / date

Project # 1007303

**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.**

- <sup>NO</sup> 5 Acres or more: Certificate of No Effect or Approval
- (6)  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**
- <sup>NO</sup> 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**
- (6)  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
- <sup>NO</sup> 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
- <sup>NO</sup> 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.

Michael Eaves  
Applicant name (print)  
[Signature] 3/17/10  
Applicant signature / date



Form revised October 2007

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

Application case numbers  
10DRB - 70091

[Signature] 3-17-10  
Planner signature / date  
Project # 1007303

March 15, 2010  
Mr. Jack Cloud , DRB Chairperson  
City of Albuquerque

La Castilla Dev, LLC  
2720 Sheridan NW  
Albuquerque, NM 87104

Re: La Castillas Addition -Tract 154C  
Three-lot subdivision request for Final Plat

Zone Atlas page F-14

Mr. Cloud,

We are requesting approval for a three lot subdivision of Tract 154C. - La Castillas Addition

The development plan creates a three lot residential subdivision from a 1 lot tract .

This property is accessed from an existing private access and utility easement from Guadalupe Trail. The (3) new lots will be accessed by this existing access and utility easement. A private access and utility easement for this subdivision are to be dedicated in the final subdivision plat. Water, sewer, gas and fire protection has been extended east along this existing access easement that serves the property on the South side. Electric service is underground from the North . All drainage ponds have been constructed according to engineering and drainage specifications. In addition we have constructed a new 25ft. driveway of base coarse w/ a concrete roll over curb between the road and the building lots.

All necessary work has been completed , inspected and approved by the City of Albuquerque .

Sincerely,



Michael A. Eaves  
La Castilla Dev, LLC

01/23



ALBUQUERQUE PUBLIC SCHOOLS

Capital Master Plan

Expect Great Things!

M. Elizabeth Everitt, Ph.D.

SUPERINTENDENT

### 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) \_\_\_\_\_

**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 \_\_\_\_\_

Location of Project (address or major cross streets) Guadalupe Trl & Griegos NW

Proposed # of Units: 3 Single-Family \_\_\_\_\_ Multi-Family

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

**Contact Information**

Name \_\_\_\_\_

Company \_\_\_\_\_

Phone \_\_\_\_\_

E-mail \_\_\_\_\_

**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 \_\_\_\_\_

Preliminary PDFF Date Submitted \_\_\_\_\_

Preliminary PDFF Date Completed \_\_\_\_\_

Final PDFF Date Submitted \_\_\_\_\_

Final PDFF Date Completed \_\_\_\_\_

Project # 1007303

APS Cluster Valley

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

and Michael A. Eaves ("Developer") effective as of this 4 day of March, 2010 and pertains to the subdivision commonly known as La Castilla, and more particularly described as lots 1-3  
*[use new legal description of subdivision]*

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

*[List lots by street address and new legal description; Lots which will be used for multi-family residences should be marked "multifamily- \_\_\_ units" with the number of units filled in.]*

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

WHEREAS, Developer is proposing the development of a new 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;

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

1. Developer agrees to pay to APS a facilities fee for each dwelling unit to be constructed in the Subdivision.
2. The amount of the fee shall be:
  - If the building permit is issued on or after January 1, 2007, the fee shall be \$1875 per dwelling unit.
  - If the building permit is issued on or after July 1, 2008, the fee shall be \$2425 per dwelling unit.
  - If the permit is issued on or after January 1, 2010, the fee shall be \$2975 per dwelling unit.

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

3. Developer agrees that the fee shall be paid to APS at or before the issuance of any building permit for any lot or other parcel of property subject to this agreement.
4. Developer may satisfy all or part of its obligations under this contract by transferring improved or unimproved property to APS, provided that APS must agree to the transfer and to the value placed on the transferred property. APS, upon accepting such transfer, shall credit Developer with an amount equal to the agreed value, and the developer may designate the lot(s) to which such amount(s) shall be applied in satisfaction of its obligations hereunder.
5. This contract shall 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.

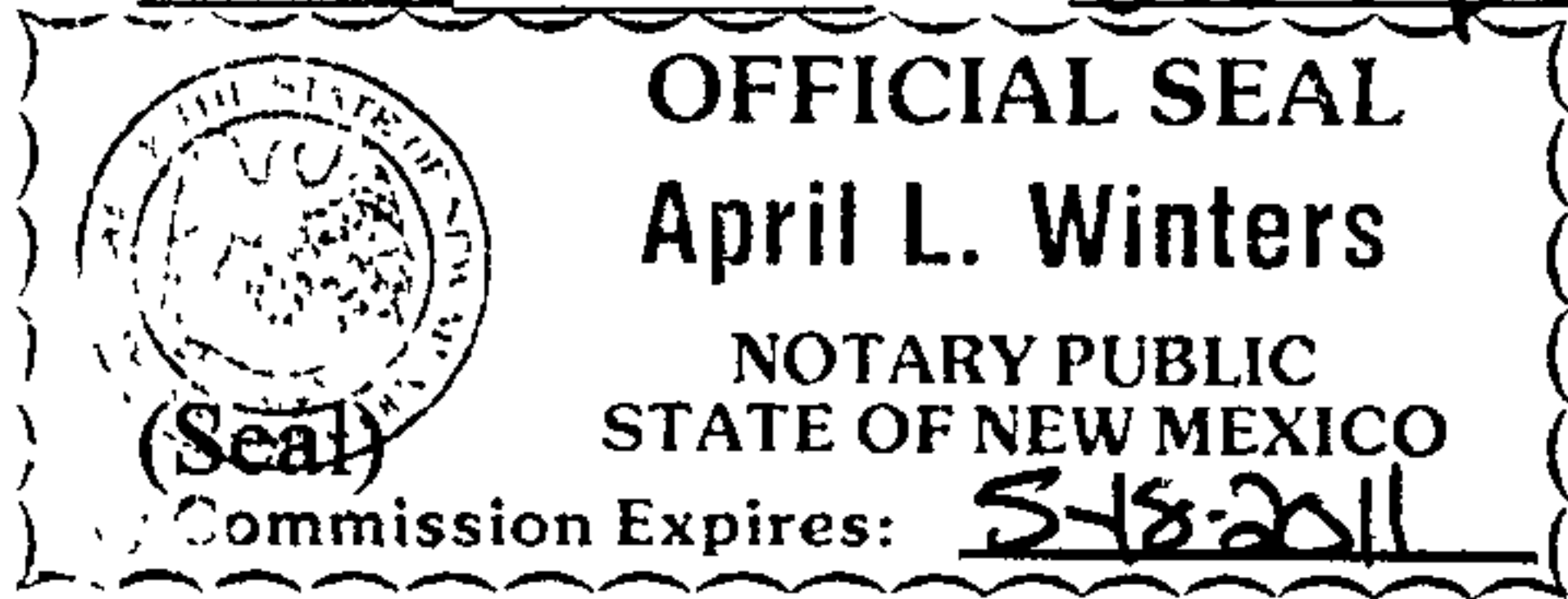
Michael A. Eaves  
Signature

MICHAEL A. EAVES  
Name (typed or printed) and title

LA CASTILLA DEV. LLC  
Developer

STATE OF NEW MEXICO  
COUNTY OF BERNALILLO

This instrument was acknowledged before me on March 3, 2010, by Michael A. Eaves  
as Developer of La Castilla Dev. LLC, a corporation.



April L. Winters  
Notary Public

My commission expires: May 18, 2011

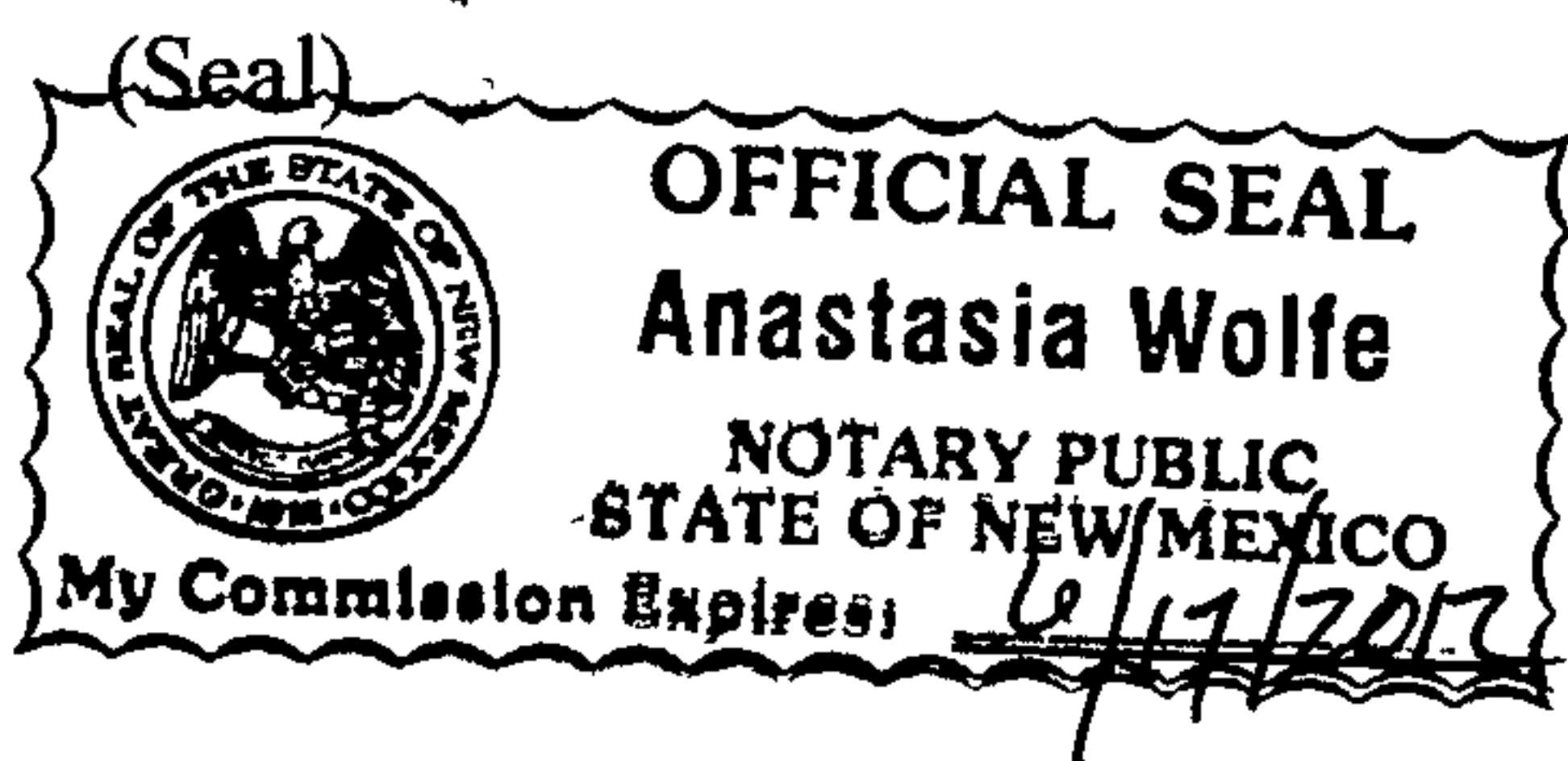
ALBUQUERQUE PUBLIC SCHOOLS

By: April L. Winters  
Signature

Facilities Fee Planner, APS  
Name (typed or printed) and title

STATE OF NEW MEXICO  
COUNTY OF BERNALILLO

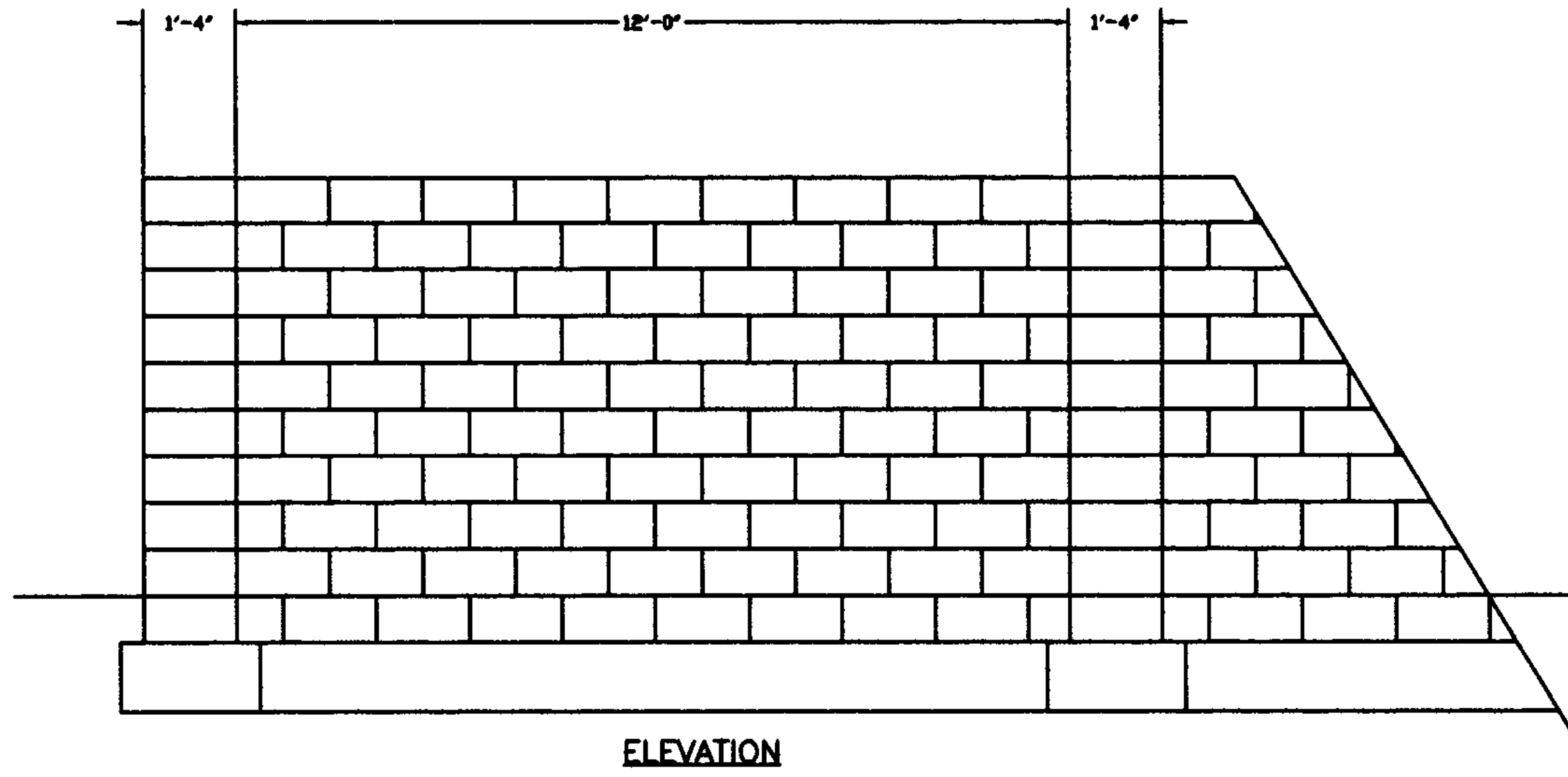
This instrument was acknowledged before me on March 3, 2010, by April L. Winters  
as Facilities Fee Planner of the Albuquerque Municipal School  
District No. 12, Bernalillo and Sandoval Counties, a school district organized and existing under  
the laws of the State of New Mexico.



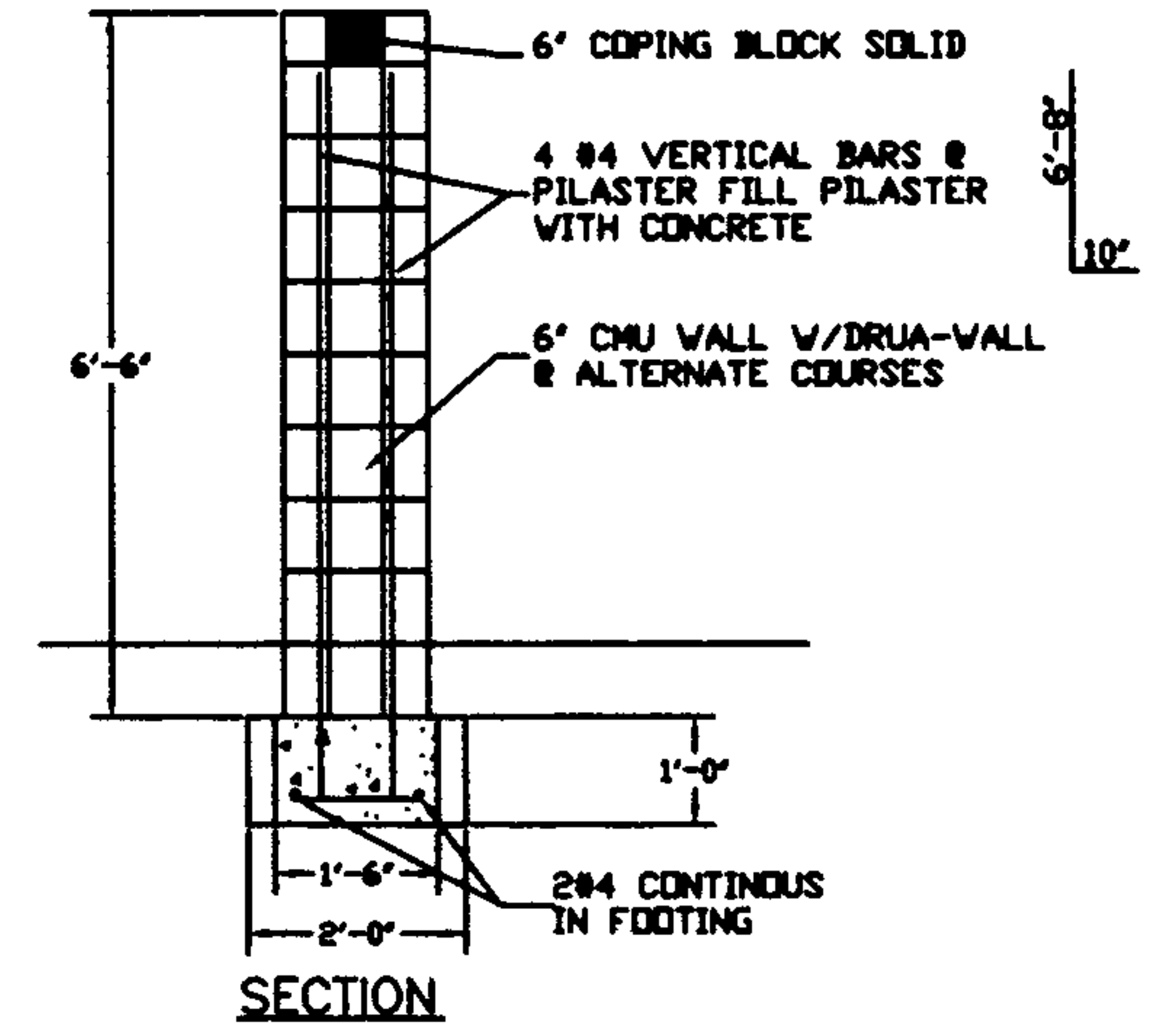
Anastasia Wolfe  
Notary Public

My commission expires: 6/17/2012

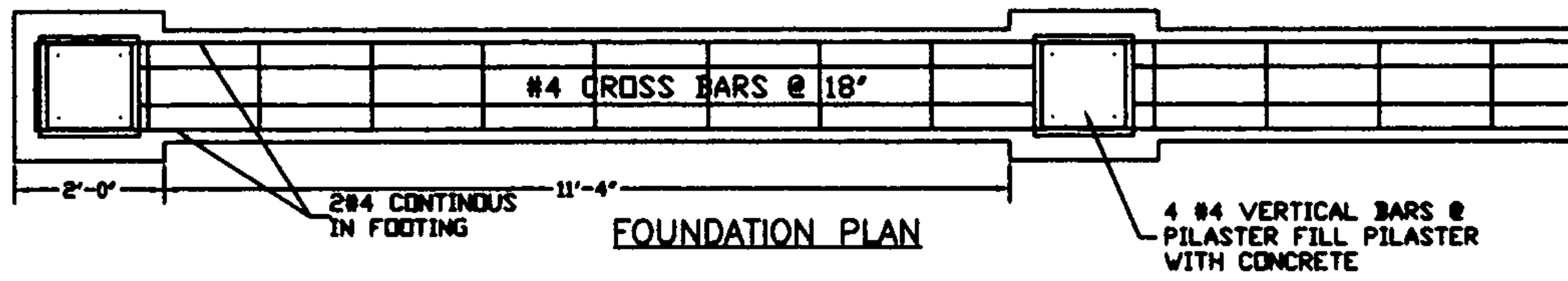




ELEVATION



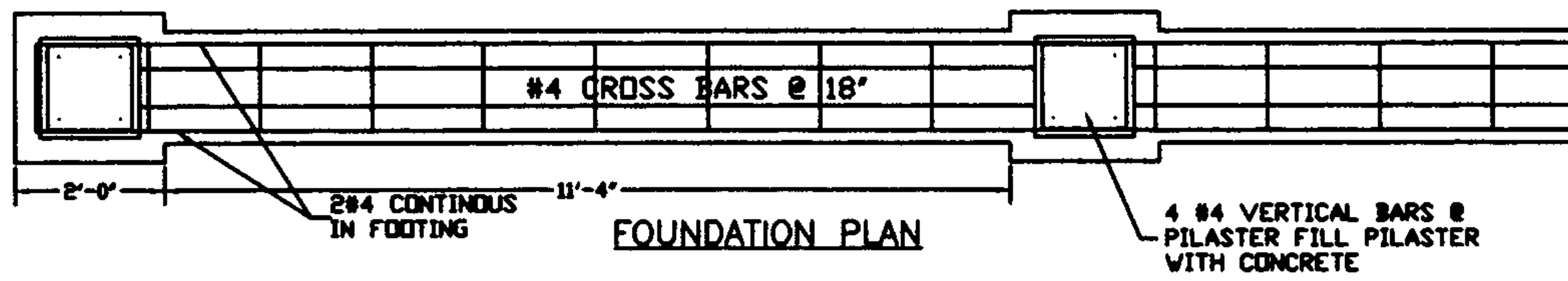
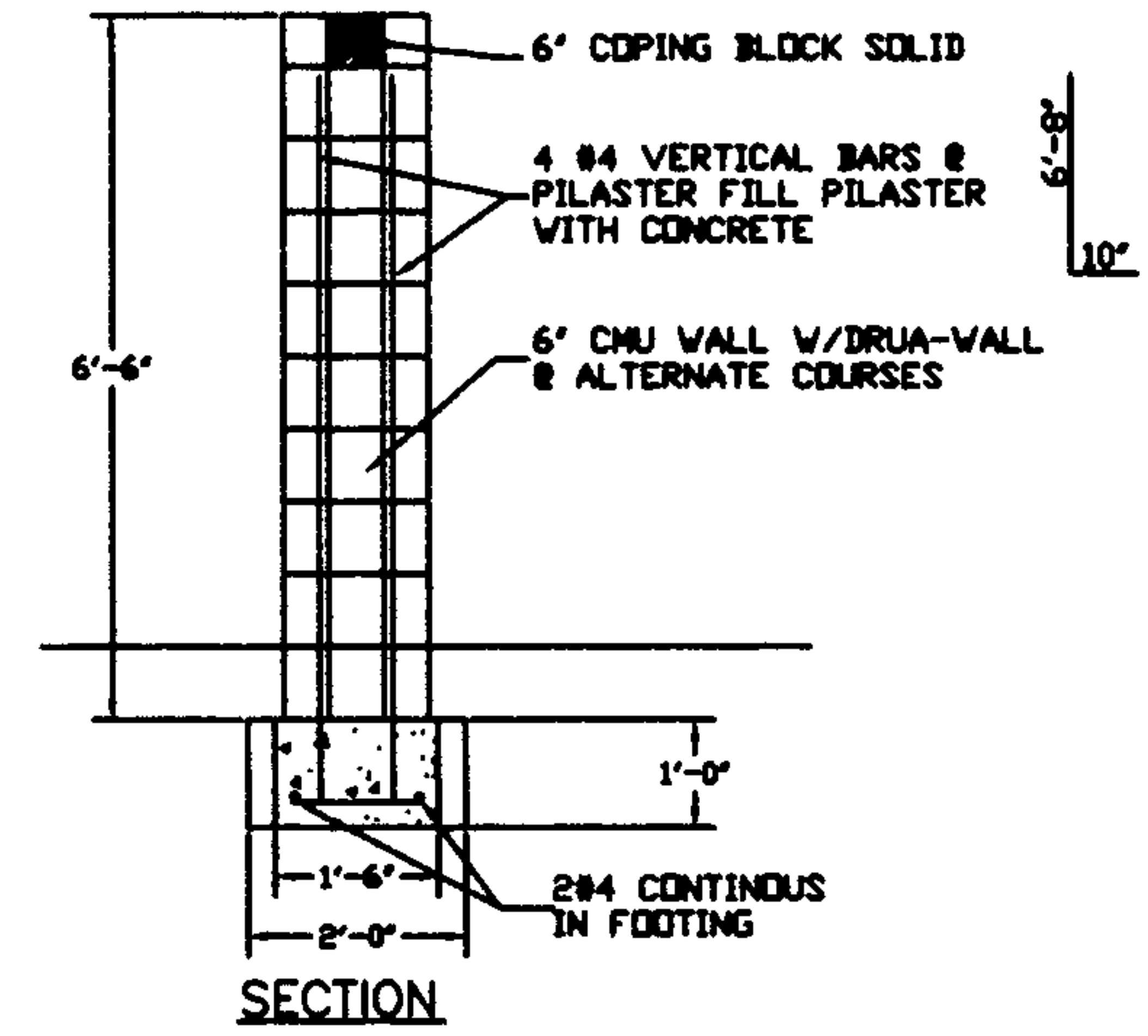
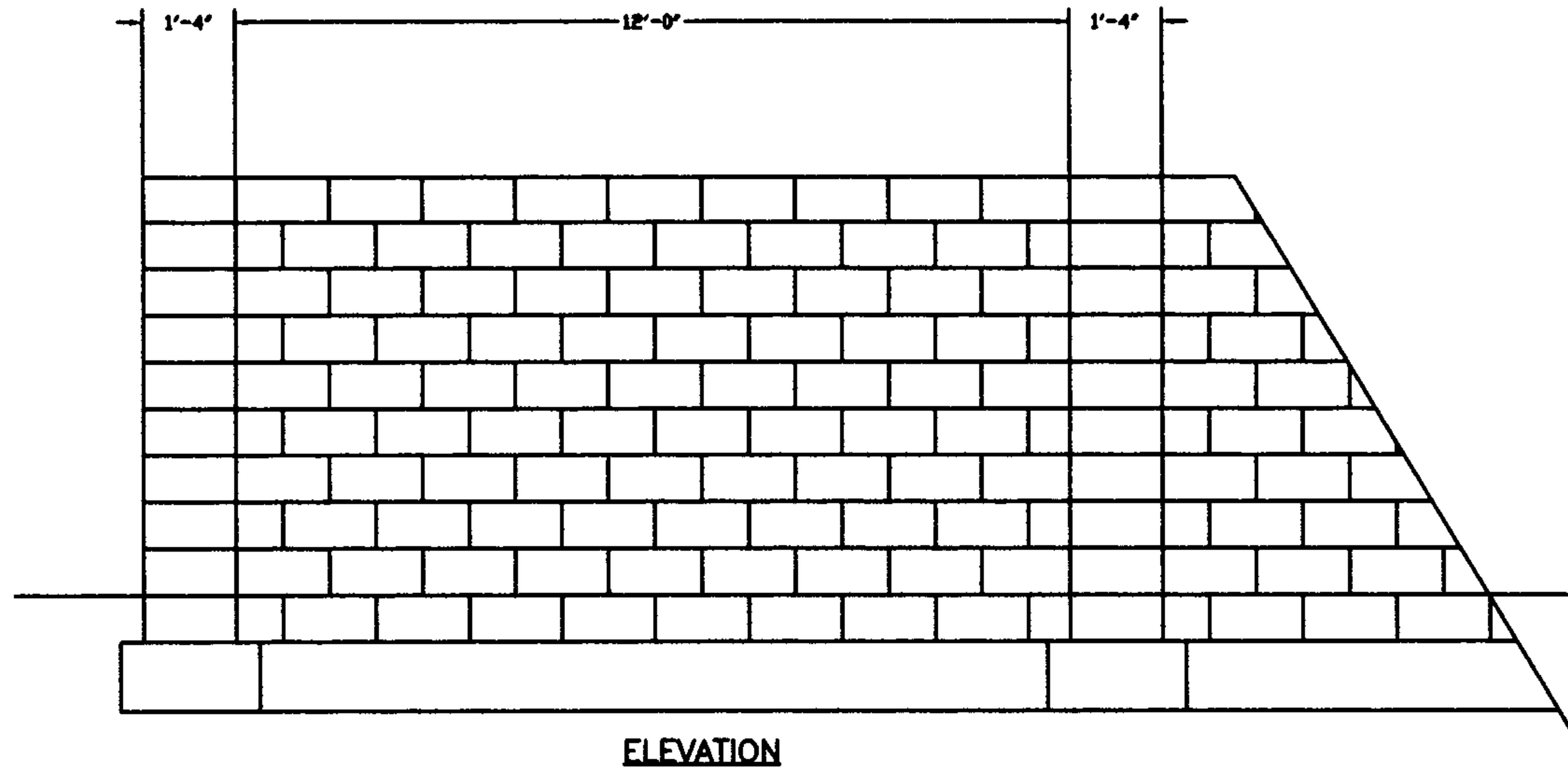
SECTION



FOUNDATION PLAN

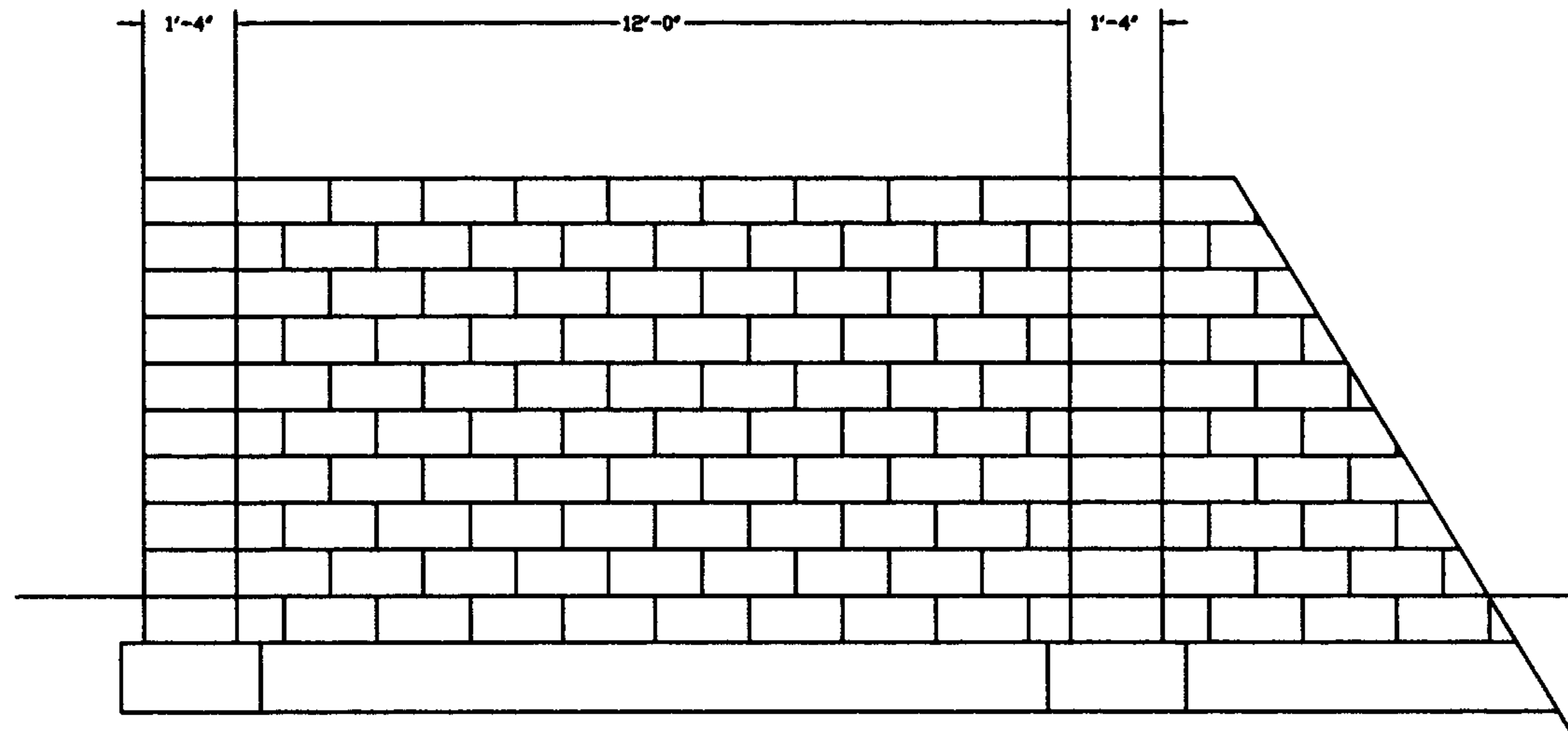
TYPICAL BLOCK WALL DETAILS



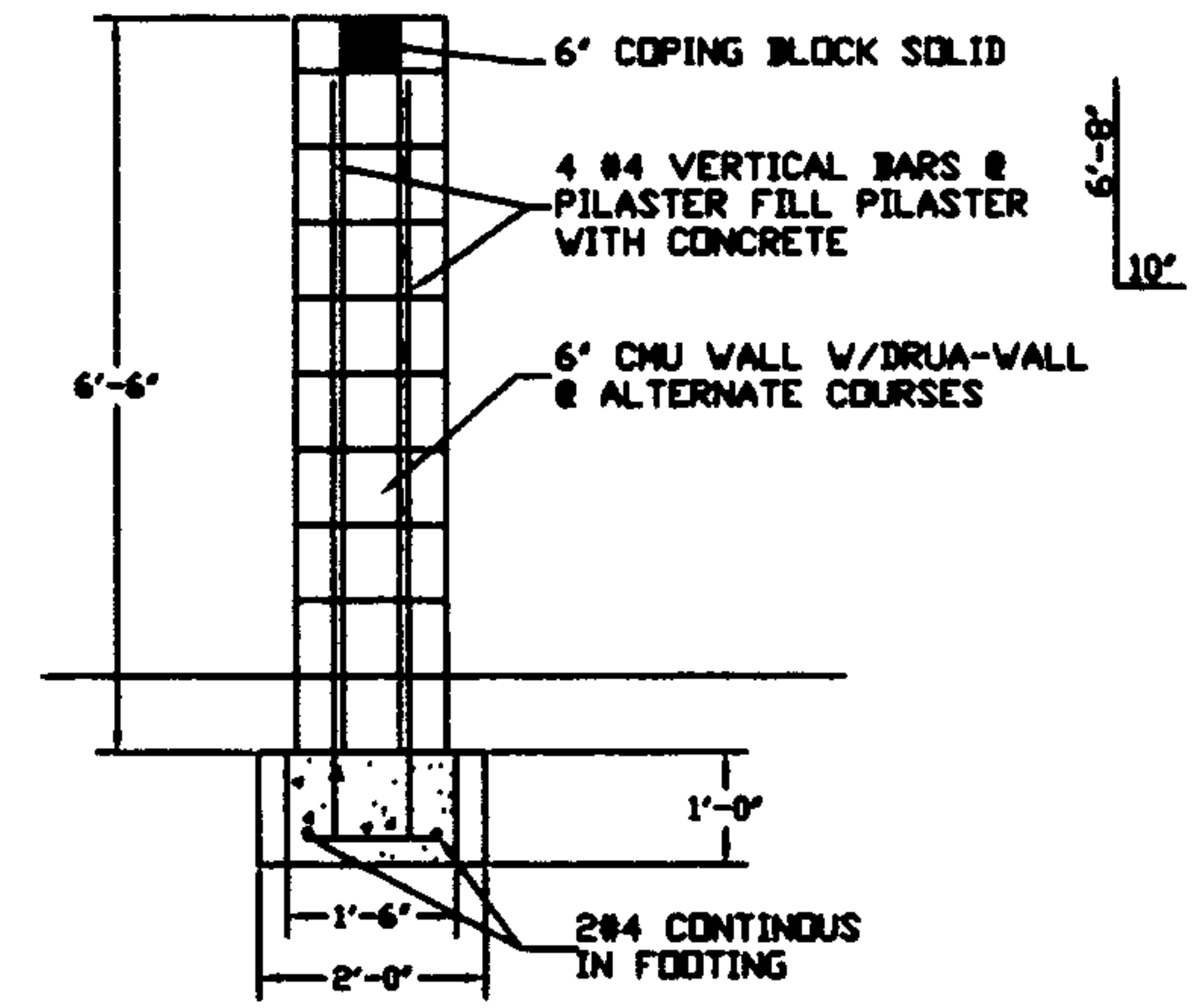


TYPICAL BLOCK WALL DETAILS





ELEVATION



SECTION



FOUNDATION PLAN

TYPICAL BLOCK WALL DETAILS

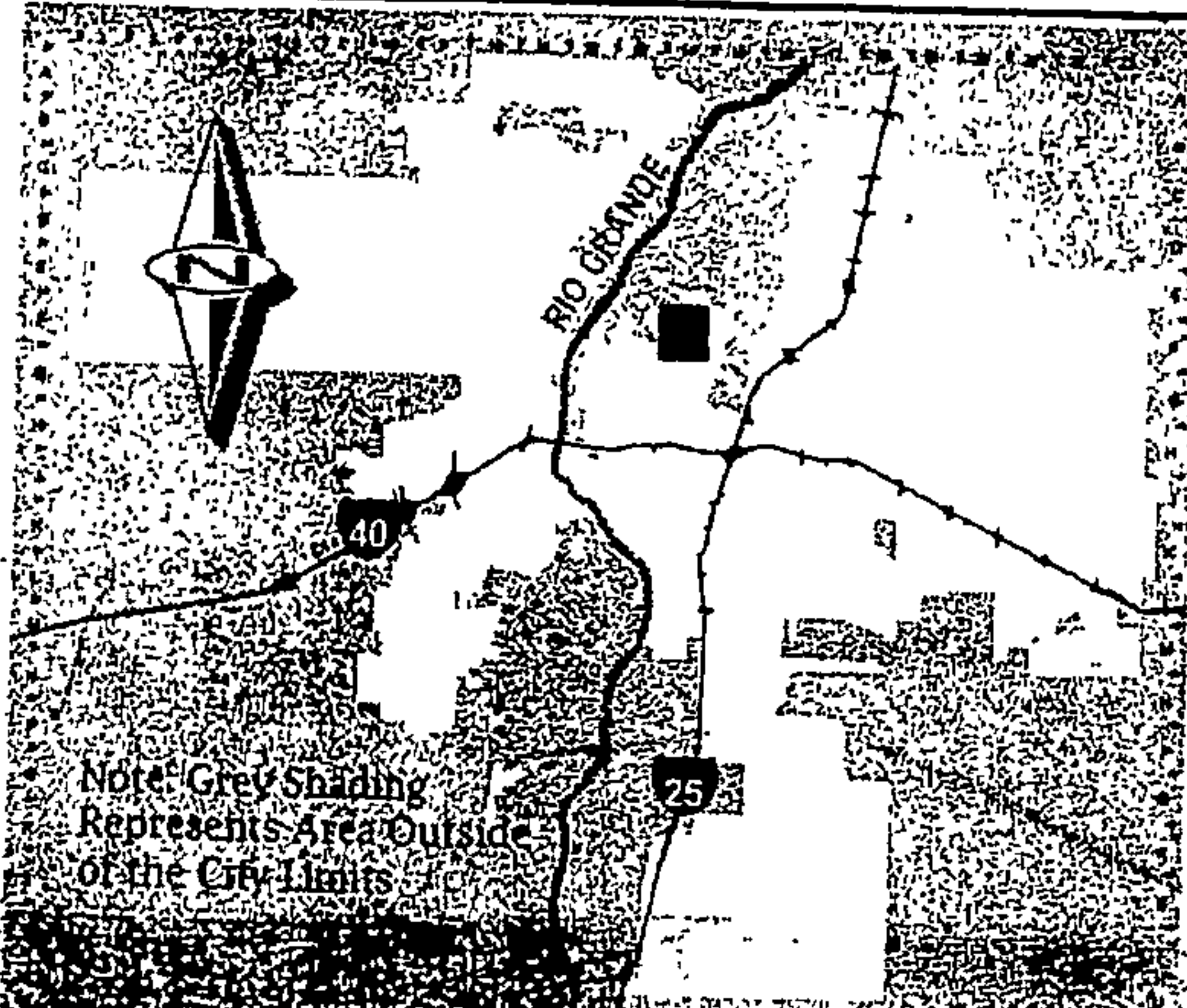




For more current information and more details visit: <http://www.cabq.gov/gis>



Map amended through: 6/13/2008

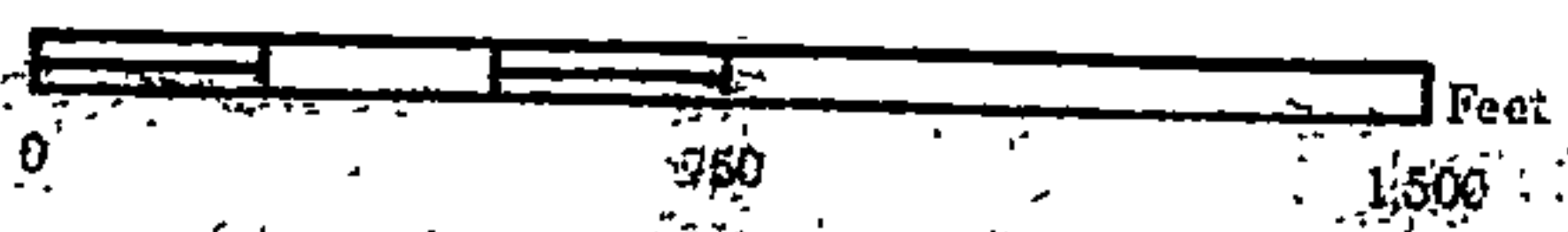


Note: Grey shading represents Area outside of the City Limits

Zone Atlas Page:  
**F-14-Z**

Selected Symbols

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



92C-267

92126143

A PLAT OF  
TRACT D-1 AND D-2  
LANDS OF GLENNA LEE GALLENMORE AND  
ETHEL MAE COWARDIN  
BEING A REPLAT OF TRACT D  
SITUATE WITHIN PROJECTED SECTION 32  
T.11 N., R.3 E., N.M.P.M.  
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
OCTOBER 1990

State of New Mexico  
County of Bernalillo  
1107 DEC 1 5 1992  
FOR RECORDING INFORMATION

N. T. S.

14-7

14-7

LEGAL DESCRIPTION AND FREE CONSENT

The undersigned owner(s) of the land hereon shown do hereby consent to the Replat of the land hereon shown:

Tract lettered "D" as shown and designated on the plat of LANDS OF GLENNA LEE GALLENMORE & ETHEL MAE COWARDIN, said plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico, on May 31, 1974 in Volume A5, folio 71.

and is with the free consent and in accordance with the desires of the undersigned owner(s) and proprietor(s) thereof, and hereby grants the private access and public utility easement(s) as shown hereon.

*[Signature]* 8/3/92

Owner(s) FRANK SPANNA ... 10/9/90

GENERAL NOTES:

- 1) Bearings and distances shown within parenthesis, ( ), per plat of GLENNA LEE GALLENMORE AND ETHEL MAE COWARDIN, filed on May 31, 1974 in Volume A5, folio 71.
- 2) Bearings and distances shown within brackets, [ ], per reference of respective adjoining properties.
- 3) Basis of bearings per City of Albuquerque Monument Station "DOUGLAS".
- 4) All bearings are grid; all distances are ground.
- 5) All corners were found and tagged with "L.S. 6446".
- 6) The private access easement is for the benefit and use

1007303



A5-71

12-30

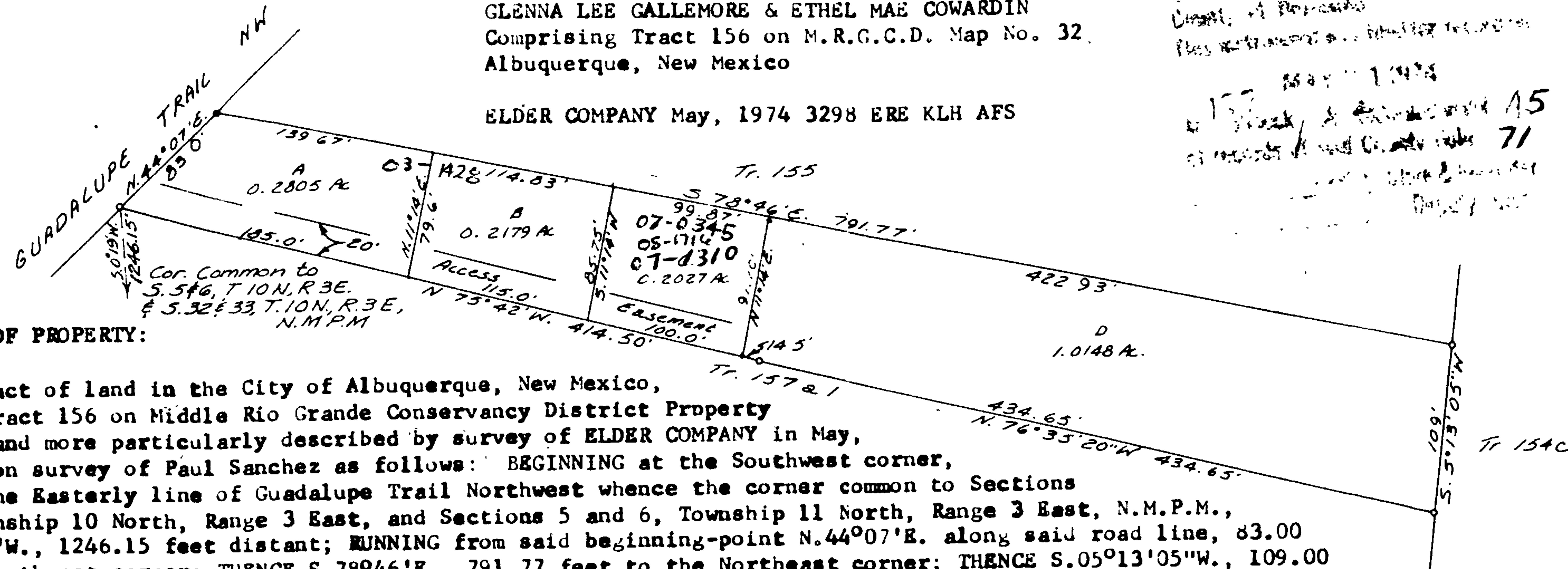
Plat of Land of

GLENNA LEE GALLEMORE & ETHEL MAE COWARDIN  
Comprising Tract 156 on M.R.G.C.D. Map No. 32,  
Albuquerque, New Mexico

ELDER COMPANY May, 1974 3298 ERE KLH AFS

Survey of New Mexico  
County of Bernalillo  
This instrument is subject to the provisions of the  
Act of May 1, 1942  
of the State of New Mexico  
of the County of Bernalillo  
Book 15  
Page 71

11757



DESCRIPTION OF PROPERTY:

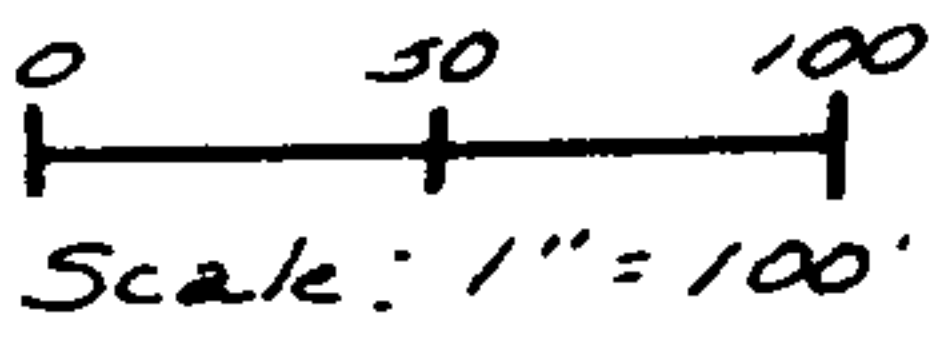
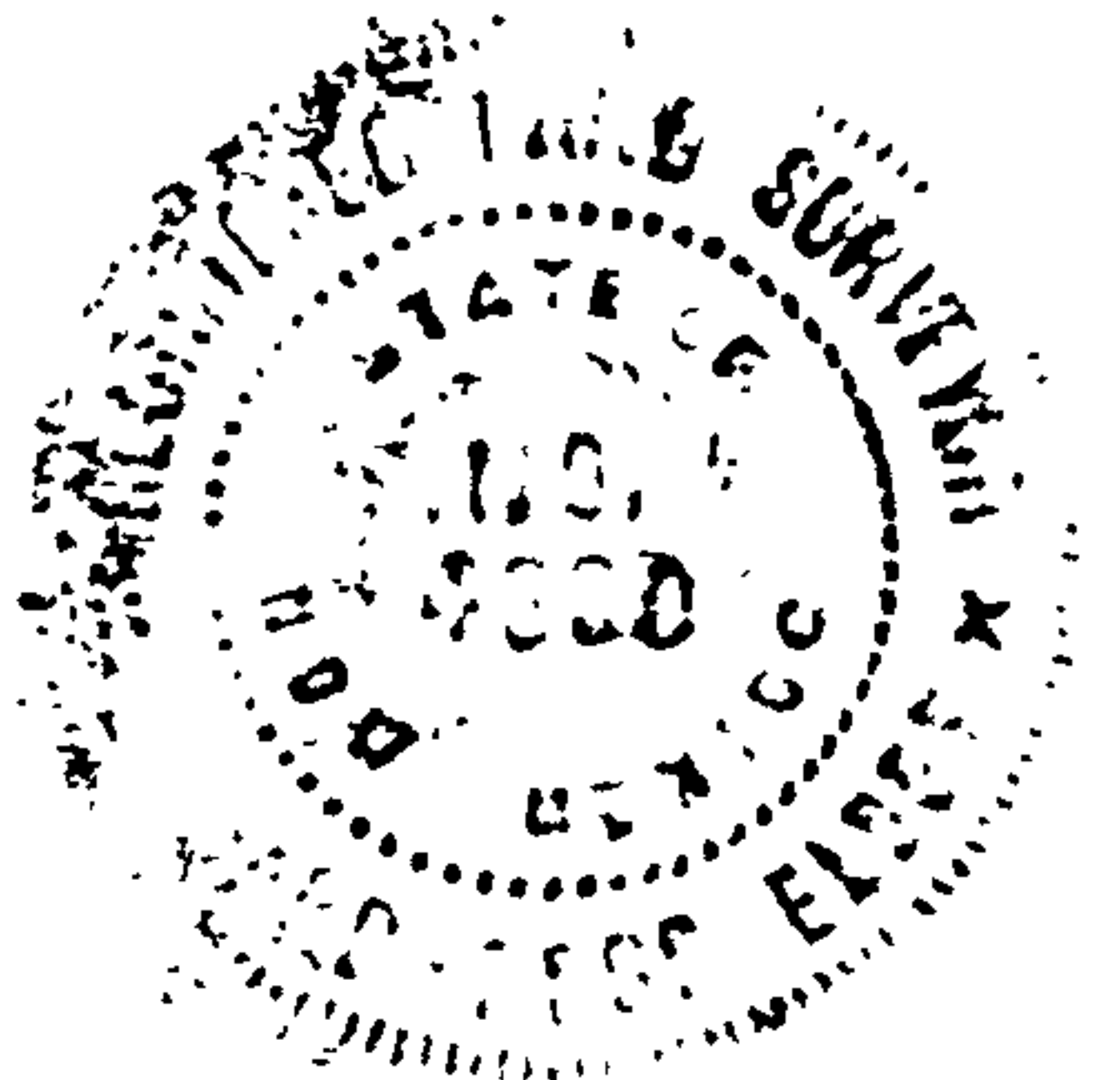
A certain tract of land in the City of Albuquerque, New Mexico, Comprising Tract 156 on Middle Rio Grande Conservancy District Property Map No. 32, and more particularly described by survey of ELDER COMPANY in May, 1974, based on survey of Paul Sanchez as follows: BEGINNING at the Southwest corner, a point on the Easterly line of Guadalupe Trail Northwest whence the corner common to Sections 5 and 6, Township 10 North, Range 3 East, and Sections 5 and 6, Township 11 North, Range 3 East, N.M.P.M., bears S.00°19'W., 1246.15 feet distant; RUNNING from said beginning-point N.44°07'E. along said road line, 83.00 feet to the Northwest corner; THENCE S.78°46'E., 791.77 feet to the Northeast corner; THENCE S.05°13'05"W., 109.00 feet to the Southeast corner; THENCE N.76°35'20"W., 434.65 feet to an angle point; THENCE N.75°42'W., 414.90 feet to the point of beginning; CONTAINING 1.7159 Acres, more or less, subject to the access easement shown hereon and any other easements of record.

CERTIFICATE OF SURVEYOR:

I, EDWARD ROSS ELDER, a duly qualified Land Surveyor licensed under the laws of the State of New Mexico, hereby certify that this plat was prepared from notes of an actual field survey performed under my direction and that it is true and correct to the best of my knowledge and belief.

*Edward Ross Elder*

EDWARD ROSS ELDER  
New Mexico Registered Land  
Surveyor No. 4690



A5-71

A5-71

87-20

Plat No. 72-373 (City)

Approved 9-11-72

*Richard D. Dineen*  
City of Albuquerque  
Planning Department

LAND OF EMILIA LEYBA  
ALBUQUERQUE, NEW MEXICO

PLAT OF

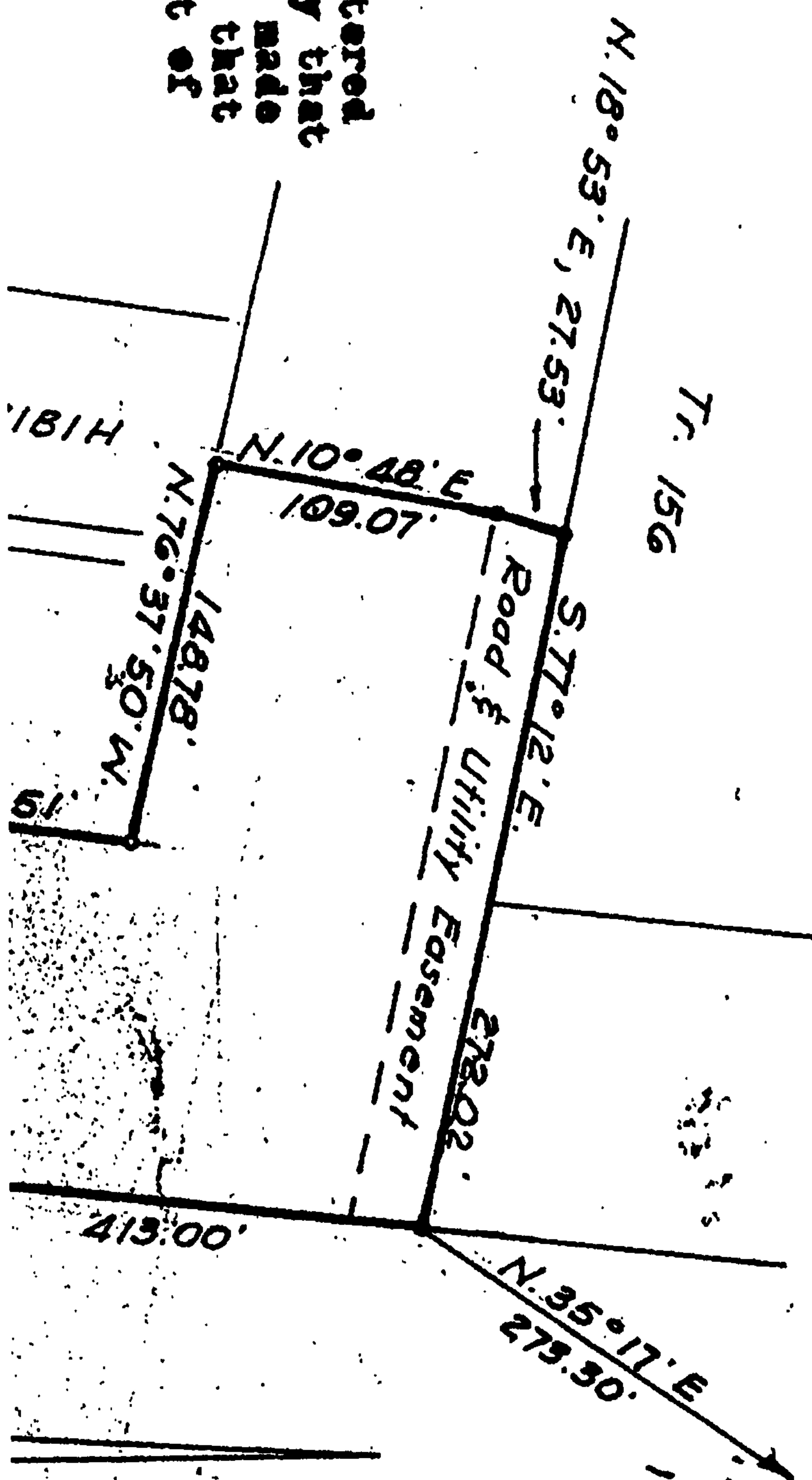
TRACT 1 OF

8575

This is to certify that the taxes on the property shown hereon have been paid for the last 1 1/2 years up to and including the 1st half of 1972.

New Mexico Title Soc.  
*Francis G. Leach*  
Title Officer

I, Charles T. Scannell, New Mexico Registered Land Surveyor No. 3244, do hereby certify that the survey and plat as shown hereon were made by me or under my direct supervision and that the same are true and correct to the best of my belief and knowledge.



State of New Mexico } SS  
County of Bernalillo }  
This instrument being filed for record  
SEP 11 1972  
M. D. French, Jr., Recorder in and for the County of Bernalillo, New Mexico  
*Charles T. Scannell*  
Surveyor

00 0 4 0 00





Supplemental form

**SUBDIVISION**

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

**SITE DEVELOPMENT PLAN**

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

**STORM DRAINAGE**

- Storm Drainage Cost Allocation Plan

**S Z ZONING & PLANNING**

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

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

**APPLICANT INFORMATION:**

Professional/Agent (if any): MICHAEL EAVES PHONE: 259.5210  
 ADDRESS: 2720 SHERIDAN NW FAX: 344.0440  
 CITY: \_\_\_\_\_ STATE \_\_\_\_\_ ZIP 87104 E-MAIL: m-a-eaves-dev@msn.com  
 APPLICANT: LA CASTILLA, LLC PHONE: 259.5210  
 ADDRESS: 2720 SHERIDAN NW FAX: 344.0440  
 CITY: \_\_\_\_\_ STATE \_\_\_\_\_ ZIP 87104 E-MAIL: m-a-eaves-dev@msn.com  
 Proprietary interest in site: OWNER/DEVELOPER List all owners: \_\_\_\_\_

DESCRIPTION OF REQUEST: MINOR SUBDIVISION FOR THREE LOTS

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 of Tract No. 154C Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv/Addn/TBKA: \_\_\_\_\_  
 Existing Zoning: R-1 Proposed zoning: R-1  
 Zone Atlas page(s): F.14 UPC Code: 101406107614330844 MRGCD Map No #32

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): 1007303  
08 DRB - 70242 SKETCH PLAN REVIEW

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill? No  
 No. of existing lots: 1 No. of proposed lots: 3 Total area of site (acres): .705  
 LOCATION OF PROPERTY BY STREETS: On or Near: GUADALUPE TR. NW  
 Between: MONTANO NW and GREGOS NW  
 Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: \_\_\_\_\_

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_  
 (Print) \_\_\_\_\_ 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>09DRB - 70069</u>	<u>PBF</u>	_____	<u>\$ 355.00</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	<u>CMF</u>	_____	<u>\$ 20.00</u>
<input checked="" type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input 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>February 25, 2009</u>				Total <u>\$ 375.00</u>

Raly 2.17.09  
 Planner signature / date

Project # 1007303

**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**
- 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.

Michael A. EAVES  
Applicant Name (print)

[Signature]  
Applicant signature / date



Form revised October 2007

- Checklists complete
  - Fees collected
  - Case #s assigned
  - Related #s listed
- Application case numbers  
09DRB - \_\_\_\_\_ - 20069

[Signature] 2.17.09  
Planner signature / date

Project # 1007303

Project # 1007303

APS Cluster Valley

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

Michael Faves ("Developer") effective as of this 17 day of February, 2009, and pertains to the subdivision commonly known as \_\_\_\_\_, and more particularly described as La Castilla Addn  
lots 1, 2 & 3 [use new legal description of subdivision]

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

*[List lots by street address and new legal description; Lots which will be used for multi-family residences should be marked "multifamily- \_\_\_ units" with the number of units filled in.]*

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

WHEREAS, Developer is proposing the development of a new 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;

3 Project # 1007303

APS Cluster Valley

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

1. Developer agrees to pay to APS a facilities fee for each dwelling unit to be constructed in the Subdivision.
2. The amount of the fee shall be:
  - If the building permit is issued on or after January 1, 2007, the fee shall be \$1875 per dwelling unit.
  - If the building permit is issued on or after July 1, 2008, the fee shall be \$2425 per dwelling unit.
  - If the permit is issued on or after January 1, 2010, the fee shall be \$2975 per dwelling unit.

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

3. Developer agrees that the fee shall be paid to APS at or before the issuance of any building permit for any lot or other parcel of property subject to this agreement.
4. Developer may satisfy all or part of its obligations under this contract by transferring improved or unimproved property to APS, provided that APS must agree to the transfer and to the value placed on the transferred property. APS, upon accepting such transfer, shall credit Developer with an amount equal to the agreed value, and the developer may designate the lot(s) to which such amount(s) shall be applied in satisfaction of its obligations hereunder.
5. This contract shall 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.

APB Project # 1007303

APS Cluster Valley

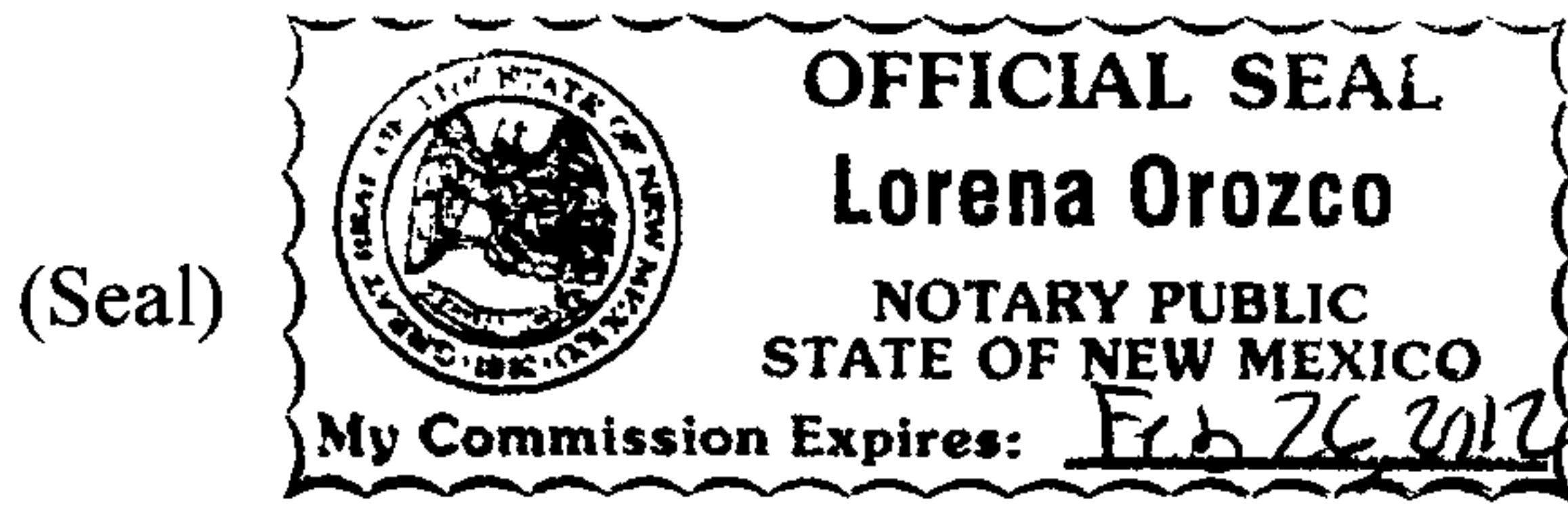
*Michael A. Eaves*  
Signature

MICHAEL A. EAVES  
Name (typed or printed) and title

LA CASTILLA DEV. LLC  
Developer

STATE OF NEW MEXICO  
COUNTY OF BERNALILLO

This instrument was acknowledged before me on 17, by February 2009  
Michael A. Eaves as Developer of La Castilla Dev, LLC a corporation.



*Lorena Orozco*  
Notary Public  
My commission expires: Feb 26, 2012

ALBUQUERQUE PUBLIC SCHOOLS

By: *Haren Alarid*  
Signature

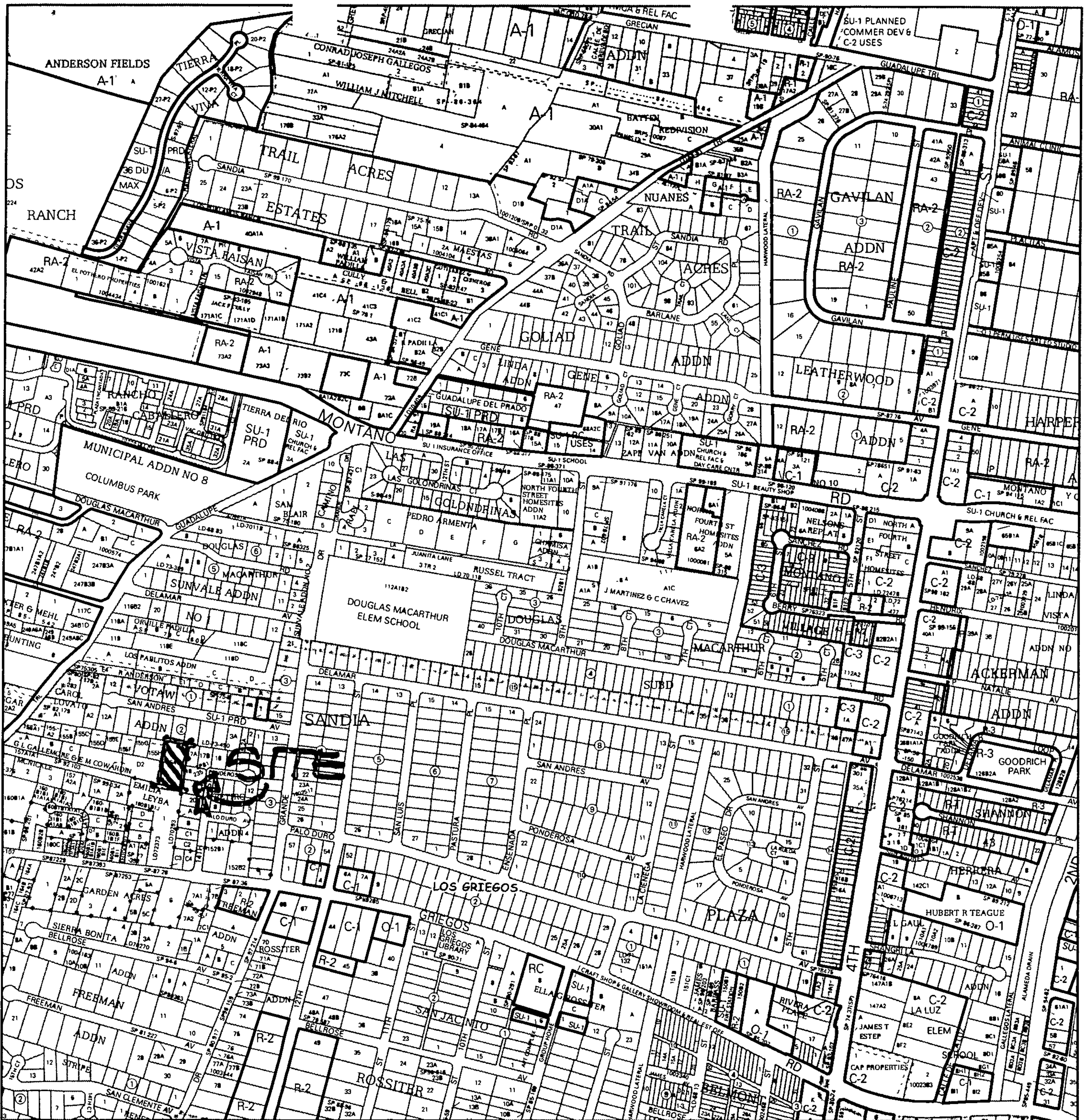
Executive Director of Capital  
Name (typed or printed) and title

STATE OF NEW MEXICO  
COUNTY OF BERNALILLO


This instrument was acknowledged before me on February 17, 2009 by Haren Alarid  
as Director of Capital 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)

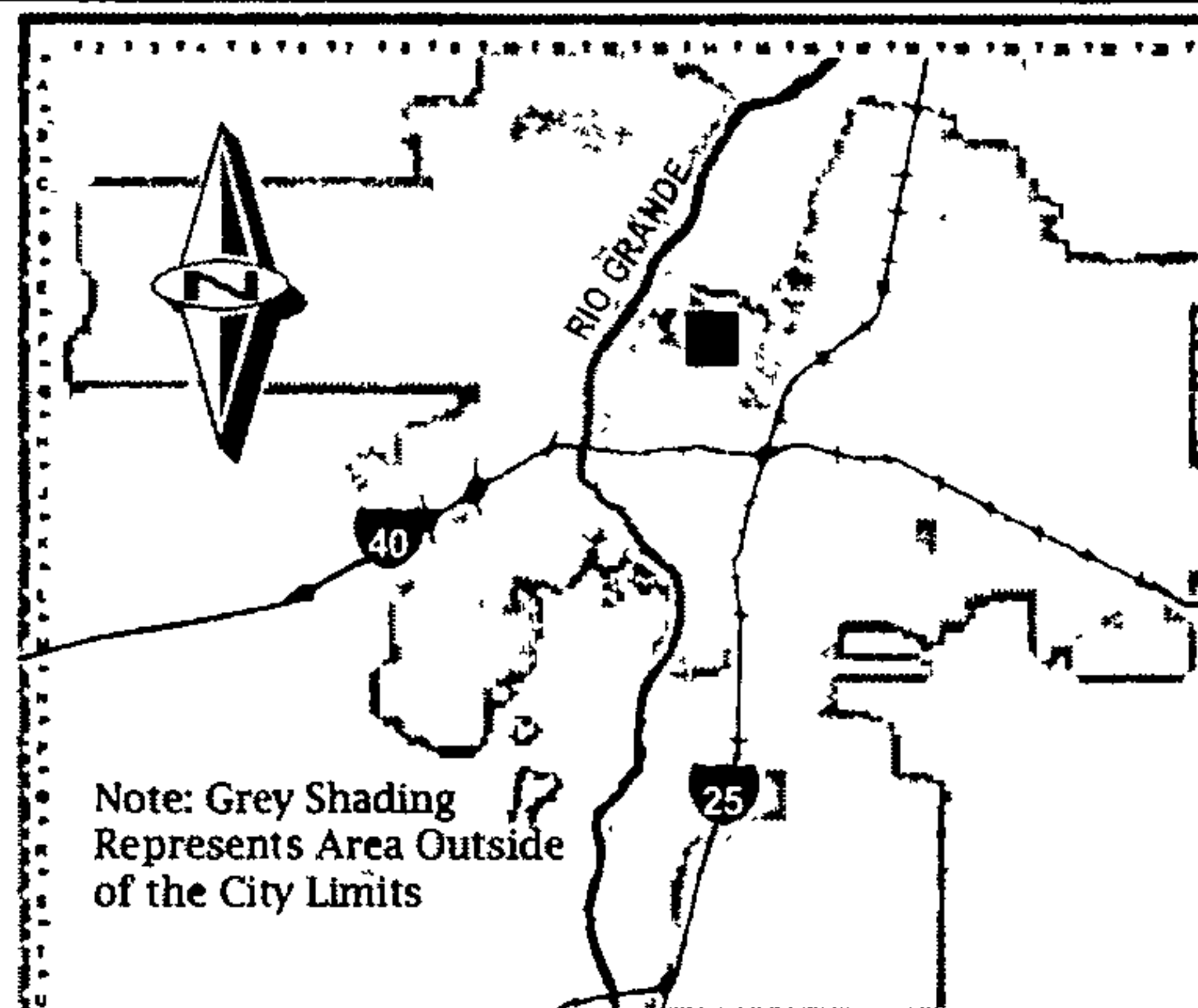
*April L. Whites*  
Notary Public  
My commission expires: May 18, 2011



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









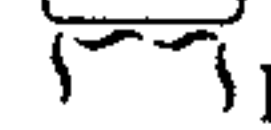


Map amended through: 6/13/2008

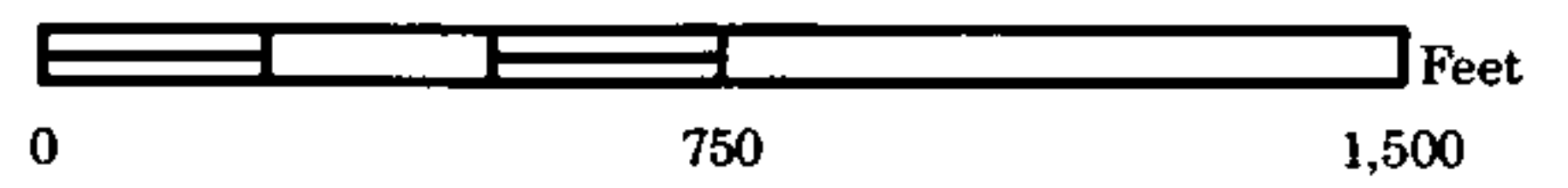


Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:  
**F-14-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.		



February 17, 2009

City of Albuquerque  
Planning Department

La Castilla, LLC  
2720 Sheridan NW  
Albuquerque, NM 87104

Re: Tract 154C Three-lot subdivision request  
Zone Atlas page F-14

Dear Sirs,

We are requesting approval for a three-lot subdivision of Tract 154C.

The development plan creates three residential lots accessed from an existing private access and utility easement from Guadalupe Trail. The new lots will be accessed by this existing access and utility easement. A private access and utility easement for this subdivision will be dedicated in the final subdivision plat.

Water, sewer, gas and fire protection will be extended east along the existing access easement that serves this property on the South end. Power is proposed as overhead drops from the PNM power lines along the East property line.

We are requesting the new drive be constructed of crusher fines over a base coarse with timber perimeter edging. The walk paths will be crusher fines with steel edging.





Project No. 1007303  
1/22/09

Sheet 2 of 4

6.	7.	8.	9.	10.	11.	12.
Item	Description	Est. Units	Est. Qty	Est. Amount	As-Built Amount	As-Built Amount

Water

801.002.	6" WL Pipe w/o Fit	LF	441	\$ 15.00	\$ 6,615.00	\$
801.065.	DI Fit Mj 4"- 14" WL	LB	1	\$ 50.00	\$ 50.00	\$
801.081.	6" Gate Vlv	EA	1	\$ 400.00	\$ 400.00	\$
801.105.	Valve Box A	EA	1	\$ 100.00	\$ 100.00	\$
801.113.	FH 4'	EA	1	\$ 2,500.00	\$ 2,500.00	
802.610.	3/4" Wtr Svc Dbl	EA	1	\$ 1,000.00	\$ 1,000.00	\$
802.600.	3/4" Wtr Svc Sgl	EA	1	\$ 800.00	\$ 800.00	\$
802.500.	3/4"- 1" Wtr Mtr Box	EA	2	\$ 50.00	\$ 100.00	\$
802.760.	3/4" NS Wtr Ln SS NWM	EA	3	\$ 50.00	\$ 150.00	\$

Sewer

901.500.	MH Connection <15"	EA	1	\$ 1,000.00	\$ 1,000.00	\$
	2" PVC Force Main (Schedule 40)	LF	429	\$ 10.00	\$ 4,290.00	\$
	2" Force Main Cleanout (See Detail)	EA	1	\$ 100.00	\$ 100.00	\$
	Y Service Line Connections to Force Main 1/4" to 2"	EA	3	\$ 300.00	\$ 300.00	\$
	1-1/4" PVC Force main Lift Stations to Force Main	LF	360	\$ 10.00	\$ 3,600.00	\$

**13. Required Information (to be completed by the City Project Review Section)**

- a)  Request for Outstanding Pro-Rata Determination Required. (See Form Figure 8)  
 Request for Outstanding Pro-Rata Determination Not Required.
- b)  Pro-Rata to be Assessed Against Adjacent Parcels. (See Form Figure 12)  
 No Pro-Rata to be Assessed Against Adjacent Parcel.

**14. Easements/Permits/Documents Required**

	Prior to Signoff	Prior to W.O.	Prior to Plat Sign	Prior to Acceptance
a) Agreement and Covenant	___	___	___	___
b) Drainage Covenant	___	___	___	___
c) License Agreement	___	___	___	___
d) Revocable Permit	___	___	___	___
e) Encroachment	___	___	___	___
f) Easement	___	___	___	___
g) State Highway Permit Required	___	___	___	___
h) MRGCD License Agreement	___	___	___	___
i) Other _____	___	___	___	___
j) Other _____	___	___	___	___

Notes \_\_\_\_\_

Project No. 1007303  
1/22/09

Sheet 3 of 4

**Other Permits Required**

<b>Work Order - Excavation Ordinance Permits - (1 Block = 660 LF)</b>			
Sanitary Sewer Lines	_____ Block (s)	@	\$ 42.00 = _____
Sewer Services	_____ Each	@	\$ 42.00 = _____
Water Lines	_____ Block (s)	@	\$ 42.00 = _____
Storm Drainage Facilities	_____ Block (s)	@	\$ 42.00 = _____
Street Grading	_____ Block (s)		\$ N.C.
Curb and Gutter	_____ Block (s)	@	\$ 42.00 = _____
Valley Gutter	_____ Block (s)	@	\$ 42.00 = _____
Drive Pads (See Note 2)	_____ Each	@	\$ 42.00 = _____
Wheel Chair Ramps (See Note 3)	_____ Each	@	\$ 42.00 = _____
Sidewalk (Unless Deferred)	_____ Block (s)	@	\$ 42.00 = _____
1 Block = 660 LF			Sub Total = _____

- Note 1 - No charge if these are constructed in conjunction with a new sewer line.**
- Note 2 - No charge is these are constructed contiguous with C&G at time of Work Order.**
- Note 3 - No charge is these are constructed contiguous with sidewalk at time of Work Order.**

Street Restoration Fee - (LF of Excavation @ Centerline + 30)x  
(Paved Street Width x (1/9) x (\$ ) = Sub Total = \_\_\_\_\_

Work Order Sidewalk Ordinance (if staked by City Supervisor)

Curb and Gutter	LF _____	@	\$ _____	=	_____
Valley Gutter	LF _____	@	\$ _____	=	_____
					Sub Total = _____

h) This project will generate future Pro-Rata on the following parcels: (See Pro-Rata Statement Request Form, Fig. 12) \_\_\_\_\_

Project No. 1007303  
1/22/09

Sheet 4 of 4

**15. Signatures**

Prepared By:

\_\_\_\_\_  
Richard L. Burton, P.E.                      Date

\_\_\_\_\_  
Burton Engineers, LLC.  
Firm

- All work shall be done in accordance with the COA Standard Specifications for Public Works Construction (Most Current Edition)
- If work order is not issued within one (1) year of DRC Chairman's Approval (Item 16), then this document must be revised and resubmitted prior to entering into construction contract.

**16. Reviewed and Approved By**

\_\_\_\_\_  
DRC Chairman                                      Date

**17. Work Order Documentation Complete and Acceptable**

\_\_\_\_\_  
Project Administrator                                      Date

**CITY OF ALBUQUERQUE**

**PLANNING DEPARTMENT**

**February 25, 2009**

**DRB Comments**

**ITEM # 7**

**PROJECT # 1007303**

**APPLICATION # 09-70069**

**RE: Tract 154-C, MRGCD Map No. 32**

Please provide a copy of the plat or other documents that grants access to this property, all the way to Guadalupe Trail. Each lot's net area (exclusive of access easement) needs to be noted on the plat.

✓ It appears an Infrastructure List may be required – refer to comments from Hydrology, Water Authority, and Transportation Development.



---

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

CV 92-05277

7-28-92

---

Warranty Deed  
Oct 14, 1966

Vol 0815

Folio 777



A5-7

1250

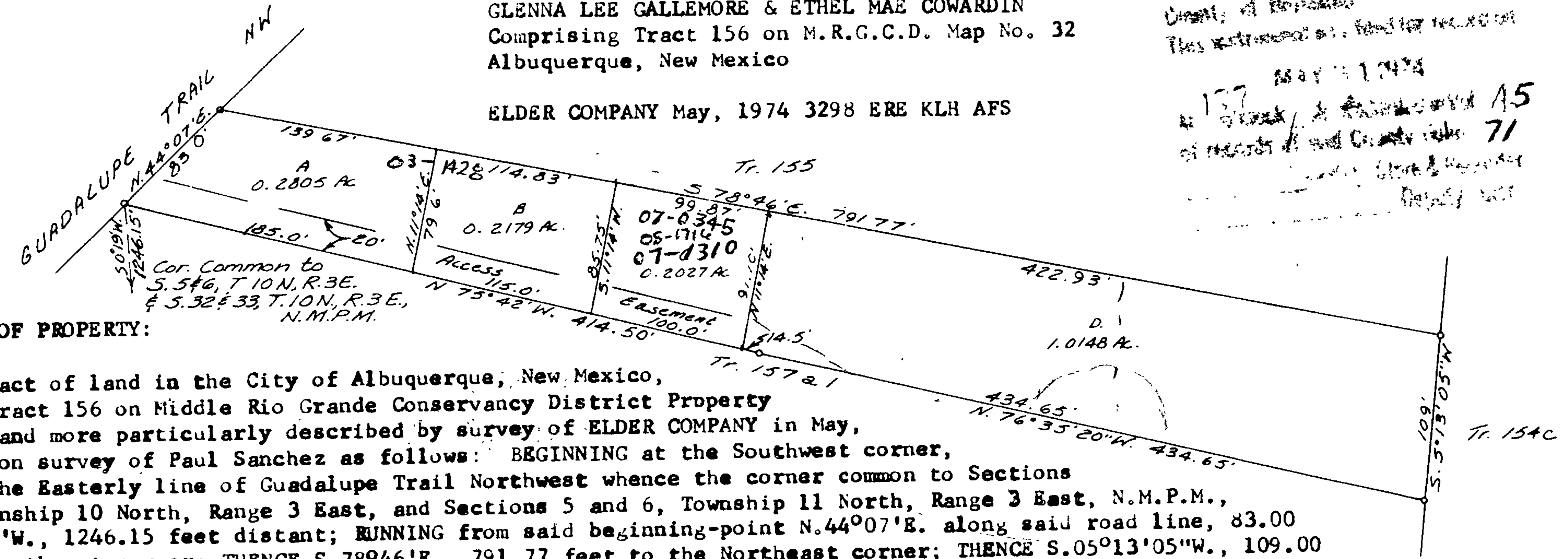
11757

Plat of Land of

GLENNA LEE GALLEMORE & ETHEL MAE COWARDIN  
Comprising Tract 156 on M.R.G.C.D. Map No. 32  
Albuquerque, New Mexico

ELDER COMPANY May, 1974 3298 ERE KLH AFS

State of New Mexico  
County of Bernalillo  
This instrument is filed for record on  
May 15 1974  
at 1:57 p.m. at the County Clerk's Office  
of records of said County under 71  
County Clerk & Recorder  
Albuquerque, N.M.



DESCRIPTION OF PROPERTY:

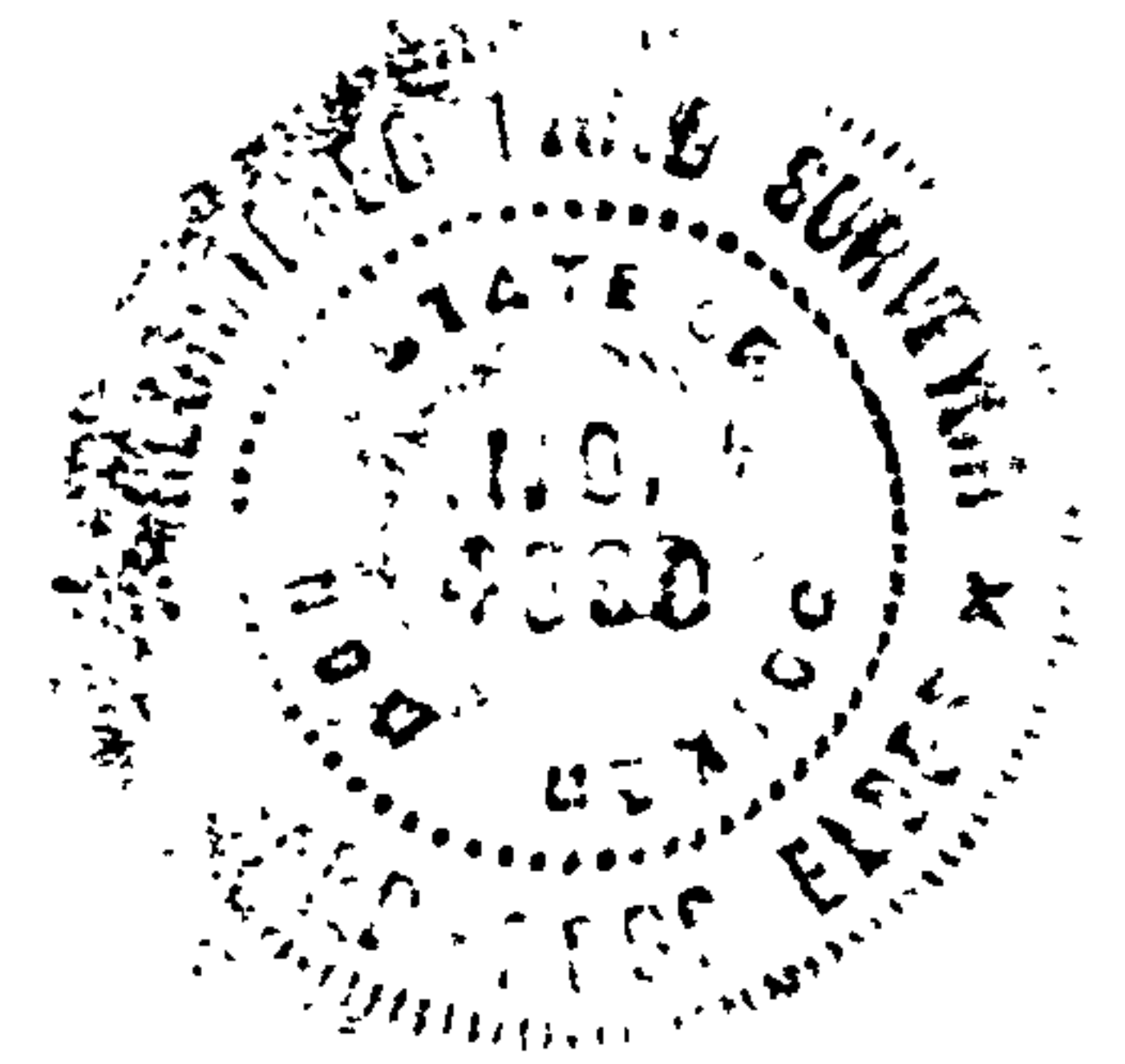
A certain tract of land in the City of Albuquerque, New Mexico, comprising Tract 156 on Middle Rio Grande Conservancy District Property Map No. 32, and more particularly described by survey of ELDER COMPANY in May, 1974, based on survey of Paul Sanchez as follows: BEGINNING at the Southwest corner, a point on the Easterly line of Guadalupe Trail Northwest whence the corner common to Sections 5 and 6, Township 10 North, Range 3 East, and Sections 5 and 6, Township 11 North, Range 3 East, N.M.P.M., bears S.00°19'W., 1246.15 feet distant; RUNNING from said beginning-point N.44°07'E. along said road line, 83.00 feet to the Northwest corner; THENCE S.78°46'E., 791.77 feet to the Northeast corner; THENCE S.05°13'05"W., 109.00 feet to the Southeast corner; THENCE N.76°35'20"W., 434.65 feet to an angle point; THENCE N.75°42'W., 414.90 feet to the point of beginning; CONTAINING 1.7159 Acres, more or less, subject to the access easement shown hereon and any other easements of record.

CERTIFICATE OF SURVEYOR:

I, EDWARD ROSS ELDER, a duly qualified Land Surveyor licensed under the laws of the State of New Mexico, hereby certify that this plat was prepared from notes of an actual field survey performed under my direction and that it is true and correct to the best of my knowledge and belief.

*Edward Ross Elder*

EDWARD ROSS ELDER  
New Mexico Registered Land  
Surveyor No. 4690



A5-71

A5-71

920-267

A PLAT OF  
TRACT D-1 AND D-2  
LANDS OF GLENNA LEE GALLEMORE AND  
ETHEL MAE COWARDIN  
BEING A REPLAT OF TRACT D  
SITUATE WITHIN PROJECTED SECTION 32  
T.11 N., R.3 E., N.M.P.M.  
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
OCTOBER 1990

92126143

State of New Mexico / 55  
County of Bernalillo  
This instrument was filed for recording on  
1107 DEC 1 1992  
at the office of the County Clerk  
of records of said County Folio 86  
FOR RECORDING INFORMATION

N. T. S.

LEGAL DESCRIPTION

DATE

DATE

F-14-Z

LEGAL DESCRIPTION AND FREE CONSENT

The undersigned owner(s) of the land hereon shown do hereby consent to the Replat of the land hereon shown:

Tract lettered "D" as shown and designated on the plat of LANDS OF GLENNA LEE GALLEMORE & ETHEL MAE COWARDIN, said plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico, on May 31, 1974 in Volume A5, folio 71.

and is with the free consent and in accordance with the desires of the undersigned owner(s) and proprietor(s) thereof, and hereby grants the private access and public utility easement(s) as shown hereon.

Owner(s) FRANK SPRING 8/3/92 10/4/90

GENERAL NOTES:

- 1) Bearings and distances shown within parenthesis, ( ), per plat of GLENNA LEE GALLEMORE AND ETHEL MAE COWARDIN, filed on May 31, 1974 in Volume A5, folio 71.
- 2) Bearings and distances shown within brackets, [ ], per reference of respective adjoining properties.
- 3) Basis of bearings per City of Albuquerque Monument Station "DOUGLAS".
- 4) All bearings are grid; all distances are ground.
- 5) All corners were found and tagged with "L.S. 6446".
- 6) The private access easement is for the benefit and use

2529

5609  
506



574-232

Handwritten signature or initials.

200-701



B7-20

021 X 9910 - 188

8575

Plat No. 72-373 (CITY)

PLAT OF

Approved 9-11-72

TRACT 1 OF

# LAND OF EMILIA LEYBA

## ALBUQUERQUE, NEW MEXICO

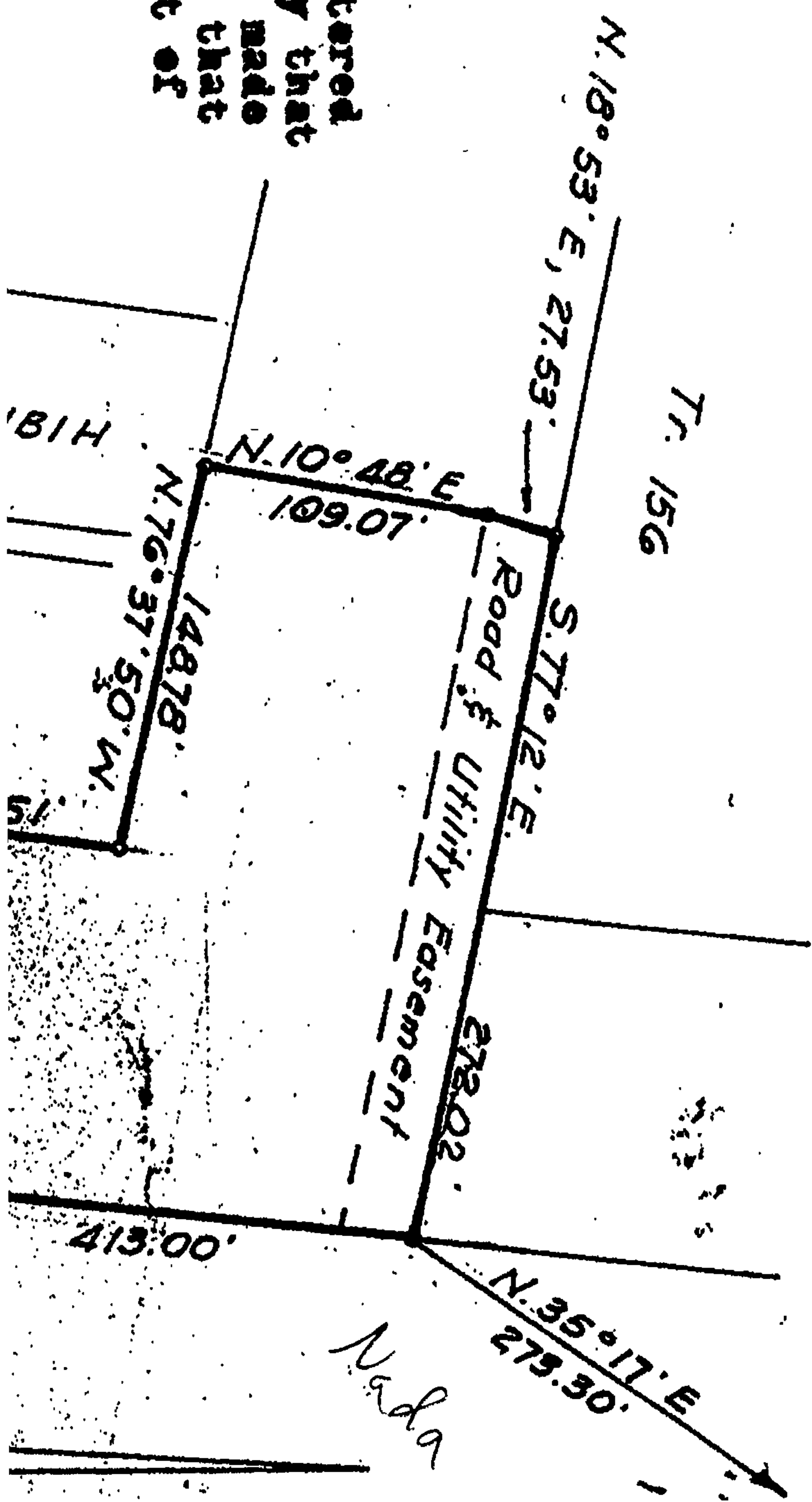
*Richard Chung*  
City of Albuquerque  
Planning Department

State of New Mexico } SS  
County of Bernalillo }  
This instrument was filed for record  
SEP 11 1972  
M. D. Green, Ass. Recorder in & Co.  
of records of said County Folio  
*Charles B. Fox*  
Deputy

This is to certify that the taxes on the property shown hereon have been paid for the last 1 1/2 years up to and including the 1st half of 1972.

New Mexico Title Co.  
*Richard Chung*  
Title Officer

Charles T. Scannell, New Mexico Registered Land Surveyor No. 3244, do hereby certify that the survey and plat as shown hereon were made by me or under my direct supervision and that the same are true and correct to the best of my belief and knowledge.



268-1285

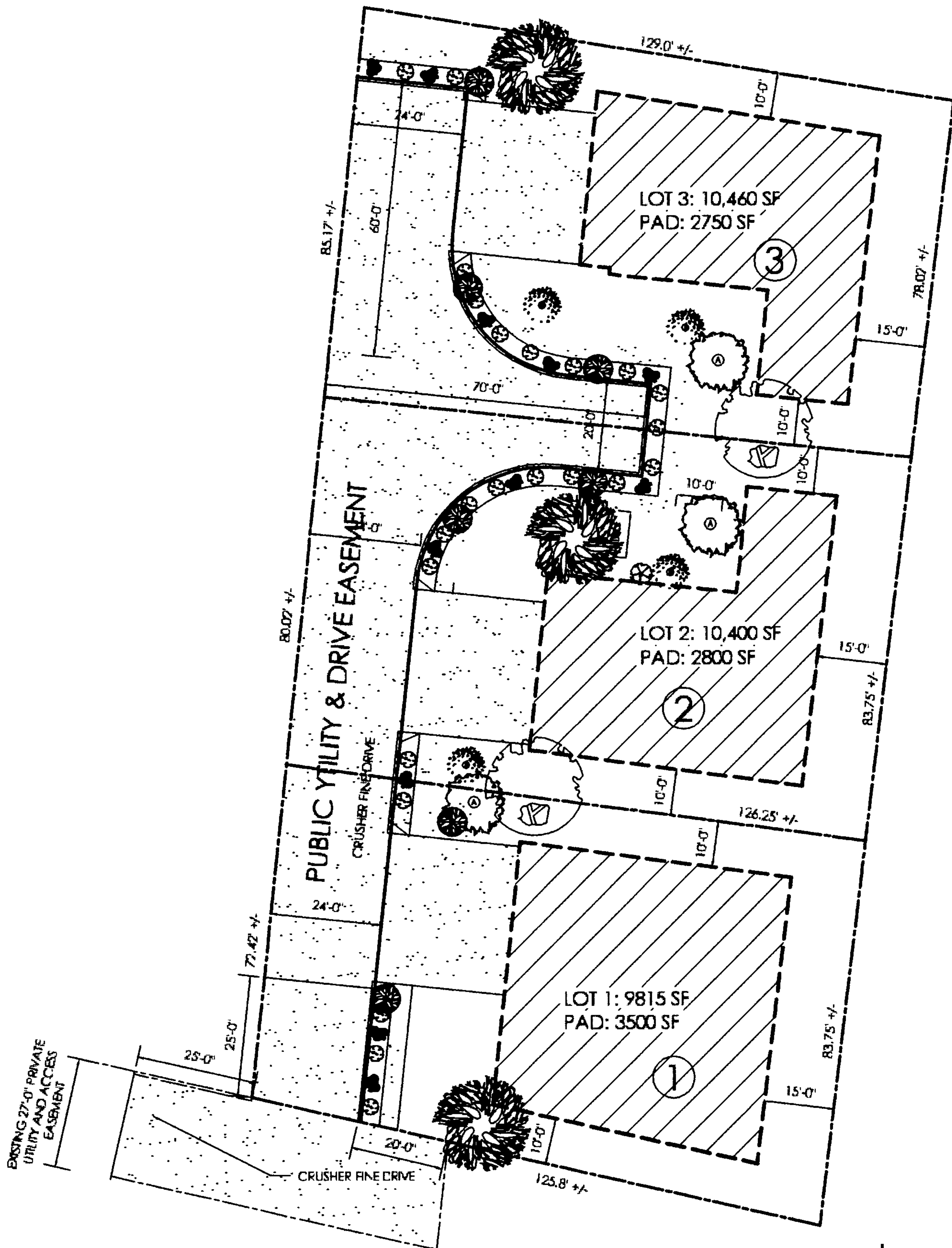
Hand

A = Medford

898 4822

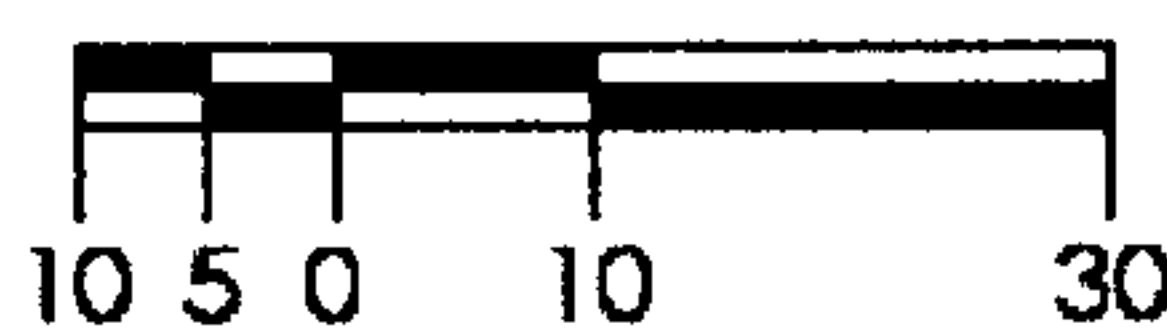
823-1344

lake



# SITE PLAN

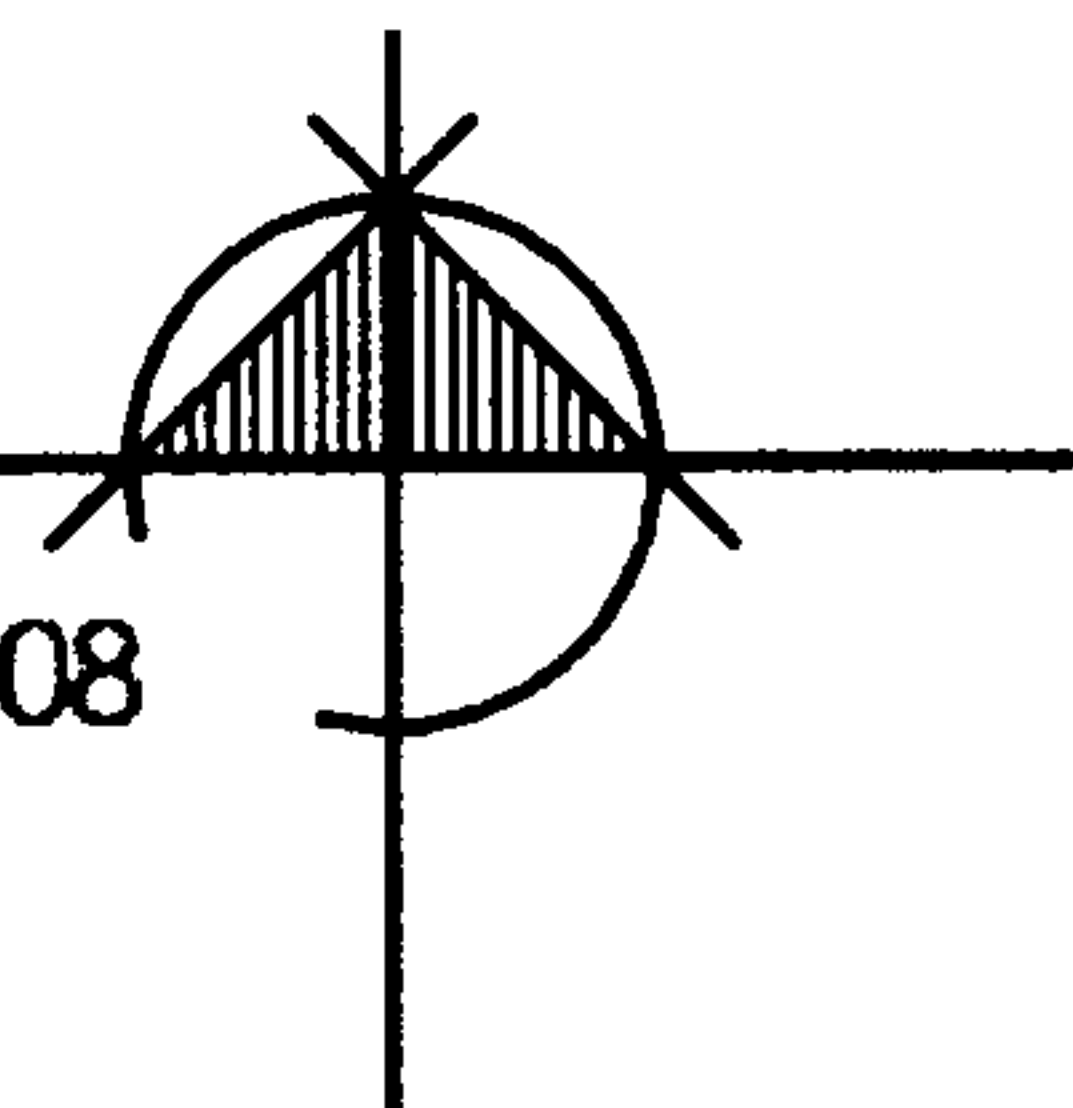
GUADALUPE TRAIL  
LA CASTILLA, LLC



1" = 30.0'

JULY 21, 2008

# EXHIBIT 'A'





Supplemental form

**SUBDIVISION**

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

**SITE DEVELOPMENT PLAN**

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

**STORM DRAINAGE**

- Storm Drainage Cost Allocation Plan

**S Z ZONING & PLANNING**

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

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

**APPLICANT INFORMATION:**

Professional/Agent (if any): MICHAEL EAVES PHONE: 259.5210  
 ADDRESS: 2720 SHERIDAN NW FAX: 344.0446  
 CITY: ABQ STATE \_\_\_\_\_ ZIP 87104 E-MAIL: m-a-eaves-dev@msn.com  
 APPLICANT: LA CASTILLA, LLC PHONE: 259.5210  
 ADDRESS: 2720 SHERIDAN NW FAX: 344.0446  
 CITY: ABQ STATE NM ZIP 87104 E-MAIL: \_\_\_\_\_

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

DESCRIPTION OF REQUEST: MINOR SUBDIVISION FOR THREE LOTS

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. 154C Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv/Addn/TBKA: \_\_\_\_\_  
 Existing Zoning: B-1 Proposed zoning: B-1  
 Zone Atlas page(s): F.14 UPC Code: 101406107614330844 MRGCD Map No #32

**CASE HISTORY:**

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

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill? NO  
 No. of existing lots: 1 No. of proposed lots: 3 Total area of site (acres): .705  
 LOCATION OF PROPERTY BY STREETS: On or Near: GUADALUPE TRAIN NW  
 Between: MONTANO NW and GRIEGOS NW

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

SIGNATURE [Signature] DATE 5-27-08  
 (Print) MICHAEL A. EAVES 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>08DRB-70242</u>	<u>SK</u>	<u>P(3)</u>	<u>\$ 0.00</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
	Hearing date <u>06/04/08</u>			Total <u>\$ 0.00</u>

Sandy Handley 05/27/08 Project # 1007303  
 Planner signature / date

**FORM P(3): SITE PLAN REVIEW - D.R.B. MEETING (UNADVERTISED)**

- SKETCH PLAT REVIEW AND COMMENT (DRB22)** **Maximum Size: 24" x 36"**
    - Scaled site sketch and related drawings showing proposed land use including structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etc. (folded to fit into an 8.5" by 14" pocket) **6 copies.**
    - Zone Atlas map with the entire property(ies) clearly outlined
    - Letter briefly describing, explaining, and justifying the request
    - List any original and/or related file numbers on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

- SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB18)** **Maximum Size: 24" x 36"**
    - 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
    - Scaled site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6 copies**
    - Zone Atlas map with the entire property(ies) clearly outlined
    - Letter briefly describing, explaining, and justifying the request
    - Letter of authorization from the property owner if application is submitted by an agent
    - Copy of the document delegating approval authority to the DRB
    - Completed Site Plan for Subdivision Checklist
    - Infrastructure List, if relevant to the site plan
    - Fee (see schedule)
    - List any original and/or related file numbers on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

- SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB17)** **Maximum Size: 24" x 36"**
    - 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
    - Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6 copies**
    - Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. **6 copies.**
    - Solid Waste Management Department signature on Site Plan
    - Zone Atlas map with the entire property(ies) clearly outlined
    - Letter briefly describing, explaining, and justifying the request
    - Letter of authorization from the property owner if application is submitted by an agent
    - Copy of the document delegating approval authority to the DRB
    - Infrastructure List, if relevant to the site plan
    - Completed Site Plan for Building Permit Checklist
    - Copy of Site Plan with Fire Marshal's stamp
    - Fee (see schedule)
    - List any original and/or related file numbers on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

- AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB01)** **Maximum Size: 24" x 36"**
  - AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB02)** **Maximum Size: 24" x 36"**
    - Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
    - DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) **6 copies**
    - Zone Atlas map with the entire property(ies) clearly outlined
    - Letter briefly describing, explaining, and justifying the request
    - Letter of authorization from the property owner if application is submitted by an agent
    - Infrastructure List, if relevant to the site plan
    - Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
    - Fee (see schedule)
    - List any original and/or related file numbers on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

- FINAL SIGN-OFF FOR EPC APPROVED SDP FOR BUILDING PERMIT (DRB05)**
  - FINAL SIGN-OFF FOR EPC APPROVED SDP FOR SUBDIVISION (DRB06)**
    - 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
    - Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6 copies**
    - Approved Grading and Drainage Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
    - Solid Waste Management Department signature on Site Plan for Building Permit
    - Zone Atlas map with the entire property(ies) clearly outlined
    - Letter carefully explaining how each EPC condition has been met and a copy of the EPC Notification of Decision
    - Infrastructure List, if relevant to the site plan
    - Copy of Site Plan with Fire Marshal's stamp (not required for SDP for Subdivision)
    - List any original and/or related file numbers on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. 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.

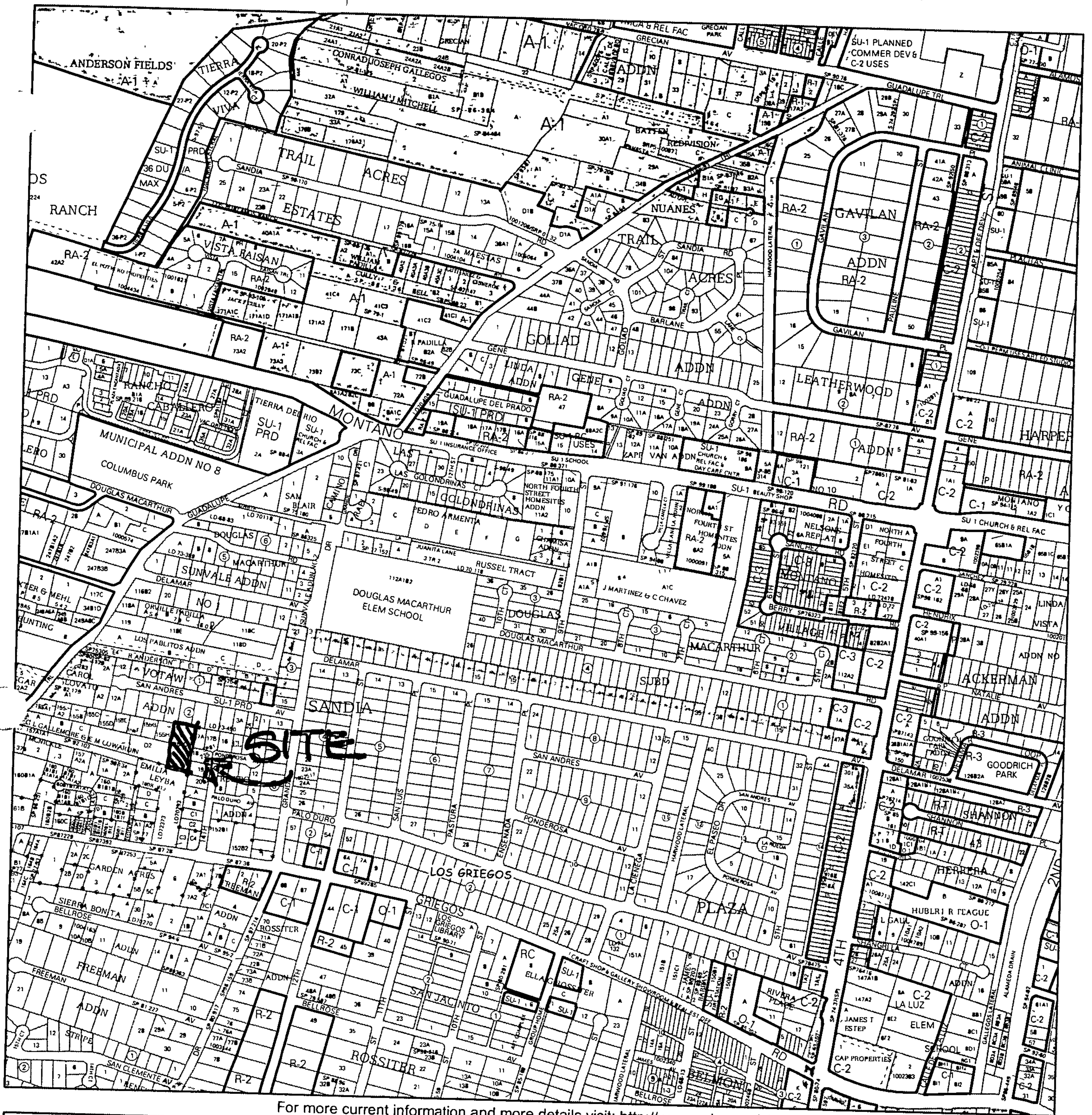
MICHAEL A. EAVES  
Applicant name (print)  
[Signature] 5/27/08  
Applicant signature / date



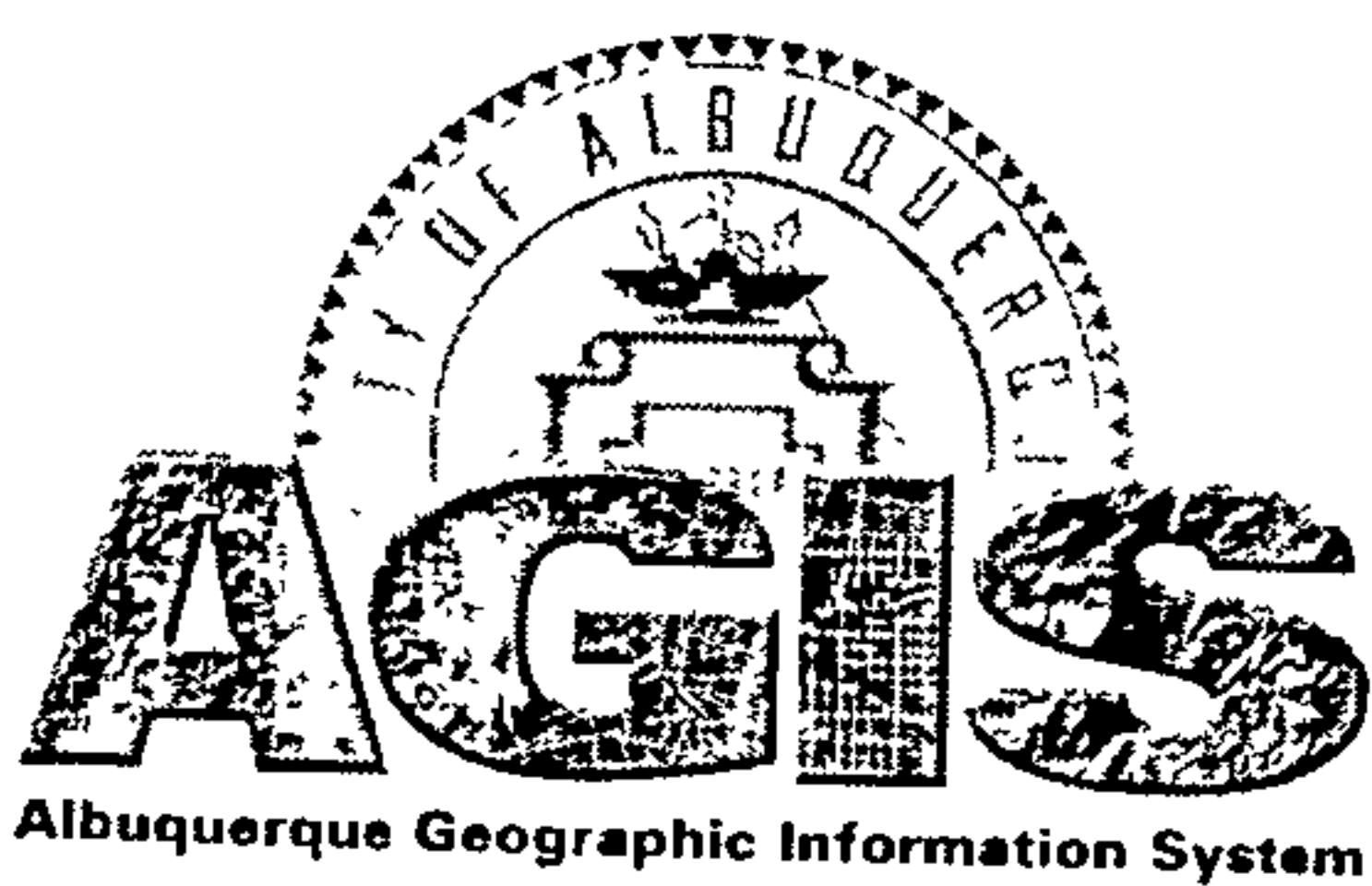
- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers  
08DRB - 70242

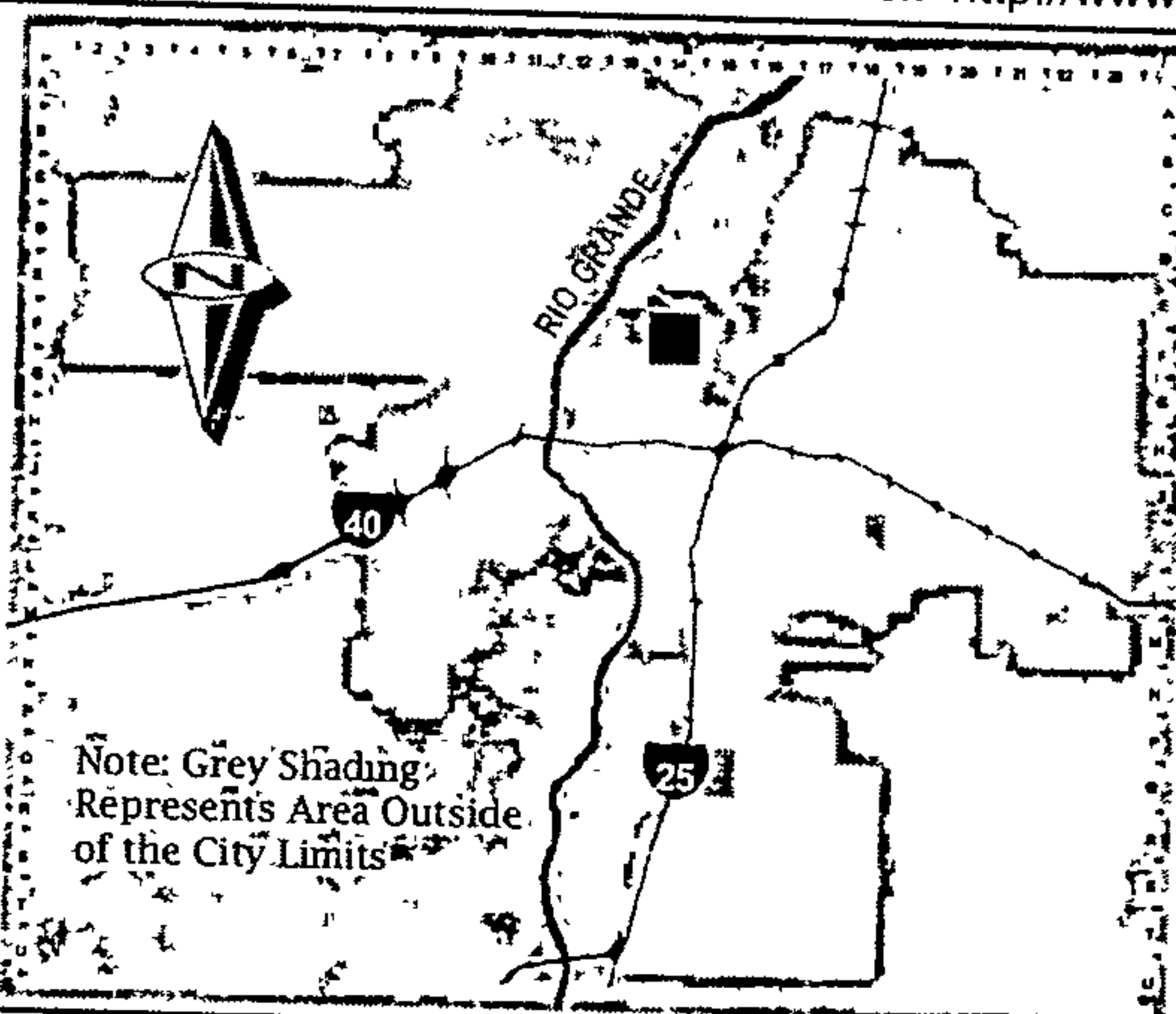
Form revised **October 2007**  
Sandy Handley 05/27/08  
Planner signature / date  
Project # 1007303



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



Map amended through: 2/8/2008



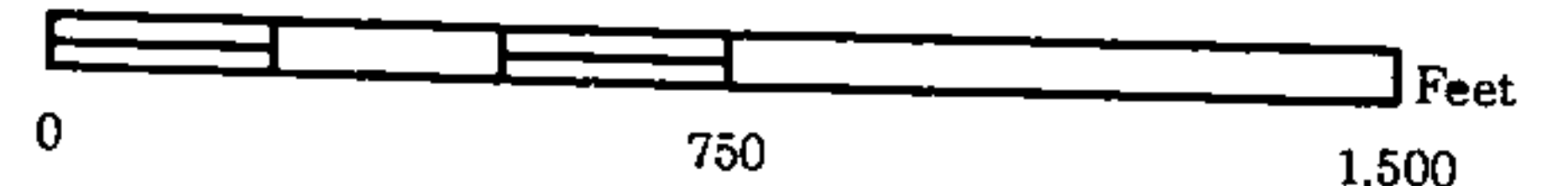
Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:

**F-14-Z**

Selected Symbols

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



May 27, 2008

City of Albuquerque  
Planning Department

La Castilla, LLC  
2720 Sheridan NW  
Albuquerque, NM 87104

Re: Tract 154C Three-lot subdivision request  
Zone Atlas page F-14

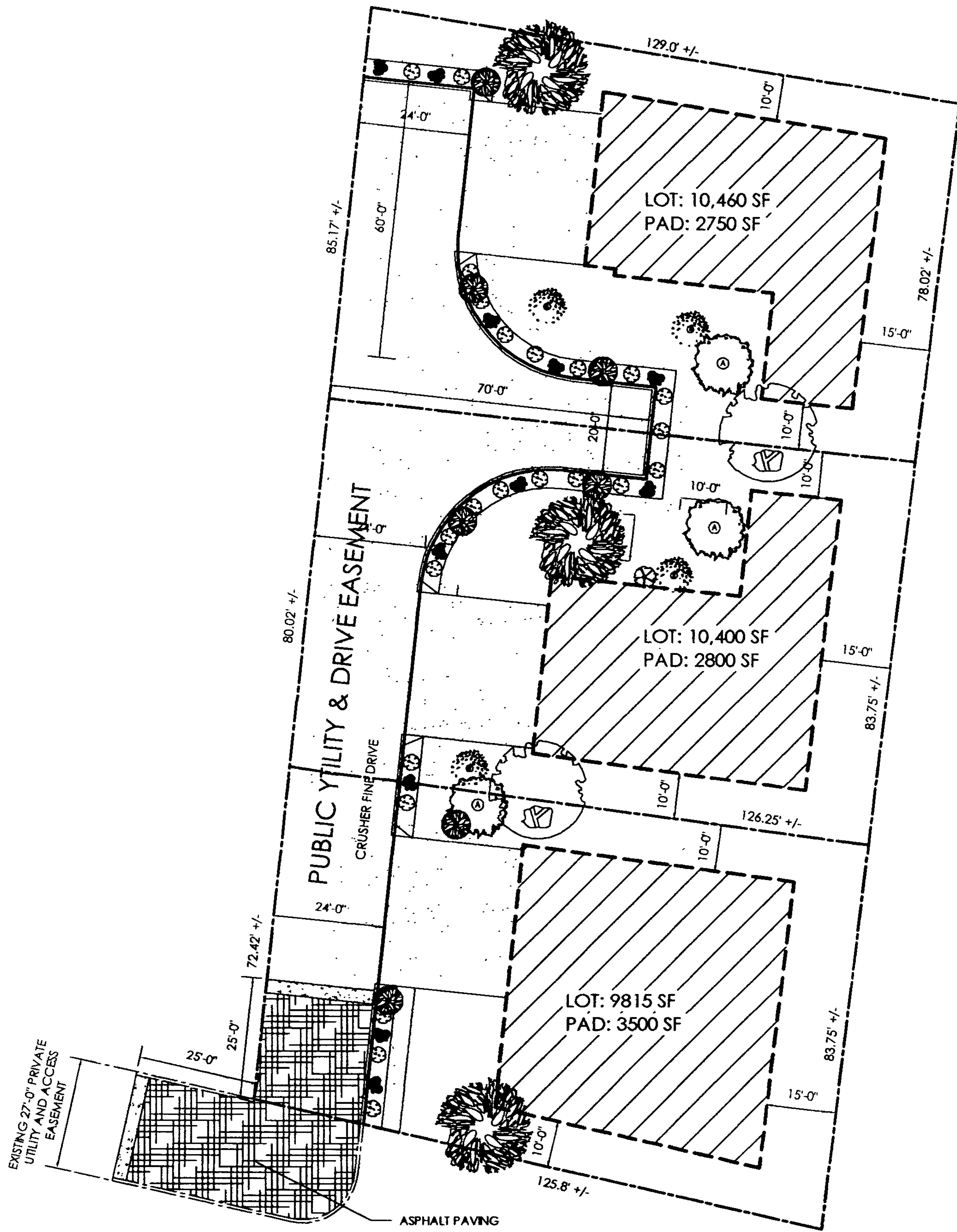
Dear Sirs,

We are requesting approval for a three-lot subdivision of Tract 154C.

The development plan creates three residential lots accessed from an existing private access and utility easement from Guadalupe Trail. The new lots will be accessed by this existing access and utility easement. A private access and utility easement for this subdivision will be dedicated in the final subdivision plat.

Water, sewer, gas and fire protection will be extended east along the existing access easement that serves this property on the South end. There is no existing easement along Rosalee Rd to access this property for sewer connection. Power is proposed as overhead drops from the PNM power lines along the East property line.

We are requesting the new drive be constructed of crusher fines over a base coarse with timber perimeter edging. 25 feet of the drive extending West and North from the SW corner of Tract 154C will be asphalt. The walk paths will be crusher fines with steel edging.



# SITE PLAN

GUADALUPE TRAIL  
LA CASTILLA, LLC

1" = 30.0'  
MAY 27, 2008

