#10

Comp

DRB CASE ACTION LOG (PREL & FINAL)

Comp 4-24-02 REVISED 9/28/05

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

DRB Application No.: **06DRB-00518 (P&F)** Project # **1001778**

Project Name **TRAMWAY CROSSING**

Agent: Wayjohn Surveying Phone No.: 255-2052

Your request for **(SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN),** was approved on 11/19/06 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

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

Planned 10/30/06

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

Project Number 1001778

#10

DRB CASE ACTION LOG (PREL & FINAL)

REVISED 9/28/05

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

DRB Application No.: **06DRB-00518 (P&F)** Project # **1001778**

Project Name **TRAMWAY CROSSING**

Agent: Wayjohn Surveying Phone No.: 255-2052

Your request for **(SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN),** was approved on 4/19/06 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- ☐ TRANSPORTATION:
- ☐
- ☐
- ☐
- ☐
- ☐

- ☐ UTILITIES:
- ☐
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- ☐

- ☐ CITY ENGINEER / AMAFCA:
- ☐
- ☐
- ☐

- ☐ PARKS / CIP:
- ☐
- ☐
- ☐

- ☐ PLANNING (Last to sign):
- ☐
- ☐
- ☐

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

Project Number 1001778

DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

April 19, 2006 9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

****

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

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

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

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

Adjourned: 1:05 P.M.

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

1. **Project # 1002202**
06DRB-00362 Major-Vacation of Public Easements
06DRB-00363 Major-Preliminary Plat Approval

HUITT-ZOLLARS INC agent(s) for PRU WINROCK LLC request(s) the above action(s) for all or a portion of Lot(s) A-1-A, A-2, A-3, B, C-2A, D-1A, E-1, WINROCK CENTER ADDITION and Lot(s) B, MONROE (to be known as **WINROCK MARKET CENTER**), zoned SU-3, located on LOUISIANA BLVD NE, between INDIAN SCHOOL NE and INTERSTATE 40 containing approximately 80 acre(s). [REF: 05EPC-00876, 05EPC-00877] (J-19) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE**

INFRASTRUCTURE LIST DATED 4/19/06 THE PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITIONS OF FINAL PLAT: (1) ALL EASEMENTS OF RECORD AND EASEMENT AGREEMENTS SHALL BE REFLECTED ON THE FINAL PLAT. (2) ANY FINAL PLAT APPROVED WILL PROVIDE FOR A "BLANKET" EASEMENT PENDING FINAL CONSTRUCTION AND LOCATION OF FINAL PUBLIC EASEMENTS. (3) LABEL ACCESS EASEMENT FOR TOYS R US. "TEMPORARY ACCESS EASEMENT TO BENEFIT PARCEL D-1A, PARCEL E-1 AND PARCEL A-1-A TO BE MAINTAINED BY PARCEL A-1-A". (4) MAINTAIN 10-FOOT DISTANCE FROM FACE OF CURB TO RIGHT-OF-WAY BOUNDARIES. CREATE PUBLIC ACCESS EASEMENTS WHERE NECESSARY. (5) RESEARCH ORIGINAL PLAT FOR ACCESS EASEMENT MAINTENANCE AT AMERICAS PARKWAY. (6) RELOCATE LEADER FOR EASEMENT '5' ON SHEET 5 OF 6 TO CLARIFY IDENTIFICATION. (7) SHOW 100-FOOT ACCESS CONTROL LIMITS ON THE PLAT. (AT THE INTERSTATE 40 ACCESS RAMP ENTRANCE). (8) VERIFY LOCATION OF THE 84-INCH STORM DRAIN BEHIND THE MACARONI GRILL AND IF NECESSARY, ADJUST THE EASEMENT. (9) CREATE A PUBLIC ACCESS EASEMENT AT ALL SIDEWALKS AND HANDICAP RAMPS ALONG INDIAN SCHOOL ROAD AND ALONG AMERICAS PARKWAY. (10) RESEARCH EASEMENT '17'.

06DRB-00526 Minor-SiteDev Plan BldPermit/EPC
06DRB-00525 Minor-SiteDev Plan Subd/EPC

CONSENSUS PLANNING agent(s) for PRUWINROCK request(s) the above action(s) for all or a portion of Lot(s) A-1A, A-2, A-3, B, C-2A, D-1A E-1, WINROCK CENTER ADDITION and Lot(s) B (MONROE) (to be known as **WINROCK MARKET CENTER**) zoned SU-3/ C-3, and SU-2/C-2, O-1 & R-2, located on LOUISIANA BLVD NE, between INDIAN SCHOOL RD NE and I-40 NE containing approximately 81 acre(s). [REF: 05EPC-00876, 05EPC-00877] **[Russell Brito for Juanita Garcia, EPC Case Planner]** (J-19) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 4/19/06 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND**

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

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

7. Project # 1004622
06DRB-00490 Minor-SiteDev Plan BldPermit/EPC

GEORGE RAINHART ARCHITECT & ASSOCIATES agent(s) for NEW MEXICO EDUCATORS FEDERAL CREDIT UNION request(s) the above action(s) for all or a portion of Lot(s) 18, Block(s) 21, Tract(s) A, NORTH ALBUQUERQUE ACRES, UNIT A (to be known as **NEW MEXICO EDUCATORS FEDERAL CREDIT UNION**) zoned SU-2/C-1, located on PASEO DEL NOTRE NE, between BARSTOW NE and WYOMING NE containing approximately 1 acre(s). **[Catalina Lehner, EPC Case Planner]** (D-19) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND 3 COPIES OF THE SITE PLAN AND TRANSPORTATION DEVELOPMENT FOR SIDEWALK LOCATION AND WIDTH OF PALOMAS.**

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

8. Project # 1002739
06DRB-00513 Minor-Extension of Preliminary Plat

MARK GOODWIN & ASSOCIATES PA agent(s) for KB HOME NEW MEXICO INC request(s) the above action(s) for all or a portion of Tract(s) B-1, PARCEL 2-D & A, LANDS OF RIO BRAVO PARTNERS, ROSNER TRACT, ANDERSON HEIGHTS (to be known as **ANDERSON HEIGHTS, UNITS 2-9**) zoned R-D residential and related uses zone, developing area, located on 118TH ST SW, between DENNIS CHAVEZ BLVD SW and GIBSON BLVD SW containing approximately 248 acre(s). [REF: 05DRB-01832, 06DRB-00268] (N-8/P-8) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**

9. **Project # 1002478**
06DRB-00509 Minor-Temp Defer SDWK

RAYMOND LEE DENNIS, PE agent(s) for PASEO PARTNERSHIP LLC request(s) the above action(s) for all or a portion of Tract(s) T-4, VISTA DEL NORTE, **BLUE SKY BUSINESS PARK,** zoned M-2, located on EL PUEBLO NE, between EDITH NE and JEFFERSON NE containing approximately 23 acre(s).[REF: 05DRB-01344] (D-16) **THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

10. **Project # 1001778**
06DRB-00518 Minor-Prelim&Final Plat Approval

WAYJOHN SURVEYING INC agent(s) for PHILIP LINDBORG, DRAGONFLY DEVELOPMENT INC., request(s) the above action(s) for all or a portion of Lot(s) 9-P1 & 10-P1, **TRAMWAY CROSSING,** zoned R-T, located on WOODLAND AVE NE, between MARIE PARK DR NE and TRAMWAY BLVD NE containing approximately 1 acre(s). [REF: 05DRB-01793] (H-22) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

11. **Project # 1004655**
06DRB-00519 Minor-Prelim&Final Plat Approval

WAYJOHN SURVEYING INC agent(s) for JESUS & MARIA VIZCAINO request(s) the above action(s) for all or a portion of Lot(s) 8 & 9, Block(s) 10, **LOWER BROADWAY ADDITION,** zoned SU-2/MR, located on ALAMO AVE SE, between HINKLE ST SE and MECHEM ST SE containing approximately 1 acre(s). [REF: 06DRB-00080] (M-14) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
April 19, 2006
DRB Comments

ITEM # 10

PROJECT # 1001778 APPLICATION # 06-00518

RE: Tramway Crossing/minor plat

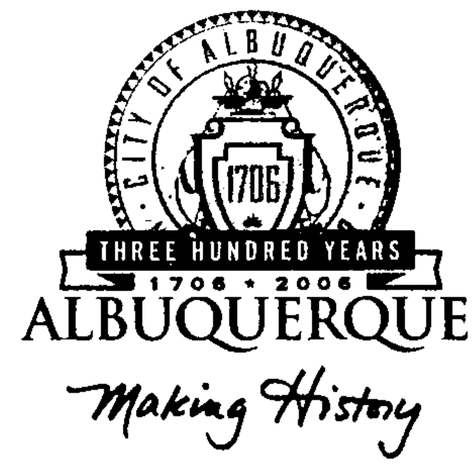
No objection to the lot line adjustment.

Be sure that Planning receives a copy of the recorded plat to close the file.

Sheran Matson, AICP DRB Chair
924-3880 fax 924 3864 smatson@cabq.gov

8
10
9
8
11A1
1-P1
2-P1
3-P1
4-P1
5-P1
6-P1
7-P1
8-P1
9-P1
10-P1
H22
WOODLAND
TRAMWAY
20-P1
19-P1
18-P1
17-P1
16-P1
15-P1
14-P1
13-P1
12-P1
11-P1
5A
6A
A2A
A1
0
118ft

CITY OF ALBUQUERQUE



PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1001778 **AGENDA ITEM NO: 10**

SUBJECT:

Final Plat
Preliminary Plat

ACTION REQUESTED:

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

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

ENGINEERING COMMENTS:

No adverse comments.

RESOLUTION:

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

DATE: April 19, 2006

#10

1778

DXF Electronic Approval Form

DRB Project Case #: 1001778

Subdivision Name: TRAMWAY CROSSING LOTS 9AP1 & 10AP1

Surveyor: THOMAS D JOHNSTON

Contact Person: THOMAS D JOHNSTON

Contact Information: 255-2052

DXF Received: 4/12/2006 Hard Copy Received: 4/6/2006

Coordinate System: NMSP Grid (NAD 27)

Approved 04.13.2006 Date

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

AGIS Use Only

Copied fc **1778** to agiscov on **4/13/2006** Contact person notified on **4/13/2006**

#12

COMPLETED 03/14/06 SH

DRB CASE ACTION LOG (FINAL PLAT)

REVISED 9/28/05

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

DRB Application No.: **05DRB-01793 (FP)** Project # **1001778**

Project Name: **BRENTWOOD HILLS**

Agent: THOMPSON ENGINEERING Phone No.: 271-2199

Your request for (**SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN),** was approved on 12/7/05 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- ❑ TRANSPORTATION:
- ❑ UTILITIES: Add 20' Water line easement at cul de sac
- ❑ CITY ENGINEER / AMAFCA:
- ❑ PARKS / CIP:
- ❑ PLANNING (Last to sign): Record plat
- ☒ **Planning must record this plat. Please submit the following items:**
  - -The original plat and a mylar copy for the County Clerk.
  - -Tax certificate from the County Treasurer.
  - -Recording fee (checks payable to the County Clerk). RECORDED DATE: _____
  - -Tax printout from the County Assessor.
- ❑ **3 copies of the approved site plan. Include all pages.**
- ❑ **County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.**
- ❑ **Property Management's signature must be obtained prior to Planning Department's signature.**
- ❑ **AGIS DXF File approval required.** OK
- ❑ **Copy of recorded plat for Planning.**

Called for pickup after filing 03/14/06 SH

Project Number 1001778

#12

DRB CASE ACTION LOG (FINAL PLAT)

REVISED 9/28/05

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

DRB Application No.: **05DRB-01793 (FP)** Project # **1001778**

Project Name: **BRENTWOOD HILLS**

Agent: THOMPSON ENGINEERING Phone No.: 271-2199

Your request for (**SDP for SUB**), (**SDP for BP**), (**FINAL PLATS**), (**MASTER DEVELOP. PLAN**), was approved on 12/7/05 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- ☐ TRANSPORTATION:
- ☐ UTILITIES: Add 20' Water line easement at Cul de Sac
- ☐ CITY ENGINEER / AMAFCA:
- ☐ PARKS / CIP:
- ☐ PLANNING (Last to sign): Record plat

☒ **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.**
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- ☐ **Property Management's signature must be obtained prior to Planning Department's signature.**
- ☐ **AGIS DXF File approval required.** OK
- ☐ **Copy of recorded plat for Planning.**

Project Number 1001778

CITY OF ALBUQUERQUE

ALBUQUERQUE
Making History

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1001778 **AGENDA ITEM NO: 12**

SUBJECT:

Final Plat

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

No adverse comments.

RESOLUTION:

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

DATE: December 7, 2005

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

December 7, 2005 9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer
Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

****

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A. Call to Order: 9:00 A.M. Adjourned: 10:50 A.M.
B. Changes and/or Additions to the Agenda
C. New or Old Business

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

1. Project # 1002819
05DRB-01729 Major-Bulk Land Variance
05DRB-01730 Minor-Prelim&Final Plat Approval

ALDRICH LAND SURVEYING INC. agent(s) for CURB INC request(s) the above action(s) for all or a portion of Tract(s) E-6-A, **ALBUQUERQUE SOUTH, UNIT 3,** zoned SU-1, R-2 & RT, located on 98TH ST SW, between GIBSON BLVD SW and BLAKE RD SW containing approximately 31 acre(s). [REF: 03DRB01183, 03DRB01180] (N-9) **BULK LAND VARIANCE APPROVED. PRELIMINARY AND FINAL PLAT APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF, 15-DAY APPEAL PERIOD AND RECORDING OF PLAT.**

2. **Project # 1004161**
05DRB-01724 Major-Preliminary Plat Approval
05DRB-01728 Minor-SiteDev Plan Subd/EPC
05DRB-01725 Minor-Subd Design (DPM) Variance
05DRB-01726 Minor-Sidewalk Waiver
05DRB-01727 Minor-Temp Defer SDWK

JEFF MORTENSEN & ASSOCIATES INC agent(s) for WILLIAM & BENITA BRENNAN request(s) the above action(s) for all or a portion of Lot(s) 4 & 5, RIVERSIDE PLAZA (to be known as **PLAZA ESCONDIDO**) zoned SU-1 for PRD special use zone, located on WINTER HAVEN RD NW, between LA ORILLA RD NW and MONTANO PLAZA DR NW containing approximately 4 acre(s). (E-12) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 12/7/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 8/30/05 THE PRELIMINARY PLAT WAS APPROVED. THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES OF THE SITE PLAN. A SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM DESIGN STANDARDS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALK WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

3. **Project # 1001370**
05DRB-01731 Major-Vacation of Public Easements

MARK GOODWIN & ASSOCIATES PA agent(s) for JTH LLC request(s) the above action(s) for all or a portion of Tract(s) 5, **JUAN TABO HILLS, UNIT 1,** zoned R-D residential and related uses zone, developing area, located on JUAN TABO BLVD SE, between EUBANK BLVD SE and FOUR HILLS RD SE containing approximately 102 acre(s). [REF: S-98-30, DRB-98-20, AX-80-10] (M-21/M-22) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B(2) IN THE PLANNING FILE.**

4. **Project # 1004543**
05DRB-01722 Major-Vacation of Pub Right-of-Way

JUDITH KATONA GARCIA request(s) the above action(s) for all or a portion of Tract(s) C, **LAND OF ROY YATES** zoned SU-2 IP, located on CENTRAL AVE NW, between 94TH ST NW and 98TH ST NW containing approximately 0 acre(s). (K-9) **VACATION WAS DENIED.**

10. Project # 1004097
05DRB-01790 Minor-SiteDev Plan BldPermit/EPC

DENISH & KLINE ASSOCIATES agent(s) for FOREST CITY COVINGTON LLC request(s) the above action(s) for all or a portion of Tract(s) 4-1, **MESA DEL SOL EMPLOYMENT CENTER, PHASE 1,** zoned SU-1 FOR IP USES, located at the intersection of BOBBY FOSTER SE and UNIVERSITY BLVD SE Extension, containing approximately 7 acre(s). **[Catalina Lehner, EPC Case Planner]** *[Deferred from 12/7/05]* (Q-16/R-16) **DEFERRED AT THE BOARD'S REQUEST TO 12/14/05.**

11. Project # 1002346
05DRB-01794 Minor-SiteDev Plan BldPermit/EPC
05DRB-01792 Minor-Prelim&Final Plat Approval

GEORGE RAINHART ARCHITECT & ASSOCIATES agent(s) for GRADY RENTALS LLC request(s) the above action(s) for all or a portion of Tract(s) G, VENTANA RANCH, (to be known as **VENTANA SQUARE @ VENTANA RANCH**) zoned C-2 community commercial zone, located on UNIVERSE BLVD NW, between PARADISE BLVD NW and VENTANA RD NW containing approximately 10 acre(s). [REF: 05EPC-01264, 05EPC-01263, 02DRB-01735, 03DRB-00070, 03DRB-00171] **[Carmen Marrone, EPC Case Planner]** *[Deferred from 12/7/05]* (B-10) **DEFERRED AT THE AGENT'S REQUEST TO 12/14/05.**

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

12. Project # 1001778
05DRB-01793 Major-Final Plat Approval

THOMPSON ENGINEERING CONSULTANTS agent(s) for DRAGONFLY DEVELOPMENT INC request(s) the above action(s) for all or a portion of Tract(s) A-2-B, **BRENTWOOD HILLS,** zoned R-T, located on WOODLAND AVE NE, between TRAMWAY BLVD NE and MARIE PARK DR NE containing approximately 2 acre(s). [REF: 05DRB-00392, 05DRB-00950, 05DRB-00951, 05DRB-00952, 05DRB-00961] (H-22) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILTIES DEVELOPMENT TO ADD A 20-FOOT WATER LINE EASEMENT AT THE CUL-DE-SAC AND PLANNING TO RECORD.**

13. Project # 1004267
05DRB-01092 Minor- Final Plat Approval

GARY MIRABAL request(s) the above action(s) for all or a portion of Lot(s) 1, **LANDS OF MANUEL & CATHY GONZALES**, zoned RA-2, located West of MONTOYA RD NW and North of MOUNTAIN RD NW containing approximately 2 acre(s). [REF: DRB-97-247; DRB-97-290, 05DRB-01019] *[Final Plat was indef deferred 7/13/05]* (J-12) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR MAINTENANCE AND BENEFICIARIES OF CORTO MIRABAL AND UTILITIES DEVELOPMENT TO CHANGE NOTE TO READ: PUBLIC WATER AND SANITARY SEWER LINE EASEMENT GRANTED BY THIS PLAT TO ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY (ABCWUA).**

14. Project # 1004228
05DRB-01765 Minor-Prelim&Final Plat Approval

TERRAMETRICS OF NEW MEXICO agent(s) for HEADSTART ENTERPRISES request(s) the above action(s) for all or a portion of Lot(s) 11-17, SUNRISE HEIGHTS SUBDIVISION and Tract(s) 89-A-2, 89-B-2, 89-B-3, 89-C-3, 89-C-4, M.R.G.C.D. Map 32 (to be known as **GUTHRIE COMMERCE PARK, TRACT A)** zoned M-1 light manufacturing zone, located on MONTANO RD NE, between EDITH BLVD NE and MONTBEL NE containing approximately 5 acre(s). [REF: 05DRB00888, 05DRB01394] *[Deferred from 11/30/05]* (F-15) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 12/7/05 THE PRELIMNARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITIONS OF FINAL PLAT: 5.5 PUBLIC ROADWAY EASEMENT SHALL BE GRANTED WITH THIS PLAT. THE 32-FOOT ACCESS EASEMENT NEEDS MAINTENANCE AND BENEFICIARIES. PNM MUST SIGN THE PLAT. THE FINAL PLAT WAAS INDEFINITELY DEFERRED TO ADDRESS COMMENTS.**

DOBSON
PHOENIX
PUNTA DE VISTA
RIEDRA LISA CHANNEL
WOODLAND
MARK PARK
MENAUL
TRAMWAY
TRAMWAY + NE MENAUL NE
A2B
C-1
A2A
A1
R-1
B
0
292ft

CITY OF ALBUQUERQUE
Planning Department
December 7, 2005
DRB Comments

ITEM # 12

PROJECT # 1001778 APPLICATION # 05-01793

RE: Brentwood Hills/final plat

Has anything changed from the preliminary plat?

The perimeter wall design is approved.

AGIS dxf dated 11/29/05 is approved.

Planning will take delegation to record the plat.

Andrew Garcia

Andrew Garcia, Planning Alternate
924-3858 fax 924-3864 agarcia@cabq.gov

1778

DXF Electronic Approval Form

DRB Project Case #: 1001778

Subdivision Name: TRAMWAY CROSSING LOTS 1-P1 THRU 20-P1

Surveyor: THOMAS D JOHNSTON

Contact Person: THOMAS D JOHNSTON

Contact Information: 255-2052

DXF Received: 11/29/2005 Hard Copy Received: 11/29/2005

Coordinate System: NMSP Grid (NAD 27)

Approved

11-29-2005
Date

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

AGIS Use Only

Copied fc **1778** to agiscov on **11/29/2005** Contact person notified on **11/29/2005**

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

June 29, 2005

4. Project # 1001778
05DRB-00950 Major-Preliminary Plat Approval
05DRB-00951 Minor-Subd Design (DPM) Variance
05DRB-00952 Minor-Sidewalk Waiver
05DRB-00961 Minor-Temp Defer SDWK

THOMPSON ENGINEERING & CONSULTANTS agent(s) for DRAGONFLY DEVELOPMENT INC request(s) the above action(s) for all or a portion of Tract(s) A-2-B, BRENTWOOD HILLS, (to be known as **TRAMWAY CROSSING**) zoned R-T residential zone, located on WOODLAND AVE NE, between TRAMWAY BLVD NE and MARIE PARK DR NE containing approximately 2 acre(s). [REF: 05DRB00392] (H-22)

At the June 29, 2005, Development Review Board meeting, with the signing of the infrastructure list dated 6/29/05 and approval of the grading plan engineer stamp dated 4/1/05 the preliminary plat was approved with the following condition of final plat approval:

Adjust Lots 10 & 11 to allow for a perimeter wall.

A subdivision design variance from minimum DPM design standards was approved as shown on Exhibit C in the Planning file. A sidewalk variance for waiver of sidewalks was approved as shown on Exhibit C in the Planning file. The temporary deferral of construction of sidewalks on the interior streets was approved as shown on Exhibit C in the Planning file.

If you wish to appeal this decision, you must do so by July 14, 2005, in the manner described below.

Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal. If the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. Such appeal shall be heard within 60 days of its filing.

You will receive notice if any other person files an appeal. Successful applicants are reminded that other requirements of the City must be complied with, even after approval of the referenced application(s).

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

Sheran Matson, AICP, DRB Chair

Cc: Dragonfly Development Inc., 12809 Donette Ct NE, 87112
Thompson Engineering Consultants Inc., P.O. Box 65760, 87193
Deran McKeen, 12413 Woodland NE, 87112
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1001778 AGENDA#: 4 DATE: 6.29.05

1. Name: Dave Thompson Address: _____ Zip: _____

2. Name: Doran McKeen Address: 12413 Woodland Zip: 87112

3. Name: _____ Address: _____ Zip: _____

4. Name: _____ Address: _____ Zip: _____

5. Name: _____ Address: _____ Zip: _____

6. Name: _____ Address: _____ Zip: _____

7. Name: _____ Address: _____ Zip: _____

8. Name: _____ Address: _____ Zip: _____

9. Name: _____ Address: _____ Zip: _____

10. Name: _____ Address: _____ Zip: _____

11. Name: _____ Address: _____ Zip: _____

12. Name: _____ Address: _____ Zip: _____

13. Name: _____ Address: _____ Zip: _____

14. Name: _____ Address: _____ Zip: _____

CITY OF ALBUQUERQUE

THREE HUNDRED YEARS 1706 * 2006
ALBUQUERQUE
Making History

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1001778 **AGENDA ITEM NO: 4**

SUBJECT:

DPM Variance
Sidewalk Variance
Sidewalk Deferral
Preliminary Plat

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

An approved drainage report dated 4-1-05 is on file for Preliminary Plat approval.
No objection to DPM variance.

RESOLUTION:

APPROVED X; 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

DATE: June 29, 2005

P.O. Box 1293
Albuquerque
New Mexico 87103
www.cabq.gov

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

June 29, 2005

Project # 1001778
05DRB-00950 Major-Preliminary Plat Approval
05DRB-00951 Minor-Subd Design (DPM) Variance
05DRB-00952 Minor-Sidewalk Waiver
05DRB-00961 Minor-Temp Defer SDWK

THOMPSON ENGINEERING & CONSULTANTS agent(s) for DRAGONFLY DEVELOPMENT INC request(s) the above action(s) for all or a portion of Tract(s) A-2-B, BRENTWOOD HILLS, (to be known as **TRAMWAY CROSSING**) zoned R-T residential zone, located on WOODLAND AVE NE, between TRAMWAY BLVD NE and MARIE PARK DR NE containing approximately 2 acre(s). [REF: 05DRB00392] (H-22)

AMAFCA

No comment.

COG For information, Tramway Blvd is identified as a Limited Access Principal Arterial on the Long Range Roadway System map.

Transit As mitigation for the length of the cul-de-sac, Transit suggests providing a pedestrian pathway from the cul-de-sac along Tramway to the Menaul and Tramway intersection. In this case the sidewalk requirement on the cul-de-sac should not be waived. No other objections to the requests.

Zoning Enforcement

The zoning is C-1, not R-T. C-1 zoning requires a special exception conditional use to allow dwelling units prior to applying for building permits. [14-16-2-17(B)(6)]. The lots are designed to meet townhouse regulations. (They are too small to meet single family dwelling regulations.) The retaining and garden wall combination facing Tramway Blvd. must meet design guidelines.

Neighborhood Coordination

Letters sent to Cibola Addition NA (R), Kachina Hills NA (R) and Onate NA (R)

APS

No comments received.

Police Department

A review of the following DRB case(s) indicates the following problems or crimes may occur or that the following concerns may need to be evaluated or addressed on this site or in this area. These comments do not indicate that a thorough CPTED evaluation has been done, or that other criminal activities may not occur. Traffic volume, lighting issues, maintenance of landscaping, other: noise.

Fire Department — No comments received.

PNM Electric & Gas

Major- Preliminary plat, not OKAY. PNM has UG facilities in the NE corner of this property that are not addressed in the pre-plat. We may need more than 7 feet in this area, spotting may be required. No comments on other requests.

Comcast — No comments received.

QWEST — No comments received.

Environmental Health — Site is not within 1000 feet of a landfill. No comment.

M.R.G.C.D. — No comments received.

Open Space Division — No adverse comments.

City Engineer

An approved drainage report is required for Preliminary Plat. No objection to DPM variance request.

Transportation Development

No objection to the sidewalk waiver or deferral. Is the sidewalk in place along the cul-de-sac on Woodland? This needs to be in place to provide the pedestrian connection to the west. Is there going to be a perimeter wall along Tramway? This cannot be placed in public right-of-way at the end of the cul-de-sac. No objection to the subdivision design variance.

Parks & Recreation

This development will be subject to Impact Fees for Parks, Recreation, Trails and Open Space, due at building permit. Defer to Transportation regarding the vacation request. No objection to the sidewalk requests.

Utilities Development — No objection to all requests.

Planning Department

The perimeter wall design: DRB project number is missing, the pilaster and the wall cap must protrude 2" on the public side, the arrow indicating the location of the plain CMU block is in the wrong place.

There is no objection to the sidewalk deferral or waiver. Defer to Transportation.

There is no objection to the Subdivision design variance. Defer to Transportation.

There is no objection to the preliminary plat.

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

cc:Dragonfly Development Inc., 12809 Donette Ct NE, 87112
Thompson Engineering Consultants Inc., P.O. Box 65760, 87193

****
*** TX REPORT ***
****

TRANSMISSION OK

TX/RX NO	3592	
CONNECTION TEL		98309248
SUBADDRESS		
CONNECTION ID		
ST. TIME	06/13 15:11	
USAGE T	00'54	
PGS.	2	
RESULT	OK	

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
FAX FORM

TO: Diane Thompson **FAX #** 830-9248

 # PAGES (INCLUDING COVER SHEET) 2

FROM: Sheran Matson, DRB Chair FAX # 924-3864 PHONE # 924-3880

COMMENTS:

Tramway Crossing #1001778
My comments only.

Project # 1001778
05DRB-00950 Major-Preliminary Plat Approval
05DRB-00951 Minor-Subd Design (DPM) Variance
05DRB-00952 Minor-Sidewalk Waiver
05DRB-00961 Minor-Temp Defer SDWK

THOMPSON ENGINEERING & CONSULTANTS agent(s) for DRAGONFLY DEVELOPMENT INC request(s) the above action(s) for all or a portion of Tract(s) A-2-B, BRENTWOOD HILLS, (to be known as **TRAMWAY CROSSING**) zoned R-T residential zone, located on WOODLAND AVE NE, between TRAMWAY BLVD NE and MARIE PARK DR NE containing approximately 2 acre(s). [REF: 05DRB00392] (H-22)

The perimeter wall design: DRB project number is missing, the pilaster and the wall cap must protrude 2" on the public side, the arrow indicating the location of the plain CMU block is in the wrong place.

There is no objection to the sidewalk deferral or waiver. Defer to Transportation.

There is no objection to the Subdivision design variance. Defer to Transportation.

There is no objection to the preliminary plat.

Project # 1002590
05DRB-00956 Major-Preliminary Plat Approval
05DRB-00957 Minor-Subd Design (DPM) Variance
05DRB-00958 Minor-Sidewalk Waiver
05DRB-00960 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES agent(s) for MEL FAMIE LLC request(s) the above action(s) for all or a portion of Tract(s) B-2, LANDS OF BRACKSON COURSON, (to be known as **CHAPARRAL COURT**) zoned R-D residential and related uses zone, developing area, located on 64TH STREET NW, between MILNE RD NW and Tierra Prieta NW containing approximately 4 acre(s). [REF: 05DRB00206, 05DRB00540] (F-10)

Perimeter Wall Design: The design submitted with the plat is different than the one on the SPS now indefinitely deferred. The DRB Project number is missing. It appears that there will be a wall at the entrance from 64th Street to Grayleaf Road on Lots 22 & 1. However there is no indication on the location map that there is a wall segment planned there. The pilaster must also protrude a minimum of 2 inches on the public side. The cap block must overhang 2" "minimum" on the public side.

Approval of the SPS is required before approval of the preliminary plat per the Subdivision Ordinance.

The plat appears to match the SPS originally submitted. However, the SPS has outstanding revisions. A comparison will occur when a revised SPS is submitted.

City of Albuquerque
Planning Department
Development Review Division
P.O. Box 1293
Albuquerque, New Mexico 87103

Date: December 17, 2004

OFFICIAL NOTIFICATION OF DECISION

FILE: **Project # 1001778**
04EPC-01711 Zone Map Amendment

Joe Hahn
4402 Canyon Ct. NE
Albuq. NM 87111

LEGAL DESCRIPTION: for all or a portion of Tracts A2 & B, **Brentwood Hills Subdivision**, a zone map amendment from Tract B: R-1 and Tract A2: C-1 & P to Tract B: O-1, Tract A2: RT & C-1, located on MENAUL BLVD. NE, between MARIE PARK DRIVE NE and TRAMWAY BLVD. NE, containing approximately 4 acres. (H-22) Stephanie Shumsky, Staff Planner

On December 16, 2004 the Environmental Planning Commission voted to approve Project 1001778/ *04EPC 01711*, a request for zone map amendment, for Tract A2 from C-1 and P to R-T and C-1, and Tract B from R-1 to O-1, as illustrated on Attachment C, Brentwood Hills Subdivision, based on the following Findings and subject to the following Condition:

FINDINGS:

1. This is a request for zone map amendment for an approximately 4-acre site located at the intersection of Menaul Boulevard NE and Tramway Boulevard NE. The request is to change the zoning for the northern portion of Tract A2 from C-1 to R-T and to change Tract B from R-1 to O-1. The request is also to change the parking designation on the westerly 10' of Tract A2, changing the northerly 227' to R-T and the southerly 163' to C-1.

2. This request furthers several policies of the Established Urban Area of the *Comprehensive Plan.*
   a. Policy a is furthered because the proposed change in zoning would allow for more diversity of land uses in the area.
   b. The site is surrounded by similar uses as allowed in the proposed O-1 and R-T zones. Therefore, Policy d will be furthered. A change from C-1 to R-T zoning will create a spot zone. However, it is justified as being an appropriate transition between Tramway Boulevard, the gas station, and the residential neighborhoods to the north and west.
   c. Policy e will be furthered because the proposed zone changes apply to vacant land located in an area that has access to existing urban facilities and services. In addition, the integrity of existing neighborhoods can be ensured because the allowed uses in the O-1 and R-T zones are similar to what currently exists in the area (Policy e).

d. The proposed zoning allows for employment and service uses. Because the subject site is adjacent to a residential area, Policy i may be furthered. The proposed zoning would allow uses that could generally serve as a buffer between the neighborhoods and the traffic and noise generated along Menaul Boulevard and Tramway Boulevard.

3. This request furthers select policies of the *Comprehensive Plan's,* Transportation and Transit section. Policies c and g are furthered because the proposed residential (R-T) zoning will be adjacent to Tramway Boulevard, and Express Transit Corridor and will be in close proximity to Menaul Boulevard, an Enhanced Transit Corridor.

4. The request is justified per the requirements of *R-270-1980,* specifically Section 1.D., in that the changes are more advantageous to the community as articulated in *Comprehensive Plan* Policies a, d, e, and i and that the adoption of the Planned Growth Strategy could be considered a changed condition in that policies which encourage infill development were not as strong prior to the adoption of this document in 2002.

5. The Parking zone is obsolete. In 1965 parking became required in C-1 zones and many parcels of land zoned for parking have since been rezoned to allow full use of the land (R-270-1980, Section 1.D).

6. The change from C-1 to R-T will constitute a spot zone (R-270-1980, Section 1.I). This spot zone is justified because it will facilitate the realization of the *Comprehensive Plan's,* Established Urban Area Policies a, d, e, and i and Transportation and Transit Policies c and g.

7. A facilitated meeting between the three affected neighborhoods and the applicant took place on Monday, December 6, 2004 at 7pm. The facilitator's report is attached (see Attachment D).

CONDITION:

1. The subject site shall be replatted to ensure lot lines correspond to approved zoning lines.

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY **JANUARY 3, 2005** IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED. IT I S NOT POSSIBLE TO APPEAL EPC RECOMMENDATIONS TO CITY COUNCIL; RATHER, A FORMAL PROTEST OF THE EPC's RECOMMENDATION CAN BE FILED WITHIN THE 15 DAY PERIOD FOLLOWING THE EPC's DECISION.

Appeal to the City Council: Persons aggrieved with any determination of the Environmental Planning Commission acting under this ordinance and who have legal standing as defined in Section 14-16-4-4.B.2 of the City of Albuquerque Comprehensive Zoning Code may file an appeal to the City Council by submitting written application on the Planning Department form to the Planning Department within 15 days of the Planning Commission's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal, and if the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. The City Council may decline to hear the appeal if it finds that all City plans, policies and ordinances have been properly followed. If they decide that all City plans, policies and ordinances have not been properly followed, they shall hear the appeal. Such appeal, if heard, shall be heard within 45 days of its filing.

YOU WILL RECEIVE NOTIFICATION IF ANY PERSON FILES AN APPEAL. IF THERE IS NO APPEAL, YOU CAN RECEIVE BUILDING PERMITS AT ANY TIME AFTER THE APPEAL DEADLINE QUOTED ABOVE, PROVIDED ALL CONDITIONS IMPOSED AT THE TIME OF APPROVAL HAVE BEEN MET. SUCCESSFUL APPLICANTS ARE REMINDED THAT OTHER REGULATIONS OF THE CITY MUST BE COMPLIED WITH, EVEN AFTER APPROVAL OF THE REFERENCED APPLICATION(S).

Successful applicants should be aware of the termination provisions for Site Development Plans specified in Section 14-16-3-11 of the Comprehensive Zoning Code. Generally plan approval is terminated 7 years after approval by the EPC

Sincerely,

for Richard Dineen
Planning Director

RD/SS/ac

cc: Consensus Planning, 924 Park Ave. SW, Albuq. NM 87102
Fred Winter, Onate NA, 12408 Prospect NE, Albuq. NM 87112
Anita Toone, Onate NA, 12433 Morrow Ave. NE, Albuq. NM 87112
Bob Francis, Cibola Addition , 2711 Palo Alto NE, Albuq. NM 87112
Lori Frobe, Cibola Addition, 2505 Myra Pl. NE, Albuq. NM 87112
Mark Burdge, Kachina Hills NA, 2113 Father Sky NE, Albuq. NM 87112
Jeff Carlson, Kachina Hills NA, 13000 Bear Dancer NE, Albuq. NM 87112
Mr. Harry C. Goodson, 12309 Woodland Ave. NE, Albuq. NM 87112

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

June 29, 2005

Project # 1001778
05DRB-00950 Major-Preliminary Plat Approval
05DRB-00951 Minor-Subd Design (DPM) Variance
05DRB-00952 Minor-Sidewalk Waiver
05DRB-00961 Minor-Temp Defer SDWK

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AMAFCA — No comment.

COG — For information, Tramway Blvd is identified as a Limited Access Principal Arterial on the Long Range Roadway System map.

Transit — As mitigation for the length of the cul-de-sac, Transit suggests providing a pedestrian pathway from the cul-de-sac along Tramway to the Menaul and Tramway intersection. In this case the sidewalk requirement on the cul-de-sac should not be waived. No other objections to the requests.

Zoning Enforcement

The zoning is C-1, not R-T. C-1 zoning requires a special exception conditional use to allow dwelling units prior to applying for building permits. [14-16-2-17(B)(6)]. The lots are designed to meet townhouse regulations. (They are too small to meet single family dwelling regulations.) The retaining and garden wall combination facing Tramway Blvd. must meet design guidelines.

Neighborhood Coordination

Letters sent to Cibola Addition NA (R), Kachina Hills NA (R) and Onate NA (R)

APS — No comments received.

Police Department

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Major- Preliminary plat, not OKAY. PNM has UG facilities in the NE corner of this property that are not addressed in the pre-plat. We may need more than 7 feet in this area, spotting may be required. No comments on other requests.

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QWEST — No comments received.

Environmental Health — Site is not within 1000 feet of a landfill. No comment.

M.R.G.C.D. — No comments received.

Open Space Division — No adverse comments.

City Engineer

An approved drainage report is required for Preliminary Plat. No objection to DPM variance request.

Transportation Development

No objection to the sidewalk waiver or deferral. Is the sidewalk in place along the cul-de-sac on Woodland? This needs to be in place to provide the pedestrian connection to the west. Is there going to be a perimeter wall along Tramway? This cannot be placed in public right-of-way at the end of the cul-de-sac. No objection to the subdivision design variance.

Parks & Recreation

This development will be subject to Impact Fees for Parks, Recreation, Trails and Open Space, due at building permit. Defer to Transportation regarding the vacation request. No objection to the sidewalk requests.

Utilities Development — No objection to all requests.

The perimeter wall design: DRB project number is missing, the pilaster and the wall cap must protrude 2" on the public side, the arrow indicating the location of the plain CMU block is in the wrong place.

There is no objection to the sidewalk deferral or waiver. Defer to Transportation.

There is no objection to the Subdivision design variance. Defer to Transportation.

There is no objection to the preliminary plat.

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

cc:Dragonfly Development Inc., 12809 Donette Ct NE, 87112
Thompson Engineering Consultants Inc., P.O. Box 65760, 87193

CITY OF PLANNING
PLANNING DEPARTMENT
PROPERTY OWNERSHIP LIST

Meeting Date: JUNE 29, 2005
Zone Atlas Page: H-22-Z
Notification Radius: 100 Ft.

Project# 1001778
App# 05DRB-00950
App# 05DRB-00951
App# 05DRB-00952
App# 05DRB-00961

Cross Reference and Location: WOODLAND AVE NE BETWEEN TRAMWAY BLVD NE AND MARIE PARK DR. NE

Applicant: DRAGONFLY DEVELOPMENT, INC.
Address: 12809 DONETTE CT. NE
ALBUQUERQUE NM 87112

Agent: THOMPSON ENGINEERING CONSULTANTS, INC.
Address: PO BOX 65760
ALBUQUERQUE NM 87193

Special Instructions:

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

Date Mailed: JUNE 10, 2005

Signature: KYLE TSETHLIKAI

PROPERTY OWNERSHIP / LEGAL LIST

App#_____
Proj#_____

Date:_____

Page 1 Of 2

Zone Atlas Page	Zone Atlas #	Grid Location	Parcel Sequence	Name & Address				
H-22	1022059	504-331	110-08	✓ DNP	1022059	534-367	110	10 ✓
		517-317	46	✓		531-376		11 ✓
		481-316	02	✓ DNP		524-381		12 ✓
		482-325	43	✓		518-379		13 ✓
		489-328	42	✓		511-377		21 ✓
		495-329	41	✓		505-375		20 ✓
		504-329	40	✓		498-372		19 ✓
		502-346	39	✓		485-375		18 ✓
		482-343	38	✓		533-300	103	10 ✓
		475-342	37	✓		529-299		11 ✓
		468-340	36	✓		521-299		12 ✓
		468-351	28	✓		513-298		13 ✓
		476-353	27	✓		504-298		14 ✓
		483-354	26	✓		490-292		16 ✓
		490-355	25	✓	1023059	028-301	305	59 ✓
		509-358	24	✓		028-295		58 ✓
		515-358	23	✓		042-299		31 ✓
		522-359	22	✓		029-314	201	32 ✓
		530-360	09	✓		024-315		31 ✓

PROPERTY OWNERSHIP / LEGAL LIST

App#_____

Proj#_____

Date:_____

Zone Atlas Page	Zone Atlas #	Grid Location	Parcel Sequence	Name & Address			
H-23	1023059	024-337	201-30	✓			
		029-334	29	✓			
		033-332	28	✓			
		035-328	27	✓			
		038-325	26	✓			
		042-321	25	✓			
		038-312	22	✓			
		043-055	210-20	✓			
		338-360	21	✓			
		032-347	22	✓			
		027-374	23	✓			
		024-382	24	✓			

<mainframe@coa1mp3.cabq.gov>
06/09/2005 08:19 AM

To:
cc:
cc:
Subject:

1 R E C O R D S W I T H L A B E L S PAGE
1
01022059 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE
0102205950433111008 LEGAL: TR A -2 P LAT OF TRACTS A-1 & A-2 BRENTWOOD HILLS
BE LAND USE:
PROPERTY ADDR: 00000 MENAUL
OWNER NAME: CHAFFEE HAROLD & LUCILE
OWNER ADDR: 08816 NATALIE AV NE
ALBUQUERQUE NM 87111
0102205951731711046 LEGAL: TR A -1 P LAT OF TRACTS A-1 & A-2 BRENTWOOD HILLS
BE LAND USE:
PROPERTY ADDR: 00000 MENAUL
OWNER NAME: DIAMOND SHAMROCK STATIONS INC
OWNER ADDR: 00000 ONE VALERO PLACE
SAN ANTONIO TX 78212
0102205948131611002 LEGAL: TR B LAN D DIV PLAT LTS 10 11 12 & 13 BLK 6 OF
THE LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: CHAFFEE HAROLD D & E LUCILLE
OWNER ADDR: 08816 NATALIE AV NE
ALBUQUERQUE NM 87111
0102205948232511043 LEGAL: 3 6 REPL OF LTS 1 THRU 4 BLK 6 LTS 3 THRU 14
BLK 7 LAND USE:
PROPERTY ADDR: 00000 WOODLAND
OWNER NAME: SILVA ORLANDO ETUX
OWNER ADDR: 12308 WOODLAND NE
ALBUQUERQUE NM 87112
0102205948932811042 LEGAL: 004 006B RENTWOOD HILLS SUBD
LAND USE:
PROPERTY ADDR: 00000 WOODLAND
OWNER NAME: LANGE DAVID H ETUX
OWNER ADDR: 12312 WOODLAND NE
ALBUQUERQUE NM 87112
0102205949532911041 LEGAL: 5A C ORRE CTED LAND DIVISION PLAT OF LTS 5 & 6
BLK 6 LAND USE:
PROPERTY ADDR: 00000 WOODLAND
OWNER NAME: TOWNSEND STEVEN W
OWNER ADDR: 12400 WOODLAND AV NE
ALBUQUERQUE NM 87112
0102205950432911040 LEGAL: 6A C ORRE CTED LAND DIVISION OF PLAT OF LTS 5&6
BLK LAND USE:
PROPERTY ADDR: 00000 WOODLAND
OWNER NAME: GLASCO BARBARA R
OWNER ADDR: 12404 WOODLAND AV NE
ALBUQUERQUE NM 87112
0102205950234611039 LEGAL: 11A REPL BK 5 & LT 7-9 BLK 6 & LT 9-12 BLK 13 &
LT LAND USE:
PROPERTY ADDR: 00000 WOODLAND
OWNER NAME: MCKEEN ROBERT F & IRIS M
OWNER ADDR: 12413 WOODLAND AV NE
ALBUQUERQUE NM 87112

010220594823431103 8 LEGAL: 13 1 3 RE PL OF POR OF BLKS 1-22 INCL BRENTWOOD HILL LAND USE:
PROPERTY ADDR: 00000 WOODLAND
OWNER NAME: GARCIA BENITO ETUX
OWNER ADDR: 12403 WOODLAND NE ALBUQUERQUE NM 87112
010220594753421103 7 LEGAL: 014 013R EPL OF POR OF BLKS 1 TO 22 INC BRENTWOOD H LAND USE:
PROPERTY ADDR: 00000 WOODLAND
OWNER NAME: PALAGONIA GASPAR ETUX
OWNER ADDR: 12401 WOODLAND NE ALBUQUERQUE NM 87112
010220594683401103 6 LEGAL: 15 1 3 RE PL OF BLKS 1 THRU 22 BRENTWOOD HILLS SUBD LAND USE:
PROPERTY ADDR: 00000 WOODLAND
OWNER NAME: JACKSON JEFFRY ANDREW &
OWNER ADDR: 12313 WOODLAND NE ALBUQUERQUE NM 87112
010220594683511102 8 LEGAL: LT 5 EXC WLY 5' BLK 13 REPL OF POR OF BLKS 1 TO 22 LAND USE:
PROPERTY ADDR: 00000 PHOENIX
OWNER NAME: GUNDERSON BYRON L & MARY E
OWNER ADDR: 12316 PHOENIX AV NE ALBUQUERQUE NM 87112
010220594763531102 7 LEGAL: 006 013R EPLAT OF POR OF BLKS 1 TO 22 INCL BRENTWOO LAND USE:
PROPERTY ADDR: 00000 PHOENIX
OWNER NAME: PRIDEAUX PATRICIA J
OWNER ADDR: 12320 PHOENIX NE ALBUQUERQUE NM 87112
010220594833541102 6 LEGAL: 007 013R EPLAT POR OF BLKS 1 TO 22 INCL BRENTWOOD H LAND USE:
PROPERTY ADDR: 00000 PHOENIX
OWNER NAME: GARDNER RICHARD J & CATHI A
OWNER ADDR: 12400 PHOENIX AV NE ALBUQUERQUE NM 87112
010220594903551102 5 LEGAL: 008 013R EPL OF POR BLK 1 TO 22 INCL BRENTWOOD HILL LAND USE:
PROPERTY ADDR: 00000 PHOENIX
OWNER NAME: PETERSON LAVERNE L
OWNER ADDR: 12408 PHOENIX NE ALBUQUERQUE NM 87112
010220595093581102 4 LEGAL: 010 REPL ALL BLK 5 & LTS 7 8 9 BLK 6 & LTS 9 10 11 LAND USE:
PROPERTY ADDR: 00000 PHOENIX
OWNER NAME: BUENCONSEJO FRANCES
OWNER ADDR: 12500 PHOENIX AV NE ALBUQUERQUE NM 87112
010220595153581102 3 LEGAL: 009 REPL ALL BK 5 & LTS 7 8 9 BK 6 & LTS 9 10 & 11 LAND USE:
PROPERTY ADDR: 00000 PHOENIX
OWNER NAME: LOPEZ HAROLD C & CHRISTINE S
OWNER ADDR: 12504 PHOENIX AV NE ALBUQUERQUE NM 87112

010220595223591102 2 LEGAL: 008 REPL ALL BK 5 & LTS 7 8 9 BK 6 & LTS 9 10
11 & LAND USE:
PROPERTY ADDR: 00000 PHOENIX
OWNER NAME: FARISH JAMES W JR ETAL
OWNER ADDR: 12508 PHOENIX NE
ALBUQUERQUE NM 87112
010220595303601100 9 LEGAL: 007 REPL ALL BK 5 & LTS 7 8 9 BK 6 & LTS 9 10
11 1 LAND USE:
PROPERTY ADDR: 00000 PHOENIX
OWNER NAME: SMITH PATRICK JAY & YVETTE MAR
OWNER ADDR: 12512 PHOENIX AV NE
ALBUQUERQUE NM 87112
010220595343671101 0 LEGAL: 006 REPL ALL BK 5 & 7 8 9 BK 6 & LTS 9 10 11 &
12 LAND USE:
PROPERTY ADDR: 00000 PHOENIX
OWNER NAME: MOONEY JAMES & BARBARA
OWNER ADDR: 12516 PHOENIX AV NE
ALBUQUERQUE NM 87112
010220595313761101 1 LEGAL: 005 REPL ALL BK 5&LTS 7 8 9 BK6 & LTS 9&10 11
12 B LAND USE:
PROPERTY ADDR: 00000 PHOENIX
OWNER NAME: DURAN NAPOLEON B ETUX
OWNER ADDR: 12517 PHOENIX NE
ALBUQUERQUE NM 87112
010220595243811101 2 LEGAL: 004 REPL ALL BK5 & LTS 7 8 9 BK 6 & LTS9 10 11
& 1 LAND USE:
PROPERTY ADDR: 00000 PHOENIX
OWNER NAME: MAC GILLIVRAY JAMES F
OWNER ADDR: 12513 PHOENIX NE
ALBUQUERQUE NM 87112
010220595183791101 3 LEGAL: 003 REPL ALL BK 5 & LTS 7 8 9 BK 6 & LTS 9 10
11 & LAND USE:
PROPERTY ADDR: 00000 PHOENIX
OWNER NAME: MOONEY TIMOTHY M
OWNER ADDR: 12509 PHOENIX NE
ALBUQUERQUE NM 87112
010220595113771102 1 LEGAL: 002 REPL ALL BK 5 & LTS 7 THRU 9 BK 6 & 9 10 11
& LAND USE:
PROPERTY ADDR: 00000 PHOENIX
OWNER NAME: KEEGAN LEO T & JOAN
OWNER ADDR: 12505 PHOENIX NE
ALBUQUERQUE NM 87112
010220595053751102 0 LEGAL: 001 REPL ALL BLK 5 & LTS 7 8 9 BK 6 & LTS 9 10
11 LAND USE:
PROPERTY ADDR: 00000 PHOENIX
OWNER NAME: GAGNON GUY G
OWNER ADDR: 00241 OLDE POST RD
NICEVILLE FL 32578
010220594983721101 9 LEGAL: 006 014B RENTWOOD HILLS SUBD
LAND USE:
PROPERTY ADDR: 00000 PHOENIX
OWNER NAME: SCHNEIDER GERALD E &
OWNER ADDR: 12407 PHOENIX NE
ALBUQUERQUE NM 87112

010220594853751101 8 LEGAL: 7A R EPLA T OF LOTS 7 & 8 BLK 14 BRENTWOOD HILLS ADD LAND USE:
PROPERTY ADDR: 00000 PHOENIX
OWNER NAME: HYDE JAMES A & MARIE H
OWNER ADDR: 12403 PHOENIX NE
ALBUQUERQUE NM 87112
010220595333001031 0 LEGAL: 1A 4 PLA T SHOWING REPL OF TR A BLK 4 BRENTWOOD HIL LAND USE:
PROPERTY ADDR: 00000 MENAUL
OWNER NAME: FROST FRANK A & CHERYL
OWNER ADDR: 12514 MENAUL BL NE
ALBUQUERQUE NM 87112
010220595292991031 1 LEGAL: 7 4 BREN TWOOD HILL SUBD EXC NLY POR TO R/W CONT 83 LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: SANCHEZ DAVID E & MARY ANNE
OWNER ADDR: 03116 LA VETA DR NE
ALBUQUERQUE NM 87110
010220595212991031 2 LEGAL: 6 4 (EXC EPT NLY PORT OUT TO R/W) BRENTWOOD HILLS S LAND USE:
PROPERTY ADDR: 00000 MENAUL
OWNER NAME: LES OISEAUX BLEUS LLC
OWNER ADDR: 12412 MENAUL BL NE
ALBUQUERQUE NM 87112
010220595132981031 3 LEGAL: 005 004B RENTWOOD HILLS SUBD LAND USE:
PROPERTY ADDR: 00000 MENAUL
OWNER NAME: BORGIA TODD WILLIAM & DANA REN
OWNER ADDR: 12408 MENAUL BL NE
ALBUQUERQUE NM 87112
010220595042981031 4 LEGAL: LT 4 -A B LK 4 PLAT OF LT 4-A BLK 4 BRENTWOOD HILLS LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: BLACKHAWK INVESTMENTS LLC
OWNER ADDR: 13423 DESERT ZINNIA CT NE
ALBUQUERQUE NM 87111
010220594902921031 6 LEGAL: LT 1 -A B LK 4 PLAT OF LT 1-A BLK 4 BRENTWOOD HILLS LAND USE:
PROPERTY ADDR: 00000 MENAUL
OWNER NAME: VALLEJOS TONY & ANNA
OWNER ADDR: 01732 WELLS NE
ALBUQUERQUE NM 87112
010230590283013055 9 LEGAL: LOT 1 CO RRECTION PLAT FOR SUBD PLAT FOR LAS MANZAN LAND USE:
PROPERTY ADDR: 00000 COURTYARD
OWNER NAME: LEE RUSSELL & HELEN
OWNER ADDR: 02227 COURTYARD DR NE
ALBUQUERQUE NM 87112
010230590282953055 8 LEGAL: LOT 2 CO RRECTION PLAT FOR SUBD PLAT FOR LAS MANZAN LAND USE:
PROPERTY ADDR: 00000 COURTYARD
OWNER NAME: NICHOLS GLEN J
OWNER ADDR: 02223 COURTYARD DR NE
ALBUQUERQUE NM 87122

01023059042299305 31 LEGAL: LT 2 9 CO RRECTION PLAT FOR SUBD PLAT FOR LAS MANZAN LAND USE:
PROPERTY ADDR: 00000 JOELLE
OWNER NAME: DEL CASTILLO DAVID M &
OWNER ADDR: 12801 JOELLE RD NE
ALBUQUERQUE NM 87112
0102305902931420132 LEGAL: LOT 1P1 PLAT OF HIGH POINT SUBD LOTS 1-9 CONT 0.11 LAND USE:
PROPERTY ADDR: 00000 HIGHPOINT
OWNER NAME: MEINHARDT GARY D & DEBBIE A
OWNER ADDR: 02405 HIGHPOINT CT NE
ALBUQUERQUE NM 87112
0102305902431520131 LEGAL: LOT 2P1 PLAT OF HIGH POINT SUBD LOTS 1-9 CONT 0.12 LAND USE:
PROPERTY ADDR: 00000 HIGHPOINT
OWNER NAME: HOLCOMB CLAYTON G & BRENDA
OWNER ADDR: 02415 HIGHPOINT CT NE
ALBUQUERQUE NM 87112
0102305902433720130 LEGAL: LOT 3P1 PLAT OF HIGH POINT SUBD LOTS 1-9 CONT 0.21 LAND USE:
PROPERTY ADDR: 00000 HIGHPOINT
OWNER NAME: KRUGER ROBERT C & KILGORE JULI
OWNER ADDR: 02424 HIGH POINT CT NE
ALBUQUERQUE NM 87112
0102305902933620129 LEGAL: LOT 4P1 PLAT OF HIGH POINT SUBD LOTS 1-9 CONT 0.16 LAND USE:
PROPERTY ADDR: 00000 HIGHPOINT
OWNER NAME: LARDNER JOHN P & JODI M
OWNER ADDR: 02420 HIGHPOINT CT NE
ALBUQUERQUE NM 87112
0102305903333220128 LEGAL: LOT 5P1 PLAT OF HIGH POINT SUBD LOTS 1-9 CONT 0.11 LAND USE:
PROPERTY ADDR: 00000 HIGHPOINT
OWNER NAME: MYERS JEFFREY B
OWNER ADDR: 02416 HIGH POINT CT NE
ALBUQUERQUE NM 87112
0102305903532820127 LEGAL: LOT 6P1 PLAT OF HIGH POINT SUBD LOTS 1-9 CONT 0.12 LAND USE:
PROPERTY ADDR: 00000 HIGHPOINT
OWNER NAME: WILLIAMS JANET M
OWNER ADDR: 02412 HIGHPOINT CT NE
ALBUQUERQUE NM 87112
0102305903832520126 LEGAL: LOT 7P1 PLAT OF HIGH POINT SUBD LOTS 1-9 CONT 0.12 LAND USE:
PROPERTY ADDR: 00000 HIGHPOINT
OWNER NAME: CHIARAPPA LOUIS & DENSIE CO-TR
OWNER ADDR: ~~00000~~ PO Box 14597
ALBUQUERQUE NM 87191
0102305904232120125 LEGAL: LOT 8P1 PLAT OF HIGH POINT SUBD LOTS 1-9 CONT 0.12 LAND USE:
PROPERTY ADDR: 00000 HIGHPOINT
OWNER NAME: SANCHEZ ALFRED D III
OWNER ADDR: 04500 WAYNESBORO NW
ALBUQUERQUE NM 87120

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0102305903831220122   LEGAL: LOT  9P1  PLAT OF HIGH POINT SUBD LOTS 1-9 CONT
0.08  LAND USE:
                      PROPERTY ADDR: 00000   HIGHPOINT
                         OWNER NAME: TURNER MARGARET A & WILLIAM D
                         OWNER ADDR: 02400   HIGHPOINT                CT NE
ALBUQUERQUE NM       87112
0102305904305521020   LEGAL: 25 2  CRE STVIEW HEIGHTS UNIT #5
LAND USE:
                      PROPERTY ADDR: 00000   PUNTA DE VISTA
                         OWNER NAME: TUCK MELANIE R
                         OWNER ADDR: 12712   PUNTA DE VISTA            PL NE
ALBUQUERQUE NM       87112
0102305933836021021   LEGAL: 24 2  CRE STVIEW HEIGHTS UNIT #5
LAND USE:
                      PROPERTY ADDR: 00000   PUNTA DE VISTA
                         OWNER NAME: NAVARRETTE ALVARO R & YNEZ A
                         OWNER ADDR: 12708   PUNTA DE VISTA            PL NE
ALBUQUERQUE NM       87112
0102305903236721022   LEGAL: 23 2  CRE STVIEW HEIGHTS UNIT #5
LAND USE:
                      PROPERTY ADDR: 00000   PUNTA DE VISTA
                         OWNER NAME: MARIANI MARSHALL A & YVONNE G
                         OWNER ADDR: 12704   PUNTA DE VISTA            PL NE
ALBUQUERQUE NM       87113
0102305902737421023   LEGAL: 22 2  CRE STVIEW HEIGHTS UNIT #5
LAND USE:
                      PROPERTY ADDR: 00000   PUNTA DE VISTA
                         OWNER NAME: BROWN ROGER DALE &
                         OWNER ADDR: 12700   PUNTA DE VISTA            PL NE
ALBUQUERQUE NM       87112
0102305902638221024   LEGAL: 21 2  CRE STVIEW HEIGHTS UNIT #5
LAND USE:
                      PROPERTY ADDR: 00000   PALO VERDE
                         OWNER NAME: SLATEN KENNETH R
                         OWNER ADDR: 02701   PALO VERDE                 NE
ALBUQUERQUE NM       87112
 .
 QUIT
```

"Attachment A"

Date of Request: June 1, 2005
Name: David Thompson, Thompson Engineering Consultants
Address/Zip: P.O. Box 65760/87193
Phone: 271-2199/Fax: 830-9248
Zone Map: H-22

CIBOLA ADDITION N.A. (CBA) "R"
***Lori Frohe**
2505 Myra Pl. NE/87112 294-3866 (h)
Bob Francis
2711 Palo Alto NE/87112 294-5463 (h)

The Kachina Hills NA and Onate NA are located in close proximity of the subject property and as a "Courtesy" I would suggest that you notify them of this project – siw – 06/01/05

KACHINA HILLS N.A. (KCH) "R"
***Sandy Domeny**
2121 Father Sky NE/87112 292-1934 (h) 459-2761 (w)
Mark Burdge
2113 Father Sky NE/87112 294-7868 (h) 237-1789 (w)

ONATE N.A. (ONT) "R"
***David Robbins**
1908 Paige NE/87112 239-8641 (h)
Anita Toone
12433 Morrow NE/87112 323-3917 (h)

ALTHOUGH YOU ARE NOT "OFFICIALLY REQUIRED" BY O-92, you are most welcomed to notify the following *"Unrecognized"* neighborhood associations of this project.

LETTERS MUST BE SENT TO BOTH CONTACTS OF EACH NEIGHBORHOOD ASSOCIATION.

ALBUQUERQUE
Making History

City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

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

June 1, 2005

David Thompson
Thompson Engineering Consultants
P.O. Box 65760/87193
Phone: 271-2199/Fax: 830-9248

Dear David:

Thank you for your inquiry of **June 1, 2005** requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **TRACT A-2-B, BRENTWOOD HILLS, LOCATED ON WOODLAND AVENUE NE BETWEEN TRAMWAY BOULEVARD NE AND MARIE PARK DRIVE NE** zone map **H-22**.

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

SEE "ATTACHMENT A" FOR NEIGHBORHOOD INFORMATION.

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

Sincerely,

Stephani Winklepleck

Stephani I. Winklepleck
Neighborhood Program Coordinator
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

planningrnaform(10/08/04)

Project# 1001778

DRAGONFLY DEVELOPMENT, INC.
12809 DONETTE CT. NE
ALBUQUERQUE NM 87112

Thompson Engineering Consultants, Inc.
PO Box 65760
Albuquerque NM 87193

LORI FROBE
Cibloa Addition Neigh. Assoc.
2505 MYRA PL. NE
ALBUQUERQUE NM 87111

BOB FRANCIS
Cibloa Addition Neigh. Assoc.
2711 PALO ALTO NE
ALBUQUERQUE NM 87112

SANDY DOMENY
Kachina Hills Neigh. Assoc.
2121 FATHER SKY NE
ALBUQUERQUE NM 87112

MARK BURDGE
Kachina Hills Neigh. Assoc.
2113 FATHER SKY NE
ALBUQUERQUE NM 87112

102205950433111008

DAVID ROBBINS
Onate Neigh. Assoc.
1908 PAIGE NE
ALBUQUERQUE NM 87112

ANITA TOONE
Onate Neigh. Assoc.
12433 MORROW NE
ALBUQUERQUE NM 87112

CHAFFEE HAROLD & LUCILE
8816 NATALIE AV NE
ALBUQUERQUE NM 87111

102205951731711046

102205948232511043

102205948932811042

DIAMOND SHAMROCK STATIONS INC
ONE VALERO PLACE
SAN ANTONIO TX 78212

SILVA ORLANDO ETUX
12308 WOODLAND NE
ALBUQUERQUE NM 87112

LANGE DAVID H ETUX
12312 WOODLAND NE
ALBUQUERQUE NM 87112

102205949532911041

102205950432911040

102205950234611039

TOWNSEND STEVEN W
12400 WOODLAND AV NE
ALBUQUERQUE NM 87112

GLASCO BARBARA R
12404 WOODLAND AV NE
ALBUQUERQUE NM 87112

MCKEEN ROBERT F & IRIS M
12413 WOODLAND AV NE
ALBUQUERQUE NM 87112

102205948234311038

102205947534211037

102205946834011036

GARCIA BENITO ETUX
12403 WOODLAND NE
ALBUQUERQUE NM 87112

PALAGONIA GASPAR ETUX
12401 WOODLAND NE
ALBUQUERQUE NM 87112

JACKSON JEFFRY ANDREW &
12313 WOODLAND NE
ALBUQUERQUE NM 87112

102205946835111028

102205947635311027

102205948335411026

GUNDERSON BYRON L & MARY E
12316 PHOENIX AV NE
ALBUQUERQUE NM 87112

PRIDEAUX PATRICIA J
12320 PHOENIX NE
ALBUQUERQUE NM 87112

GARDNER RICHARD J & CATHI A
12400 PHOENIX AV NE
ALBUQUERQUE NM 87112

102205949035511025

102205950935811024

102205951535811023

PETERSON LAVERNE L
12408 PHOENIX NE
ALBUQUERQUE NM 87112

BUENCONSEJO FRANCES
12500 PHOENIX AV NE
ALBUQUERQUE NM 87112

LOPEZ HAROLD C & CHRISTINE S
12504 PHOENIX AV NE
ALBUQUERQUE NM 87112

102205952235911022

102205953036011009

102205953436711010

FARISH JAMES W JR ETAL
12508 PHOENIX NE
ALBUQUERQUE NM 87112

SMITH PATRICK JAY & YVETTE MAR
12512 PHOENIX AVE NE
ALBUQUERQUE NM 87112

MOONEY JAMES & BARBARA
12516 PHOENIX AV NE
ALBUQUERQUE NM 87112

102205953137611011

102205952438111012

102205951837911013

DURAN NAPOLEON B ETUX
12517 PHOENIX NE
ALBUQUERQUE NM 87112

MAC GILLIVRAY JAMES F
12513 PHOENIX NE
ALBUQUERQUE NM 87112

MOONEY TIMOTHY M
12509 PHOENIX NE
ALBUQUERQUE NM 87112

102205951137711021

KEEGAN LEO T & JOAN
12505 PHOENIX NE
ALBUQUERQUE NM 87112

102205948537511018

HYDE JAMES A & MARIE H
12403 PHOENIX NE
ALBUQUERQUE NM 87112

102205952129910312

LES OISEAUX BLEUS LLC
12412 MENAUL BL NE
ALBUQUERQUE NM 87112

102205949029210316

VALLEJOS TONY & ANNA
1732 WELLS NE
ALBUQUERQUE NM 87112

102305904229930531

DEL CASTILLO DAVID M &
12801 JOELLE RD NE
ALBUQUERQUE NM 87112

102305902433720130

KRUGER ROBERT C & KILGORE JUL
2424 HIGH POINT CT NE
ALBUQUERQUE NM 87112

102305903532820127

WILLIAMS JANET M
2412 HIGHPOINT CT NE
ALBUQUERQUE NM 87112

102305903831220122

TURNER MARGARET A & WILLIAM D
2400 HIGHPOINT CT NE
ALBUQUERQUE NM 87112

102305903236721022

MARIANI MARSHALL A & YVONNE G
12704 PUNTA DE VISTA PL NE
ALBUQUERQUE NM 87113

102205950537511020

GAGNON GUY G
241 OLDE POST RD
NICEVILLE FL 32578

102205953330010310

FROST FRANK A & CHERYL
12514 MENAUL BL NE
ALBUQUERQUE NM 87112

102205951329810313

BORGIA TODD WILLIAM & DANA RE
12408 MENAUL BL NE
ALBUQUERQUE NM 87112

102305902830130559

LEE RUSSELL & HELEN
2227 COURTYARD DR NE
ALBUQUERQUE NM 87112

102305902931420132

MEINHARDT GARY D & DEBBIE A
2405 HIGHPOINT CT NE
ALBUQUERQUE NM 87112

102305902933620129

LARDNER JOHN P & JODI M
2420 HIGHPOINT CT NE
ALBUQUERQUE NM 87112

102305903832520126

CHIARAPPA LOUIS & DENSIE CO-T
PO BOX 14997
ALBUQUERQUE NM 87191

102305904305521020

TUCK MELANIE R
12712 PUNTA DE VISTA PL NE
ALBUQUERQUE NM 87112

102305902737421023

BROWN ROGER DALE &
12700 PUNTA DE VISTA PL NE
ALBUQUERQUE NM 87112

102205949837211019

SCHNEIDER GERALD E &
12407 PHOENIX NE
ALBUQUERQUE NM 87112

102205952929910311

SANCHEZ DAVID E & MARY ANNE
3116 LA VETA DR NE
ALBUQUERQUE NM 87110

102205950429810314

BLACKHAWK INVESTMENTS LLC
13423 DESERT ZINNIA CT NE
ALBUQUERQUE NM 87111

102305902829530558

NICHOLS GLEN J
2223 COURTYARD DR NE
ALBUQUERQUE NM 87122

102305902431520131

HOLCOMB CLAYTON G & BRENDA
2415 HIGHPOINT CT NE
ALBUQUERQUE NM 87112

102305903333220128

MYERS JEFFREY B
2416 HIGH POINT CT NE
ALBUQUERQUE NM 87112

102305904232120125

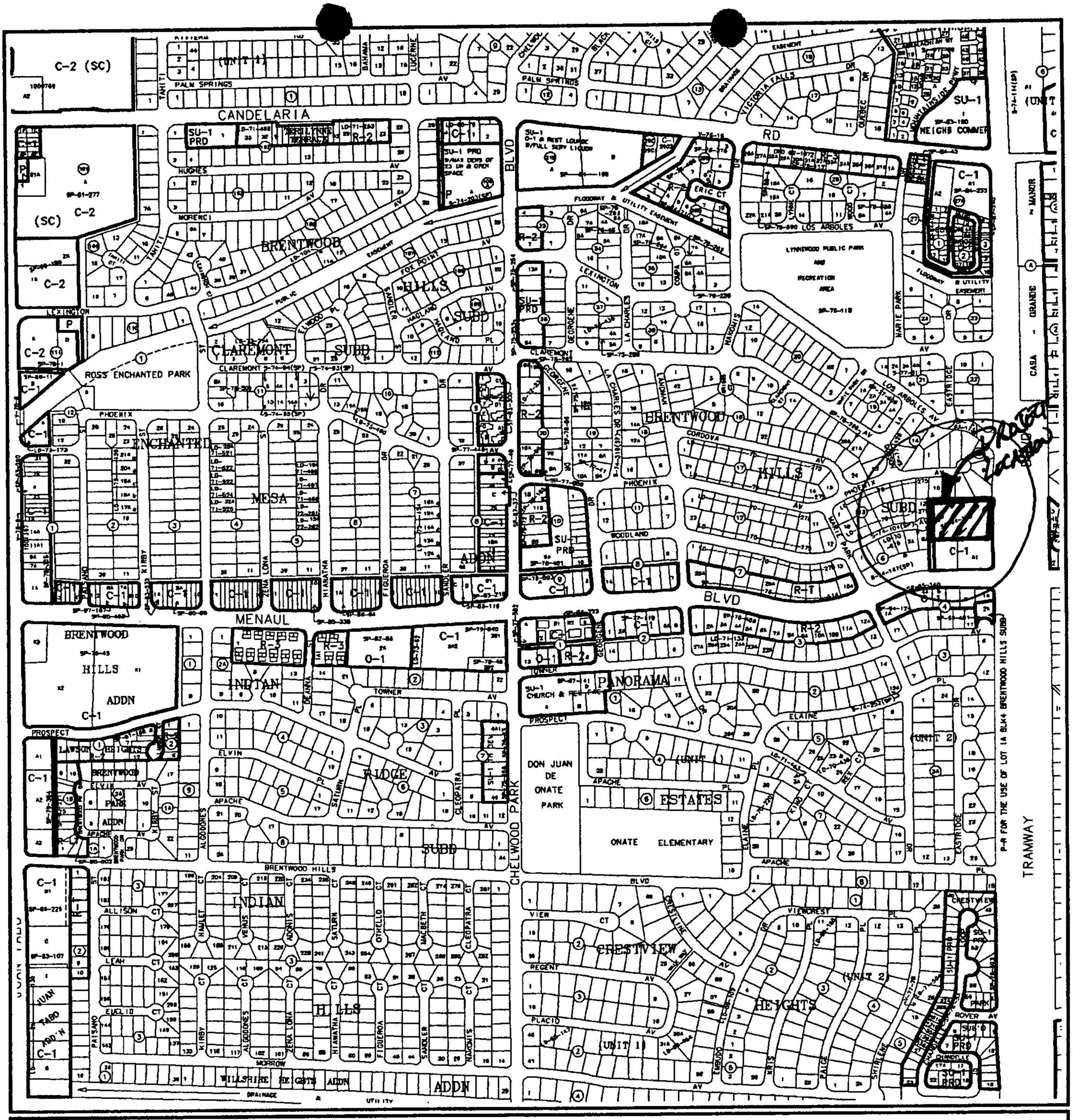
SANCHEZ ALFRED D III
4500 WAYNESBORO NW
ALBUQUERQUE NM 87120

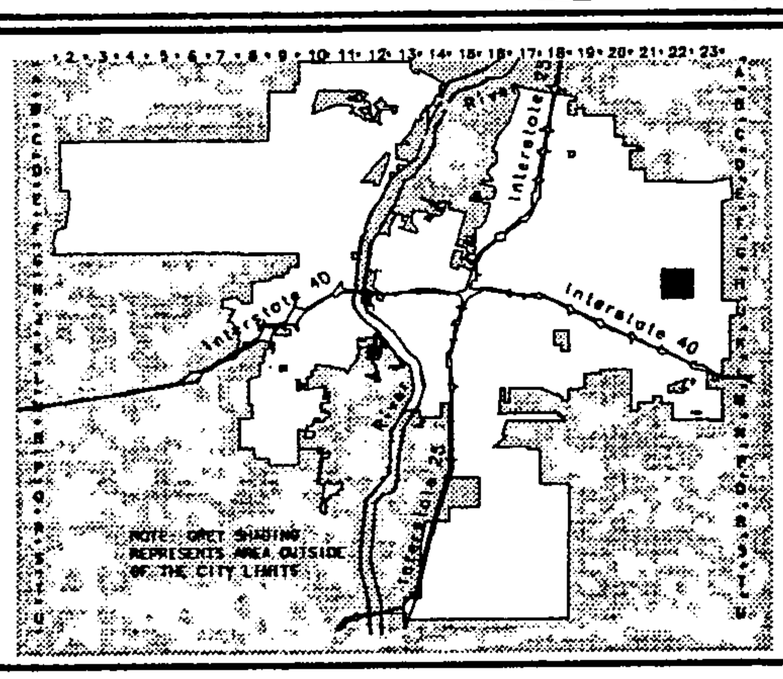
102305933836021021

NAVARRETTE ALVARO R & YNEZ A
12708 PUNTA DE VISTA PL NE
ALBUQUERQUE NM 87112

102305902638221024

SLATEN KENNETH R
2701 PALO VERDE NE
ALBUQUERQUE NM 87112





Albuquerque Geographic Information System
PLANNING DEPARTMENT

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GRAPHIC SCALE IN FEET
250 0 750 1000

Zone Atlas Page

H-22-Z

Map Amended through October 01, 2003

June 2, 2005

Ms. Sheran Matson
Development Services
Planning Department
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

Re: LETTER OF AUTHORIZATION FOR THE PROPOSED TRAMWAY CROSSING SUBDIVISION

Dear Ms. Matson:

Please accept Thompson Engineering Consultants as my agent for the above referenced subdivision. This letter of authorization is for all planning, platting, and design issues regarding the Tramway Crossing Subdivision.

Thank you for your attention concerning this matter. If you should have any questions, please call me at 291-0353.

Sincerely,

Philip Lindborg
President
Dragonfly Development, Inc.

CITY OF ALBUQUERQUE

THREE HUNDRED YEARS 1706 * 2006
ALBUQUERQUE
Making History

NOTIFICATION OF HEARING for the DEVELOPMENT REVIEW BOARD

June 10, 2005

TO: See Attached List of "Recognized" Neighborhood Associations:

This letter will serve as your notification from the City of Albuquerque, under provisions of 0-92 pertaining to a request for: **Requests the following for approximately two (2) acre(s): Major Preliminary Plat Approval; Minor Subdivision Design Variance (DPM); Minor Sidewalk Waiver and Minor Temporary Deferral for Sidewalks for a proposed subdivision of twenty (20) residential lots which will be developed into Townhouses.**

Proposed by: **Thompson Engineering Consultants, Inc. at 271-2199**
Agent for: **Dragonfly Development, Inc.**

For property located: **On or near Woodland Avenue NE between Tramway Boulevard NE and Marie Park Drive NE.**

The case number(s) assigned is: **05DRB- 00950, 00951, 00952 and 00961, Project # 1001778.**

City Planning accepted application for this request on **June 3, 2005**.

The owner, applicant, and/or agent certified at the time of application acceptance that they notified you of the proposed action by *certified mail, return receipt requested.*

Please be advised that this application is scheduled for a hearing before the Development Review Board (DRB) at **9 a.m.** on **Wednesday, June 29, 2005** in the **Planning Hearing Room, Lower Level, Plaza Del Sol Building, 600 Second St. NW.**

You should contact **Claire Senova** at **924-3946** to confirm this date, time, and to seek further information.

If you have any questions **-OR-** have not been contacted by the applicant, please call **Stephani Winklepleck** at **924-3902** or by e-mail at swinklepleck@cabq.gov.

Sincerely,

Stephani I. Winklepleck

Stephani I. Winklepleck
Neighborhood Program Coordinator
OFFICE OF NEIGHBORHOOD COORDINATION
PLANNING DEPARTMENT

cc: Claire Senova, DRB Administrative Assistant

P.O. Box 1293
Albuquerque
New Mexico 87103
www.cabq.gov

DISTRIBUTION LIST:

Lori Frohe and Bob Francis, Cibola Addition Neighborhood Association
Sandy Domeny and Mark Burdge, Kachina Hills Neighborhood Association
David Robbins and Anita Toone, Onate Neighborhood Association

City of Albuquerque

DEVELOPMENT REVIEW APPLICATION

Supplemental form

SUBDIVISION S

____ Major Subdivision action
✓ Minor Subdivision action
____ Vacation V
____ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN P

____ ...for Subdivision Purposes
____ ...for Building Permit
____ IP Master Development Plan
____ Cert. of Appropriateness (LUCC) L

Supplemental form

ZONING Z

____ Annexation & Zone Establishment
____ Sector Plan
____ Zone Change
____ Text Amendment

APPEAL / PROTEST of... A

____ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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

APPLICANT INFORMATION:

NAME: PHILIP LINDBORG (DRAGONFLY DEVELOPMENT, INC.) PHONE: 291-0353
ADDRESS: 12209 DONETTE CT. NE FAX: ____
CITY: ALBUQUERQUE STATE NM ZIP 87112 E-MAIL: ____
Proprietary interest in site: OWNER
AGENT (if any): WAYJOHN SURVEYING INC. PHONE: 255.2052
ADDRESS: 330 LOUISIANA BLVD NE FAX: 255.2887
CITY: ALBUQUERQUE STATE NM ZIP 87108 E-MAIL: WAYJONSURV@AOL.COM

DESCRIPTION OF REQUEST: PRELIMINARY / FINAL MINOR SUBDIVISION PLAT TO RELOCATE AN INTERIOR LOT LINE

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

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

Lot or Tract No. LOTS 9-P1 & 10-P1 Block: ____ Unit: ____
Subdiv. / Addn. TRAMWAY CROSSING
Current Zoning: R-T Proposed zoning: SAME
Zone Atlas page(s): H-22 No. of existing lots: 2 No. of proposed lots: 2
Total area of site (acres): 0.1517 Density if applicable: dwellings per gross acre: NA dwellings per net acre: NA
Within city limits? X Yes. No___, but site is within 5 miles of the city limits (DRB jurisdiction.) Within 1000FT of a landfill? NO
UPC No. ____ MRGCD Map No. ____
LOCATION OF PROPERTY BY STREETS: On or Near: WOODLAND AVENUE, NE
Between: MARIE PARK DRIVE, NE and TRAMWAY BLVD, NE.

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): MAJOR SUBDIVISION PLAT APPLICATION 05DRB-01793, DRB PROJECT 1001778

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

SIGNATURE ____ DATE ____
(Print) THOMAS D. JOHNSTON ___ Applicant ✓ Agent

Form revised September 2001

FOR OFFICIAL USE ONLY

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

Application case numbers	Action	S.F.	Fees
06DRB - ____ - 00518	PSF	S(3)	$ 285.00
____ - ____ - ____	CMF	____	$ 20.00
____ - ____ - ____	____	____	$ ____
____ - ____ - ____	____	____	$ ____
____ - ____ - ____	____	____	$ ____
			Total $ 305.00

Hearing date 4-19-06

4/11/06
Planner signature / date

Project # 1001778

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

☐ **SKETCH PLAT REVIEW AND COMMENT** **YOUR ATTENDANCE IS REQUIRED.**

__ Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings. Sketches are not reviewed through internal routing.
__ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6** copies.
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the request
__ Any original and/or related file numbers are listed on the cover application

☐ **MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT** **Your attendance is required.**

__ Preliminary Plat reduced to 8.5" x 11"
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the request
__ Copy of previous D.R.B. approved infrastructure list
__ Copy of the Official D.R.B. Notice of approval
__ Any original and/or related file numbers are listed on the cover application

Extensions are not reviewed through internal routing.
Extension of preliminary plat approval expires after one year.

☐ **MAJOR SUBDIVISION FINAL PLAT APPROVAL** **Your attendance is required.**

__ Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings, **4** copies for internal routing.
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
__ Property owner's and City Surveyor's signatures on the Mylar drawing
__ SIA financial guaranty verification
__ Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
__ Any original and/or related file numbers are listed on the cover application
__ **DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.**

☒ **MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL** **Your attendance is required.**

✓ Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings, **4** copies for internal routing.
✓ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6** copies.
✓ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
✓ Letter briefly describing, explaining, and justifying the request
NA Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
✓ Property owner's and City Surveyor's signatures on the Mylar drawing
NA Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
✓ Fee (see schedule)
✓ Any original and/or related file numbers are listed on the cover application
NA Infrastructure list if required **(verify with DRB Engineer)** **NO INTERNAL ROUTING**
Pend ✓ **DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.**

☐ **AMENDMENT TO PRELIMINARY PLAT (with minor changes)** **Your attendance is required.**
☐ **AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)**
☐ **AMENDMENT TO GRADING PLAN (with minor changes)**

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

__ Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings, **4** copies for internal routing.
__ Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings, **4** copies for internal routing.
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__ Letter briefly describing, explaining, and justifying the request
__ Original Mylar drawing of the proposed amended plat for internal routing only. Otherwise, bring Mylar to meeting.
__ Property owner's and City Surveyor's signatures on the Mylar drawing, if the plat is being amended
__ Any original and/or related file numbers are listed on the cover application

Amended preliminary plat approval expires after one year.

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

THOMAS D. JOHNSON, AGENT
Applicant name (print)

4.10.06
Applicant signature / date

Form revised MARCH 2003

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

Application case numbers
06DRB - - 00518
- -
- -

Kim Sais 4/11/06
Planner signature / date

Project # 1001778

WAYJOHN SURVEYING INC

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

April 10, 2006

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

RE: Plat of Lots 9A-P1 and 10A-P1, Tramway Crossing

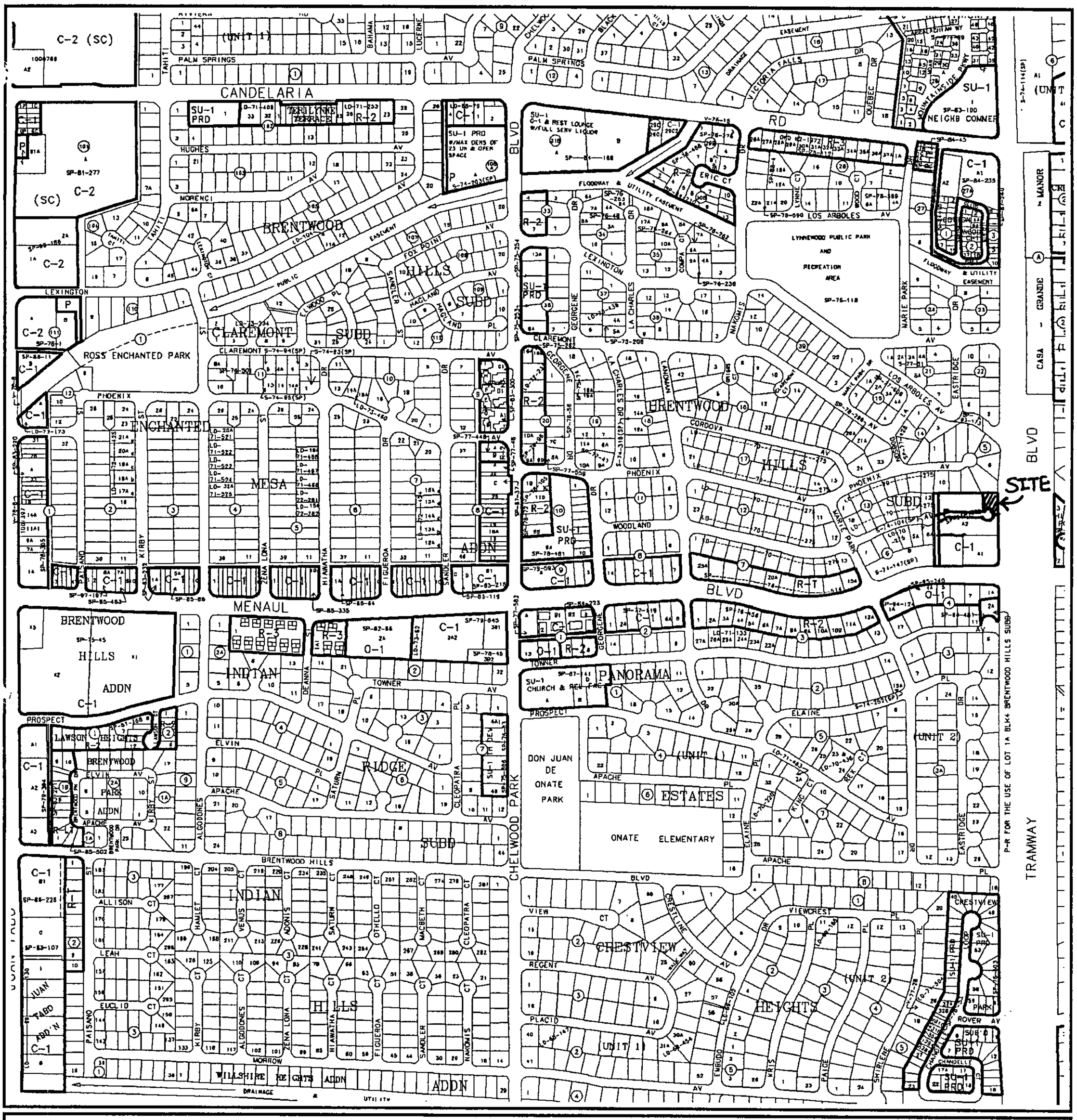
To Whom It May Concern:

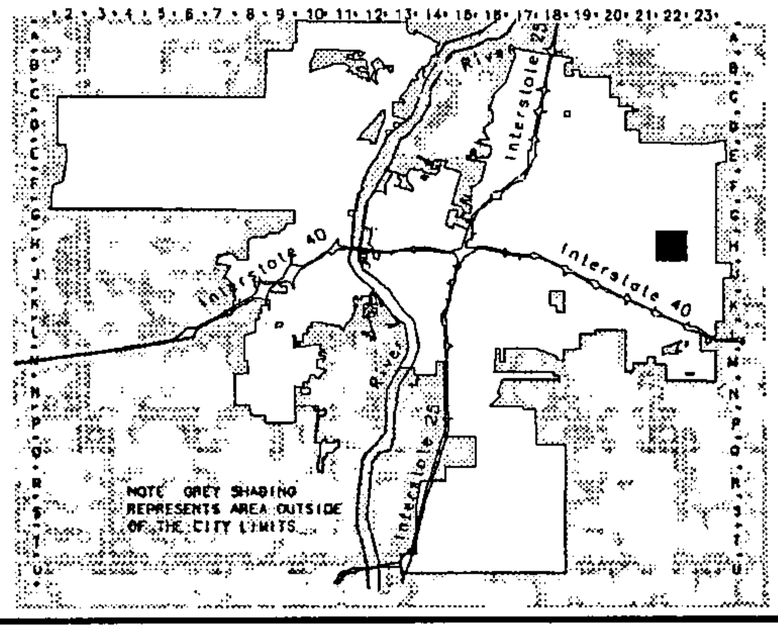
I am submitting a preliminary and final minor subdivision plat on behalf of Dragonfly Development, Inc. This plat will relocate the interior lot line between the two existing parcels. The parcels currently do not contain structures.

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

Regards,

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





CITY OF Albuquerque

Albuquerque Geographic Information System

PLANNING DEPARTMENT

© Copyright 2003

GRAPHIC SCALE IN FEET

250 0 750 1000

Zone Atlas Page

H-22-Z

Map Amended through August 01, 2003

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

PAID RECEIPT

APPLICANT NAME PHIL LINDBORG

AGENT WAY JOHN SURVEYING

ADDRESS

PROJECT & APP # 1001778- 06DRB- 00578

PROJECT NAME TRAMWAY CROSSING

$ 20.00 441032/3424000 Conflict Management Fee

$ 285.00 441006/4983000 DRB Actions

$ _____ 441006/4971000 EPC/AA/LUCC Actions & All Appeals

$ _____ 441018/4971000 Public Notification

$ _____ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY***
( )Major/Minor Subdivision ( )Site Development Plan ( )Bldg Permit
( ) Letter of Map Revision ( )Conditional Letter of Map Revision
( ) Traffic Impact Study

$ 305.00 TOTAL AMOUNT DUE

****NOTE: If a subsequent submittal is required, bring a copy of this paid receipt with you to avoid an additional charge.*

12342

WAYJOHN SURVEYING, INC.
11108 HUME AVE. NE. 505-255-2052
ALBUQUERQUE, NM 87112

95-32-1070

DATE 4/11/2006

PAY TO THE ORDER OF CITY OF ALBUQUERQUE $ 305.00

THREE* HUNDRED FIVE AND 00/100 DOLLARS

Security Features Included. Details on Back.

Bank of America.

ACH R/T 107000327

TRAMWAY

FOR 1001778 DRB PROJ. CROSSING

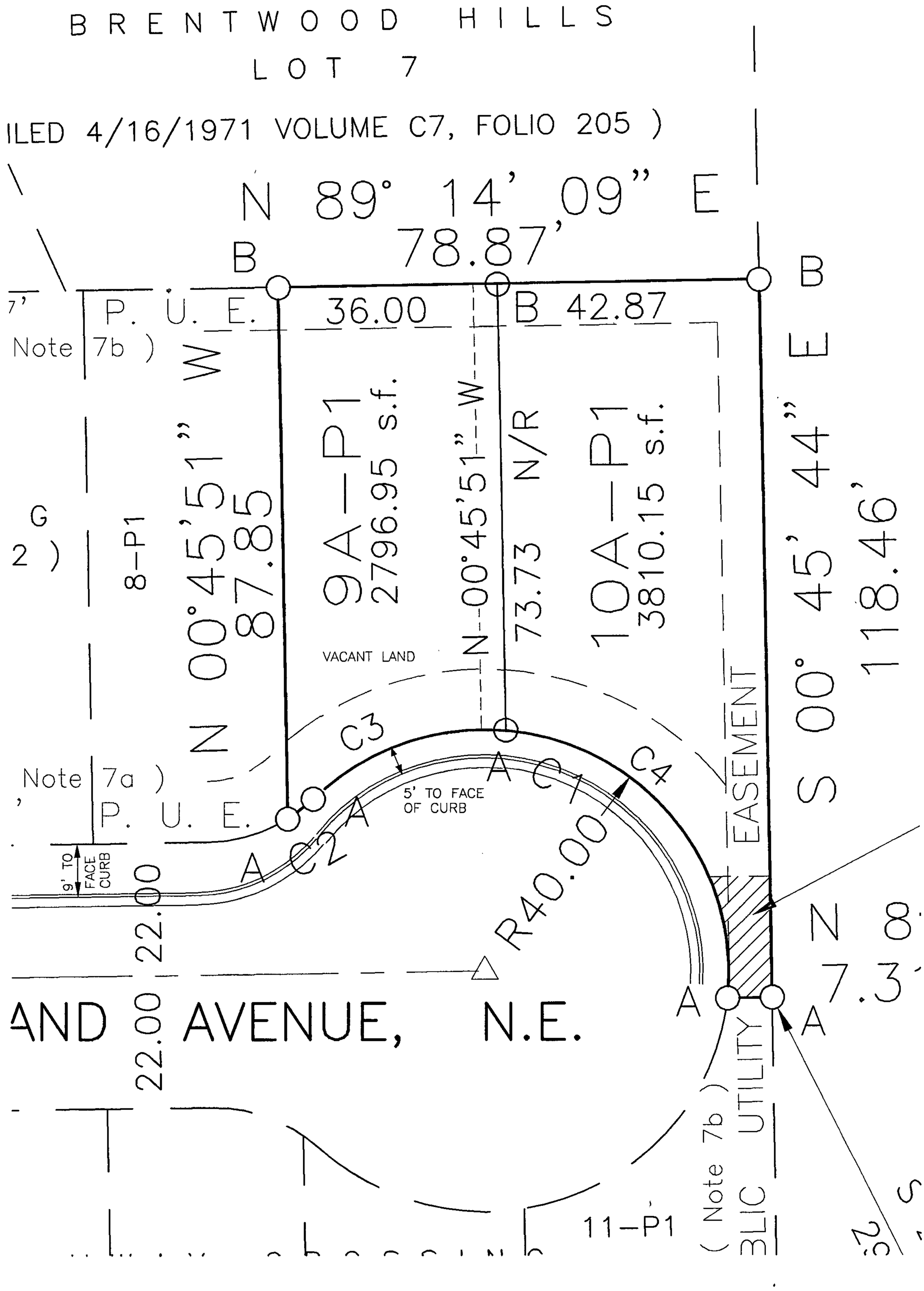
⑈012342⑈ ⑆107000327⑆ 00012338637⑈

DUPLICATE
City Of Albuquerque
Treasury Division

4/11/2006 10:22AM LOC: ANNX
RECEIPT# 00055930 WSH 008 TRANS# 0012
Account 441006 Fund 0110
Activity 3424000 TRSCCS
Trans Amt $305.00

$20.00
Thank You

4/11/2006 10:22AM LOC: ANNX
RECEIPT# 00055930 WSH 008 TRANS# 0012
Account 441006 Fund 0110
Activity 4983000 TRSCCS
Trans Amt $285.00
124 Misc $20.00
CHANGE $0.00
Thank You


BRENTWOOD HILLS
LOT 7
ILED 4/16/1971 VOLUME C7, FOLIO 205)
N 89° 14' 09" E
78.87'
B
B
B
7'
P. U. E.
36.00
B 42.87
Note 7b)
W
E
G
2)
8-P1
N 00°45'51" W
87.85
9A—P
2796.95 s.f.
N-00°45'51" W
73.73
N/R
10A—P
3810.15 s.f.
S 00° 45' 44"
118.46'
VACANT LAND
C3
C1
C4
C2
A
A
A
A
5' TO FACE OF CURB
Note 7a)
P. U. E.
9' TO FACE CURB
R40.00
EASEMENT
N 87.3
22.00
22.00
AND AVENUE, N.E.
(Note 7b
BLIC UTILITY
11-P1
S 32°

City of Albuquerque

DEVELOPMENT PLAN REVIEW APPLICATION

Deadline 10/30/06

Supplemental form — Supplemental form

SUBDIVISION S

- ☒ Major Subdivision action
- ☐ Minor Subdivision action
- ☐ Vacation V
- ☐ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN P

- ☐ ...for Subdivision Purposes
- ☐ ...for Building Permit
- ☐ IP Master Development Plan
- ☐ Cert. of Appropriateness (LUCC) L

ZONING Z

- ☐ Annexation & Zone Establishment
- ☐ Sector Plan (Phase I, II, III)
- ☐ Amendment to Sector, Area, Facility or Comprehensive Plan
- ☐ Zone Change
- ☐ Text Amendment

APPEAL / PROTEST of... A

- ☐ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeal

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

APPLICANT INFORMATION:

NAME: Dragonfly Development, Inc. PHONE: 291-0353
ADDRESS: 12809 Donette Court NE FAX: 293-3580
CITY: Albuquerque STATE NM ZIP87112 E-MAIL: _____
Proprietary interest in site: Developer
AGENT (if any): Thompson Engineering Consultants, Inc. PHONE: 271-2199
ADDRESS: P.O. Box 65760 FAX: 830-9248
CITY: Albuquerque STATE NM ZIP 87193 E-MAIL: tecnm@yahoo.com

DESCRIPTION OF REQUEST: Final Plat Review of Subdivision

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

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

Lot or Tract No. Tract A-2-B Block: _____ Unit: _____

Subdiv. / Addn. Brentwood Hills

Current Zoning: R-T Proposed zoning: _____

Zone Atlas page(s): H-22 No. of **existing** lots: 1 No. of **proposed** lots: 20

Total area of site (acres): 1.80 Density if applicable: dwellings per gross acre: 11 dwellings per net acre: 14

Within city limits? ☒ Yes. No ☐, but site is within 5 miles of the city limits (DRB jurisdiction.) Within 1000FT of a landfill? No

UPC No. 102205950433111008 MRGCD Map No. _____

LOCATION OF PROPERTY BY STREETS: On or Near: Woodland Ave NE
Between: Tramway Boulevard NE and Marie Park Drive NE

CASE HISTORY:

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): DRB 1001778

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

SIGNATURE _____ DATE 11-29-05

(Print) David B. Thompson ☐ Applicant ☒ Agent

FOR OFFICIAL USE ONLY Form revised 9/01, 3/03

	Application case numbers	Action	S.F.	Fees
NA ☐ **INTERNAL ROUTING**				
☑ All checklists are complete	05DRB - - 01793	SFP	S(3)	$ ~~0~~
☑ All fees have been collected	- -	CMF		$ 20.00
☑ All case #s are assigned	- -			$
☑ AGIS copy has been sent	- -			$
☑ Case history #s are listed	- -			$
NA ☐ Site is within 1000ft of a landfill				Total $ 20.00
NA ☐ F.H.D.P. density bonus	Hearing date 12/07/05			
NA ☐ F.H.D.P. fee rebate				

11/29/05

Planner signature / date

Project # 1001778

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

☐ **SKETCH PLAT REVIEW AND COMMENT** **YOUR ATTENDENCE IS REQUIRED.**

- ☐ Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings. Sketches are not reviewed through internal routing.
- ☐ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6** copies.
- ☐ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- ☐ Letter briefly describing, explaining, and justifying the request
- ☐ Any original and/or related file numbers are listed on the cover application

☐ **MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT** **Your attendance is required.**

- ☐ Preliminary Plat reduced to 8.5" x 11"
- ☐ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- ☐ Letter briefly describing, explaining, and justifying the request
- ☐ Copy of previous D.R.B. approved infrastructure list
- ☐ Copy of the Official D.R.B. Notice of approval
- ☐ Any original and/or related file numbers are listed on the cover application

Extensions are not reviewed through internal routing.

Extension of preliminary plat approval expires after one year.

☒ **MAJOR SUBDIVISION FINAL PLAT APPROVAL** **Your attendance is required.**

- ☒ Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings, **4** copies for internal routing.
- ☒ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- ☐ Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
- ☒ Property owner's and City Surveyor's signatures on the Mylar drawing
- ☒ SIA financial guaranty verification
- ☐ Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
- ☒ Any original and/or related file numbers are listed on the cover application
- ☒ **DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED**

☐ **MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL** **Your attendance is required.**

- ☐ Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings, **4** copies for internal routing.
- ☐ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6** copies.
- ☐ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- ☐ Letter briefly describing, explaining, and justifying the request
- ☐ Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
- ☐ Property owner's and City Surveyor's signatures on the Mylar drawing
- ☐ Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
- ☐ Fee (see schedule)
- ☐ Any original and/or related file numbers are listed on the cover application
- ☐ infrastructure list if required **(verify with DRB Engineer)** **NO INTERNAL ROUTING**
- ☐ **DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED**

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

☐ **AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)**

☐ **AMENDMENT TO GRADING PLAN (with minor changes)**

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

- ☐ Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings, **4** copies for internal routing.
- ☐ Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings, **4** copies for internal routing.
- ☐ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- ☐ Letter briefly describing, explaining, and justifying the request
- ☐ Original Mylar drawing of the proposed amended plat for internal routing only. Otherwise, bring Mylar to meeting.
- ☐ Property owner's and City Surveyor's signatures on the Mylar drawing, if the plat is being amended
- ☐ Any original and/or related file numbers are listed on the cover application

Amended preliminary plat approval expires after one year.

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

David B. Thompson
Applicant name (print)

11-29-05
Applicant signature / date

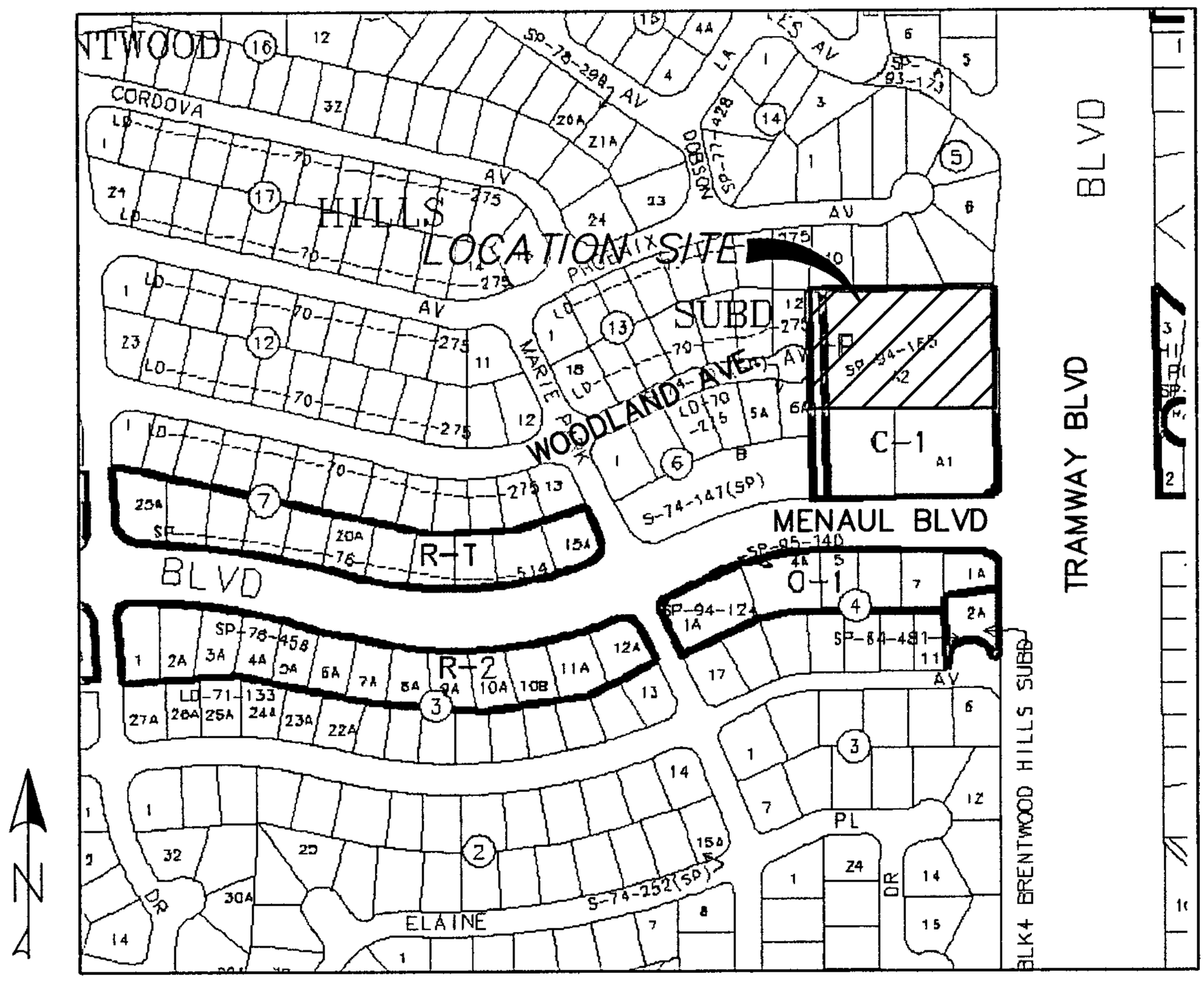
Form revised February 2003

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

Application case numbers
05DRB - - 01793
- -
- -

Vin Sims 11/29/05
Planner signature / date

Project # 1001778



VICINITY MAP: H-22-Z

NTS

241-0353
11-14-05

No. of Lots: 20
Nearest Major Streets
Tramway + Menaul

FIGURE 19
SIDEWALK DEFERRAL AGREEMENT
PROJECT NO. 746181

THIS AGREEMENT is made this 9th day of November, 2005, 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 Dragonfly Development, Inc. ("Developer"), whose address is 12889 Donette Court NE, Albq, NM 87112 and whose telephone number is 291-0353, a (state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:) New Mexico Corporation, is made in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

WHEREAS, the Developer is developing certain lands within the City of Albuquerque, County of Bernalillo, State of New Mexico, known as (existing legal description) Tract A-2, Brentwood Hills (the "Subdivision"); and

WHEREAS, the Developer has submitted and the City has approved Developer's development plans and (state "preliminary" or "final":) Preliminary plat, to be identified as (state name of plat:) Tramway Crossing; and

WHEREAS, Developer has requested and the City has determined that it is acceptable for the Developer to defer construction of the sidewalks within the Subdivision until after construction of other required infrastructure; and

WHEREAS, the Subdivision Ordinance requires all sidewalks to be completed within four (4) years after execution of the Agreement to Construct Subdivision Improvements; and

WHEREAS, the Developer must execute and deliver to the City an Agreement and an acceptable financial guaranty to provide funds for construction of the sidewalk improvements in case the Developer does not complete the construction as required.

THEREFORE, the City and the Developer agree:

1.A. Sidewalk Construction Deadline. Developer has obtained a sidewalk deferral, as shown in the attached Exhibit "A", which is a copy of the Development Review Board's decision regarding the deferral granted. Developer agrees to utilize the City's sidewalk permit process and complete the sidewalk to the satisfaction of the City by November 1, 2007 ("Sidewalk Construction Deadline").

B. Request for Extension. If this Sidewalk Deferral Agreement establishes a Sidewalk Construction Deadline which is less than four (4) years after execution of the Subdivision Improvements Agreement, the Developer may request an extension from the Project Review Section for an additional period of time, which shall not exceed a total of four years after execution of the Subdivision Improvements Agreement. The form of the Financial Guaranty extension and the amount must be approved by the City, but shall not exceed 125% of the City's estimate of the cost of construction at the time Developer requests an extension. If the Developer will need more than four (4) years after execution of the Subdivision Improvements Agreement to construct the sidewalks, the Developer must request and obtain an extension from the Development Review Board and submit the required documentation to the Design Review Section before expiration of the four (4) years.

Mary Herrera Bern. Co. AGRE R 15.00
2005167977
6364029
Page: 1 of 4
11/10/2005 03:12P
Bk-A106 Pg-7524

No. of Lots: 20
Nearest Major Streets
Tramway + Menaul

FIGURE 12

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

AGREEMENT TO CONSTRUCT
PUBLIC AND/OR PRIVATE SUBDIVISION IMPROVEMENTS

THIS AGREEMENT is made this 9th day of November, 2005, 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 Dragonfly Development, Inc. ("Subdivider"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:] New Mexico Corporation, whose address is 12909 Donette Court NE, Albuq, NM 87112 and whose telephone number is 291-0353, 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:] Tract A-2, Brentwood Hills, recorded on May 18, 2005 in the records of the Bernalillo County Clerk at Book 2005C, pages 162 through 162 (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:] Dragonfly Development, Inc. ("Owner").

The Subdivider has submitted and the City has approved a preliminary plat or Site Development Plan identified as Tramway Crossing 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 1st day of May, 2007 ("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. 768181.

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

2005167976
6364028
Page: 1 of 6
11/10/2005 03:12P
Mary Herrera Bern. Co. AGRE R 19.00 Bk-A106 Pg-7523

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

PAID RECEIPT

APPLICANT NAME DRAGON FLY DEV.

AGENT THOMPSON ENGINEERING

ADDRESS P.O. BOX 65760

PROJECT & APP # 1001778 / 01793

PROJECT NAME BRENT WOOD HILLS

$ 20.50 **441032/3424000 Conflict Management Fee**

$ ~~0~~ **441006/4983000 DRB Actions**

$ _____ **441006/4971000 EPC/AA/LUCC Actions & All Appeals**

$ _____ **441018/4971000 Public Notification**

$ _____ **441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY*****
( )Major/Minor Subdivision ( )Site Development Plan ( )Bldg Permit
( ) Letter of Map Revision ( )Conditional Letter of Map Revision
( ) Traffic Impact Study

$ 20.00 **TOTAL AMOUNT DUE**

******NOTE: If a subsequent submittal is required, bring a copy of this paid receipt with you to avoid an* additional charge.**

Counterreceipt.doc 6/21/04

DUPLICATE
City Of Albuquerque
Treasury Division

11/29/2005 11:32AM LOC: ANN
X
RECEIPT# 00053763 WS# 007 TRANS# 0020
Account 441032 Fund 0110
Activity 3424000 TRSKAL
Trans Amt $20.00
J24 Misc
$20.00
VI $20.00
CHANGE $0.00

#4 Current DRC Project Number: _____

ORIGINAL

Scanned all 10/20/06

Figure 12

INFRASTRUCTURE LIST

Date Submitted: 6-3-05
Date Site Plan Approved: N/A
Date Preliminary Plat Approved: 6/24/05
Date Preliminary Plat Expires: 6/24/06
DRB Project No.: 1001778
DRB Application No.: 05-00950

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

TRAMWAY CROSSING SUBDIVISION
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

TRACT A-2-B, BRENTWOOD HILLS
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. The 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 the 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
		Paving 26' wide	Residential Paving w/curb and gutter, 4' sidewalks both sides*	Woodland Avenue	Woodland Ave Cul-de-Sac	End of Cul-de-Sac			
		Utilities 6"	Waterline	Woodland Avenue	Woodland Ave Cul-de-Sac	Tramway Boulevard			
		8"	Sanitary Sewer Line	Woodland Avenue	Woodland Ave Cul-de-Sac	End of Cul-de-Sac			

ORIGINAL

NOTES

1) Paving Items include Residential street lights per DPM
2) Paving Items include *Residential sidewalks to be deferred
3) Grading and Drainage Certification is required prior to release of Financial Guarantees
4) Waterlines include valves, fittings and services
5) Storm Drain includes catch basins, connector pipes, manholes and outlet structures
6) Sanitary Sewer Lines include manholes and services
7) Perimeter walls per DRB approved perimeter wall design
8) Wall certification from registered engineer required prior to release of financial guarantees

AGENT/OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS	
David B. Thompson NAME (print)	DRB CHAIR — Date 6/29/05	PARKS & GENERAL SERVICES — Date 6/29/05
Thompson Engineering Consultants, Inc. FIRM	TRANSPORTATION DEVELOPMENT — Date 6-29-05	AMAFCA — Date
SIGNATURE — Date 6-29-05	UTILITY DEVELOPMENT — Date 6/29/05	Date
MAXIMUM TIME ALLOWED TO CONSTRUCT THE IMPROVEMENTS WITHOUT A DRB EXTENSION:_____	CITY ENGINEER — Date 6/29/05	Date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

City of Albuquerque

DEVELOPMENT PLAN REVIEW APPLICATION

	Supplemental form		Supplemental form
SUBDIVISION	**S**	**ZONING**	**Z**
☒ Major Subdivision action		☐ Annexation & Zone Establishment	
☐ Minor Subdivision action		☐ Sector Plan (Phase I, II, III)	
☐ Vacation	**V**	☐ Amendment to Sector, Area, Facility or Comprehensive Plan	
☒ Variance (Non-Zoning)		☐ Zone Change	
		☐ Text Amendment	
SITE DEVELOPMENT PLAN	**P**		
☐ ...for Subdivision Purposes		**APPEAL / PROTEST of...**	**A**
☐ ...for Building Permit		☐ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeal	
☐ IP Master Development Plan			
☐ Cert. of Appropriateness (LUCC)	**L**		

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

APPLICANT INFORMATION:

NAME: Dragonfly Development, Inc. PHONE: 291-0353
ADDRESS: 12809 Donette Court NE FAX: 293-3580
CITY: Albuquerque STATE NM ZIP87112 E-MAIL: ____
Proprietary interest in site: Developer
AGENT (if any): Thompson Engineering Consultants, Inc. PHONE: 271-2199
ADDRESS: P.O. Box 65760 FAX: 830-9248
CITY: Albuquerque STATE NM ZIP 87193 E-MAIL: tecnm@yahoo.com

DESCRIPTION OF REQUEST: Preliminary Plat Review of Subdivision, Sidewalk Deferral, Sidewalk Waiver, and Design Variance
Is the applicant seeking incentives pursuant to the Family Housing Development Program? ☐ Yes. ☒ No.

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

Lot or Tract No. Tract A-2-B Block: ____ Unit: ____
Subdiv. / Addn. Brentwood Hills (TBK TRAMWAY CROSSING)
Current Zoning: R-T Proposed zoning: ____
Zone Atlas page(s): H-22 No. of **existing** lots: 1 No. of **proposed** lots: 20
Total area of site (acres): 1.80 Density if applicable: dwellings per gross acre: 11 dwellings per net acre: 14
Within city limits? ☒ Yes. No ☐, but site is within 5 miles of the city limits (DRB jurisdiction.) Within 1000FT of a landfill? No
UPC No. 102205950433111008 MRGCD Map No. ____
LOCATION OF PROPERTY BY STREETS: On or Near: Woodland Ave NE
Between: Tramway Boulevard NE and Marie Park Drive NE

CASE HISTORY: 05 DRB 00392
List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): DRB 1001778

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

SIGNATURE ____ DATE 6-03-05
(Print) David B. Thompson ☐ Applicant ☒ Agent

FOR OFFICIAL USE ONLY Form revised 9/01, 3/03

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

Application case numbers	Action	S.F.	Fees
05DRB-____-00950	P.P	S2	$ 865.00
____-____-____	ADF	ADF	$ 75.00
____-____-____	CFM	CFM	$ 20.00
05DRB-____-00951	SDV	V	$ -0-
05DRB-____-00952	SW	V	$ -0-
05DRB 00961	TDS		Total -0-
Hearing date 06/29/05			$ 960.00

Sandy Handley 06/03/05
Planner signature / date

Project # 1001778

FORM V: SUBDIVISION VARIANCES & VACATIONS

☐ **BULK LAND VARIANCE** **(Public Hearing Case)**

- ☐ Application for subdivision (Plat) on FORM S-3, including those submittal requirements. Variance and subdivision should be applied for simultaneously. (**24** copies)
- ☐ Letter briefly describing and explaining: the request, compliance with criteria in the Development Process Manual, and any improvements to be waived
- ☐ Notice on the proposed Plat that there are conditions to subsequent subdivision (refer to DPM)
- ☐ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- ☐ Sign Posting Agreement
- ☐ Fee (see schedule) Fee is for Variance. Plat fee is listed on FORM-S.
- ☐ Any original and/or related file numbers are listed on the cover application

DRB Public hearings are approximately ONE MONTH after the filing deadline. **Your attendance is required.**

☐ **VACATION OF PUBLIC RIGHT-OF-WAY**

☐ **VACATION OF PUBLIC EASEMENT**

- ☐ The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24** copies. (Not required for dedicated and City owned public right-of-way.)
- ☐ Drawing showing the easement or right-of-way to be vacated, its relation to existing streets, etc. (folded to fit into an 8.5" by 14" pocket) **24** copies
- ☐ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- ☐ Letter briefly describing, explaining, and justifying the request
- ☐ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- ☐ Sign Posting Agreement
- ☐ Fee (see schedule)
- ☐ Any original and/or related file numbers are listed on the cover application

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

☒ **SUBDIVISION DESIGN VARIANCE (VARIANCE FROM MINIMUM STANDARDS OF THE DEVELOPMENT PROCESS MANUAL)**

☐ **SIDEWALK DESIGN VARIANCE**

☒ **SIDEWALK WAIVER**

- ☐ Scale drawing showing the proposed variance or waiver (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings. These actions are not approved through internal routing.
- ☐ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- ☐ Letter briefly describing, explaining, and justifying the variance or waiver
- ☐ Any original and/or related file numbers are listed on the cover application

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

☒ **TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**

☐ **EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**

- ☐ Drawing showing the sidewalks subject to the proposed deferral or extension (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings. These actions are not approved through internal routing.
- ☐ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- ☐ Letter briefly describing, explaining, and justifying the deferral or extension
- ☐ Any original and/or related file numbers are listed on the cover application

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

☐ **VACATION OF PRIVATE EASEMENT**

- ☐ The complete document which created the private easement (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings. These actions are not approved through internal routing.
- ☐ Scale drawing showing the easement to be vacated, its relation to existing streets, etc. (folded to fit into an 8.5" by 14" pocket) **6** copies
- ☐ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- ☐ Letter briefly describing, explaining, and justifying the vacation
- ☐ Letter of authorization from the grantors and the beneficiaries
- ☐ Fee (see schedule)
- ☐ Any original and/or related file numbers are listed on the cover application

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

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

David B. Thompson
Applicant name (print)

6-3-05
Applicant signature / date

Form revised April 2003

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

Application case numbers
05DEB-_____-00951
_____-_____-_____
_____-_____-_____

Sandy Handley 06/03/05
Planner signature / date

Project # 1001778

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

A **Bulk Land Variance** requires application on **FORM-V** in addition to application for subdivision on **FORM-S-3**.

☒ **MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL**

- ✓ ☐ Proposed Preliminary Plat including the Grading Plan (folded to fit into an 8.5" by 14" pocket) **24** copies
- ✓ ☐ Proposed Infrastructure List.
- ✓ ☐ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- ✓ ☐ Letter briefly describing, explaining, and justifying the request
- ✓ ☐ Property owner's and City Surveyor's signature on the proposed plat
- ✓ ☐ FORM DRWS Drainage Report, Water & Sewer availability statement filing information
- ✓ ☐ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- TBLD ☐ Sign Posting Agreement
- ✓ ☐ TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
- ☐ Fee (see schedule)
- ☐ Any original and/or related file numbers are listed on the cover application

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

☐ **MAJOR SUBDIVISION AMENDMENT TO PRELIMINARY PLAT (with significant changes)**
☐ **MAJOR SUBDIVISION AMENDMENT TO INFRASTRUCTURE LIST (with significant changes)**
☐ **MAJOR SUBDIVISION AMENDMENT TO GRADING PLAN (with significant changes)**

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

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

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

☐ **MAJOR SUBDIVISION EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT**

(Temporary sidewalk deferral uses FORM-V)

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

DRB Public hearings are approximately ONE MONTH after the filing deadline. Your attendance is required.

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

David B Thompson
Applicant name (print)

6-3-05
Applicant signature / date

Form revised April 2003

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

Application case numbers
05DRB - _____ - 00950
_____ - _____ - _____
_____ - _____ - _____

Sandy Handley 06/03/05
Planner signature / date

Project # 1001778

THOMPSON Engineering Consultants, Inc.

June 3, 2005

Ms. Sheran Matson
Development Services
Planning Department
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

Re: SUBMITTAL OF PRELIMINARY PLAT FOR TRAMWAY CROSSING SUBDIVISION

Dear Ms. Matson:

Enclosed please find an application and all required enclosures for Preliminary Plat submittal for the Tramway Crossing Subdivision. The proposed subdivision will have 20 residential lots, which will be developed into Townhomes. The property is currently zoned R-T.

The submittal includes a request for deferral of sidewalks and waiver of sidewalks within the subdivision. The sidewalk construction deferral will consist of all sidewalks within the subdivision at the front of the lots. The deferral is requested so that the sidewalks are not damaged during the construction of the individual homes. The request for waiver of sidewalks around the cul-de-sac bulb is also included.

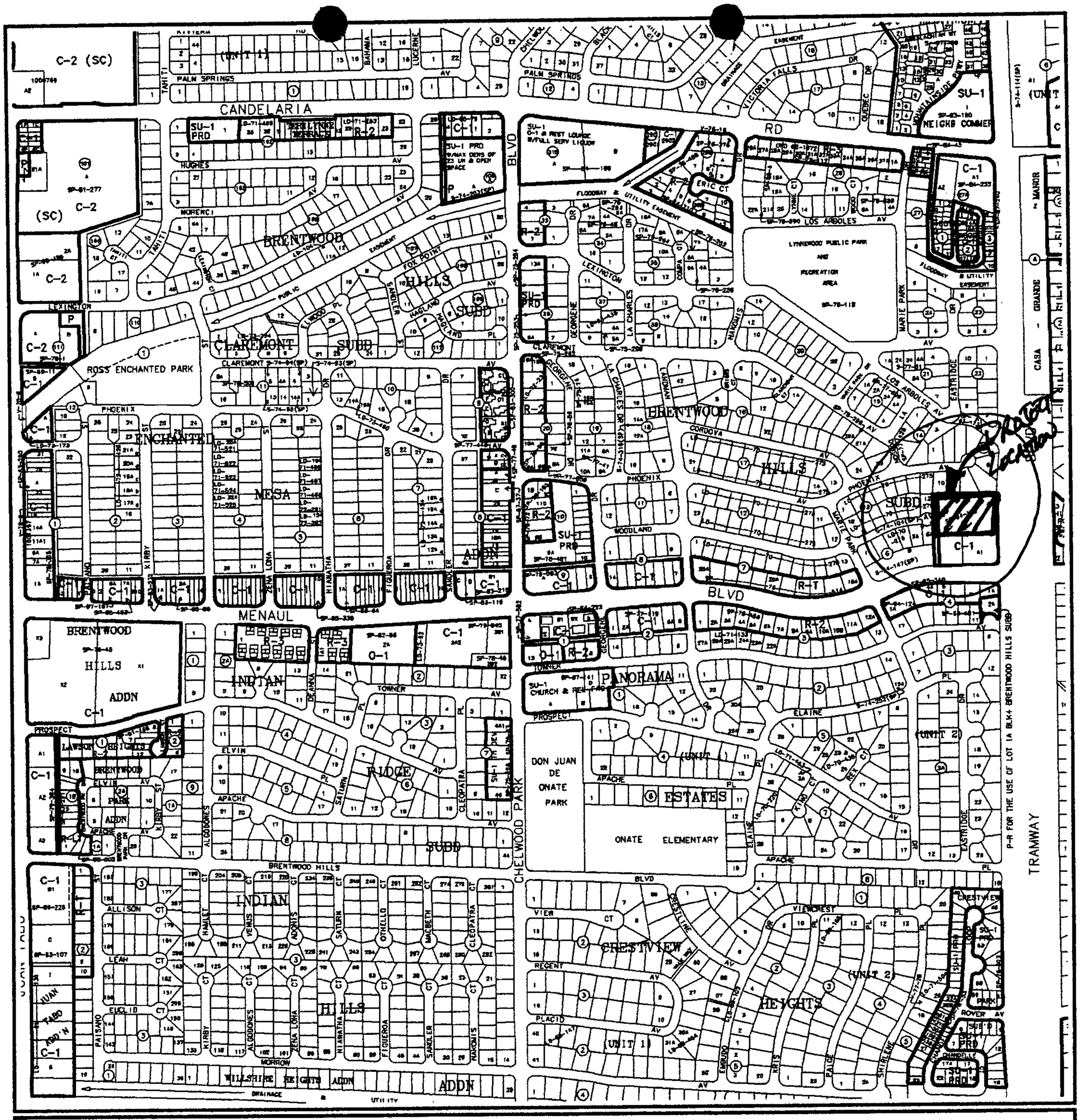
The submittal also includes a request for subdivision design variance for length of cul-de-sac. The street that is included in the proposed subdivision is the extension of the existing Woodland Avenue cul-de-sac. The existing cul-de-sac length of Woodland Avenue is approximately 440 feet. With the extension of Woodland Avenue for the Tramway Crossing Subdivision, the total length of the Cul-de-sac is approximately 790 feet. The existing cul-de-sac bulb would remain so that vehicles would be allowed to turn around after traveling 440 feet. A total of 33 lots would be located on Woodland Avenue. Therefore, we request a subdivision design variance to allow the total cul-de-sac length of 790 feet exceeding the maximum distance of 700 feet.

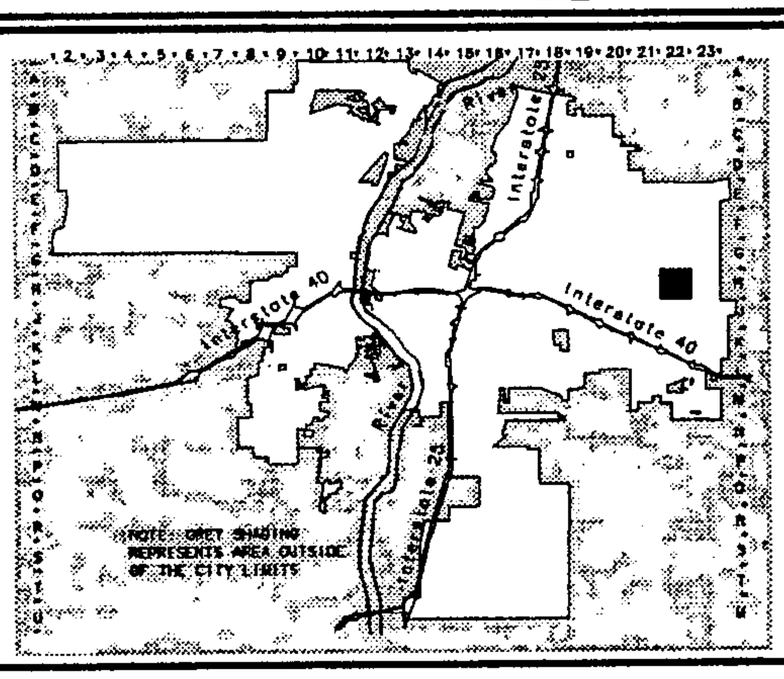
If you should have any questions, please call me at 271-2199.

Sincerely,

David B. Thompson, P.E.

P.O. Box 65760 • Albuquerque, NM 87193• (505) 271-2199 • Fax (505) 830-9248





CITY OF ALBUQUERQUE · NEW MEXICO · 1706

Albuquerque Geographic Information System
PLANNING DEPARTMENT

© Copyright 2003

GRAPHIC SCALE IN FEET

250 0 750 1000

Zone Atlas Page

H-22-Z

Map Amended through October 01, 2003

June 2, 2005

Ms. Sheran Matson
Development Services
Planning Department
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

Re: LETTER OF AUTHORIZATION FOR THE PROPOSED TRAMWAY CROSSING SUBDIVISION

Dear Ms. Matson:

Please accept Thompson Engineering Consultants as my agent for the above referenced subdivision. This letter of authorization is for all planning, platting, and design issues regarding the Tramway Crossing Subdivision.

Thank you for your attention concerning this matter. If you should have any questions, please call me at 291-0353.

Sincerely,

Philip Lindborg
President
Dragonfly Development, Inc.

FORM DRWS: DRAINAGE REPORT / WATER & SEWER AVAILABILITY

THIS FORM IS REQUIRED WITH THE DEVELOPMENT REVIEW BOARD APPLICATION FOR MAJOR SUBDIVISIONS AND SITE DEVELOPMENT PLANS.

PROJECT NAME TRAMWAY CROSSING

AGIS MAP # H-22

LEGAL DESCRIPTION TRACT-A-2-B, BRENTWOOD HILLS

____ **DRAINAGE REPORT**

A drainage report, as per the Drainage Ordinance, was submitted to the City of Albuquerque Public Works Department, Hydrology Division (2nd floor Plaza del Sol) on 4-1-05 [date].

Applicant / Agent — Date 6-1-05

Hydrology Division Representative — Date 6-2-05

____ **WATER AND SEWER AVAILABILITY STATEMENT**

A Water and Sewer Availability Statement for this project was requested from the City of Albuquerque Utilities Development Division (2nd floor Plaza del Sol) on 3-18-05 [date].

Applicant / Agent — Date 6-1-05

Utilities Division Representative — Date 6-2-05

DRB#____-_____

DEVELOPER INQUIRY SHEET

(To be completed prior to application submittal)

The Office of Neighborhood Coordination (ONC) located in Room 120 (basement) of the Plaza Del Sol Building, 600 Second St. NW, **Fax – 924-3913** – will need the following information **BEFORE** neighborhood association information will be released to the applicant / developer on any project being presented to the Planning Department. If you have any questions, please feel free to contact our office at 924-3914. **Your request is for the following: Cell Tower [ ] Private Development [X] City Project [ ] -OR- Other [ ]** _____

(specify)

CONTACT NAME: DAVID THOMPSON

COMPANY NAME: THOMPSON ENGINEERING CONSULTANTS

ADDRESS: P.O. BOX 65760

ZIP CODE: 87193

PHONE: (505) 271-2199 CELL: (505) 459-6933

FAX: (505) 930-9248

NEIGHBORHOOD ASSOCIATION INFORMATION

PLEASE FORWARD INFORMATION ON ANY NEIGHBORHOOD ASSOCIATIONS IN THE AREA OF THE PROPERTY DESCRIBED AS TRACT A-2-B BRENTWOOD HILLS

(LEGAL DESCRIPTION)

LOCATED ON WOODLAND AVENUE

(STREET NAME OR OTHER IDENTIFYING LANDMARK)

BETWEEN TRAMWAY BOULEVARD AND

(STREET NAME OR OTHER IDENTIFYING LANDMARK)

MARIE PARK DRIVE

(STREET NAME OR OTHER IDENTIFYING LANDMARK)

THE SITE IS LOCATED ON THE FOLLOWING ZONE ATLAS PAGE(S) (H-22).

PLEASE HATCH OUT ZONE MAP WHERE PROPERTY IS LOCATED

(ZONE MAP **MUST** BE PROVIDED WITH REQUEST)

developer/applicantinfosheet(02/04/04)

ALBUQUERQUE
Making History

City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

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

June 1, 2005

David Thompson
Thompson Engineering Consultants
P.O. Box 65760/87193
Phone: 271-2199/Fax: 830-9248

Dear David:

Thank you for your inquiry of **June 1, 2005** requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **TRACT A-2-B, BRENTWOOD HILLS, LOCATED ON WOODLAND AVENUE NE BETWEEN TRAMWAY BOULEVARD NE AND MARIE PARK DRIVE NE** zone map **H-22**.

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

SEE "ATTACHMENT A" FOR NEIGHBORHOOD INFORMATION.

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

Sincerely,

Stephani Winklepleck

Stephani I. Winklepleck
Neighborhood Program Coordinator
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

planningrnaform(10/08/04)

"Attachment A"

Date of Request: June 1, 2005
Name: David Thompson, Thompson Engineering Consultants
Address/Zip: P.O. Box 65760/87193
Phone: 271-2199/Fax: 830-9248
Zone Map: H-22

CIBOLA ADDITION N.A. (CBA) "R"
***Lori Frohe**
2505 Myra Pl. NE/87112 294-3866 (h)
Bob Francis
2711 Palo Alto NE/87112 294-5463 (h)

The Kachina Hills NA and Onate NA are located in close proximity of the subject property and as a "Courtesy" I would suggest that you notify them of this project – siw – 06/01/05

KACHINA HILLS N.A. (KCH) "R"
***Sandy Domeny**
2121 Father Sky NE/87112 292-1934 (h) 459-2761 (w)
Mark Burdge
2113 Father Sky NE/87112 294-7868 (h) 237-1789 (w)

ONATE N.A. (ONT) "R"
***David Robbins**
1908 Paige NE/87112 239-8641 (h)
Anita Toone
12433 Morrow NE/87112 323-3917 (h)

ALTHOUGH YOU ARE NOT "OFFICIALLY REQUIRED" BY O-92, you are most welcomed to notify the following *"Unrecognized"* neighborhood associations of this project.

LETTERS MUST BE SENT TO BOTH CONTACTS OF EACH NEIGHBORHOOD ASSOCIATION.

NOTICE TO APPLICANTS

SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

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

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

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

* *

(below this line for ONC use only)

Date of Inquiry: **06/01/05** Time Entered: **3:00 p.m.** ONC Rep. Initials: **SW**

THOMPSON Engineering Consultants, Inc.

June 1, 2005

Ms. Anita Toone
Onate Neighborhood Association
12433 Morrow NE
Albuquerque, NM 87112

RE: TRAMWAY CROSSING SUBDIVISION PRELIMINARY PLAT REVIEW

Dear Ms. Toone:

We are writing to you on behalf of our client, Dragonfly Development, Inc. Our client seeks to develop a 20 lot subdivision zoned R-T for townhomes. The location of the site is at the end of Woodland Avenue between Tramway Boulevard and Marie Park Drive (please refer to enclosed vicinity map). The subdivision and is scheduled to be heard before the City of Albuquerque Development Review Board on Wednesday, June 29, 2005.

If you should have any questions please call me at 271-2199.

Sincerely,

David B. Thompson, PE

P.O. Box 65760 • Albuquerque, NM 87193 • (505) 271-2199 • Fax (505) 830-9248

THOMPSON Engineering Consultants, Inc.

June 1, 2005

Mr. David Robbins
Onate Neighborhood Association
1908 Paige NE
Albuquerque, NM 87112

RE: TRAMWAY CROSSING SUBDIVISION PRELIMINARY PLAT REVIEW

Dear Mr. Robbins:

We are writing to you on behalf of our client, Dragonfly Development, Inc. Our client seeks to develop a 20 lot subdivision zoned R-T for townhomes. The location of the site is at the end of Woodland Avenue between Tramway Boulevard and Marie Park Drive (please refer to enclosed vicinity map). The subdivision and is scheduled to be heard before the City of Albuquerque Development Review Board on Wednesday, June 29, 2005.

If you should have any questions please call me at 271-2199.

Sincerely,

David B. Thompson, PE

P.O. Box 65760 • Albuquerque, NM 87193 • (505) 271-2199 • Fax (505) 830-9248

THOMPSON Engineering Consultants, Inc.

June 1, 2005

Ms. Lori Frohe
Cibola Addition Neighborhood Association
2505 Myra Place NE
Albuquerque, NM 87112

RE: TRAMWAY CROSSING SUBDIVISION PRELIMINARY PLAT REVIEW

Dear Ms. Frohe:

We are writing to you on behalf of our client, Dragonfly Development, Inc. Our client seeks to develop a 20 lot subdivision zoned R-T for townhomes. The location of the site is at the end of Woodland Avenue between Tramway Boulevard and Marie Park Drive (please refer to enclosed vicinity map). The subdivision and is scheduled to be heard before the City of Albuquerque Development Review Board on Wednesday, June 29, 2005.

If you should have any questions please call me at 271-2199.

Sincerely,

David B. Thompson, PE

P.O. Box 65760 • Albuquerque, NM 87193 • (505) 271-2199 • Fax (505) 830-9248

THOMPSON Engineering Consultants, Inc.

June 1, 2005

Mr. Bob Francis
Cibola Addition Neighborhood Association
2711 Palo Alto NE
Albuquerque, NM 87112

RE: TRAMWAY CROSSING SUBDIVISION PRELIMINARY PLAT REVIEW

Dear Mr. Francis:

We are writing to you on behalf of our client, Dragonfly Development, Inc. Our client seeks to develop a 20 lot subdivision zoned R-T for townhomes. The location of the site is at the end of Woodland Avenue between Tramway Boulevard and Marie Park Drive (please refer to enclosed vicinity map). The subdivision and is scheduled to be heard before the City of Albuquerque Development Review Board on Wednesday, June 29, 2005.

If you should have any questions please call me at 271-2199.

Sincerely,

David B. Thompson, PE

P.O. Box 65760 • Albuquerque, NM 87193 • (505) 271-2199 • Fax (505) 830-9248

THOMPSON Engineering Consultants, Inc.

June 1, 2005

Ms. Sandy Domeny
Kachina Hills Neighborhood Association
2121 Father Sky NE
Albuquerque, NM 87112

RE: TRAMWAY CROSSING SUBDIVISION PRELIMINARY PLAT REVIEW

Dear Ms. Domeny:

We are writing to you on behalf of our client, Dragonfly Development, Inc. Our client seeks to develop a 20 lot subdivision zoned R-T for townhomes. The location of the site is at the end of Woodland Avenue between Tramway Boulevard and Marie Park Drive (please refer to enclosed vicinity map). The subdivision and is scheduled to be heard before the City of Albuquerque Development Review Board on Wednesday, June 29, 2005.

If you should have any questions please call me at 271-2199.

Sincerely,

David B. Thompson, PE

P.O. Box 65760 • Albuquerque, NM 87193 • (505) 271-2199 • Fax (505) 830-9248

THOMPSON Engineering Consultants, Inc.

June 1, 2005

Mr. Mark Burdge
Kachina Hills Neighborhood Association
2113 Father Sky NE
Albuquerque, NM 87112

RE: TRAMWAY CROSSING SUBDIVISION PRELIMINARY PLAT REVIEW

Dear Mr. Burdge:

We are writing to you on behalf of our client, Dragonfly Development, Inc. Our client seeks to develop a 20 lot subdivision zoned R-T for townhomes. The location of the site is at the end of Woodland Avenue between Tramway Boulevard and Marie Park Drive (please refer to enclosed vicinity map). The subdivision and is scheduled to be heard before the City of Albuquerque Development Review Board on Wednesday, June 29, 2005.

If you should have any questions please call me at 271-2199.

Sincerely,

David B. Thompson, PE

P.O. Box 65760 • Albuquerque, NM 87193 • (505) 271-2199 • Fax (505) 830-9248

7000 1670 0007 1445 7346

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

ALBUQUERQUE, NM 87112

Postage	$ 0.37	UNIT ID: 0118
Certified Fee	2.30	Postmark Here
Return Receipt Fee (Endorsement Required)	1.75	
Restricted Delivery Fee (Endorsement Required)		Clerk: KHRWSR
Total Postage & Fees	$ 4.42	06/03/05

RIO RANCHO STA 87114 JUN 03 2005 USPS

Sent To
Ms Sandy Domeny
Street, Apt. No.; or PO Box No.
2121 Father Sky NE
City, State, ZIP+4
Albuquerque, NM 87112

PS Form 3800, May 2000 — See Reverse for Instructions

7000 1670 0007 1445 7292

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

ALBUQUERQUE, NM 87112

Postage	$ 0.37	UNIT ID: 0118
Certified Fee	2.30	Postmark Here
Return Receipt Fee (Endorsement Required)	1.75	
Restricted Delivery Fee (Endorsement Required)		Clerk: KHRWSR
Total Postage & Fees	$ 4.42	06/03/05

RIO RANCHO STA 87114 JUN 03 2005 USPS

Sent To
Ms Lori Frohe
Street, Apt. No.; or PO Box No.
2505 Myra Place NE
City, State, ZIP+4
Albuquerque, NM 87112

PS Form 3800, May 2000 — See Reverse for Instructions

7000 1670 0007 1445 7315

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

ALBUQUERQUE, NM 87112

Postage	$ 0.37	UNIT ID: 0118
Certified Fee	2.30	Postmark Here
Return Receipt Fee (Endorsement Required)	1.75	
Restricted Delivery Fee (Endorsement Required)		Clerk: KHRWSR
Total Postage & Fees	$ 4.42	06/03/05

RIO RANCHO STA 87114 JUN 03 2005 USPS

Sent To
Mr. David Robbins
Street, Apt. No.; or PO Box No.
1908 Paige NE
City, State, ZIP+4
Albuquerque, NM 87112

PS Form 3800, May 2000 — See Reverse for Instructions

7000 1670 0007 1445 7346

U.S. Postal Service
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ALBUQUERQUE, NM 87112

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Restricted Delivery Fee (Endorsement Required)		Clerk: KHRWSR
Total Postage & Fees	$ 4.42	06/03/05

RIO RANCHO STA 87114 JUN 03 2005 USPS

Sent To
Ms. Anita Toone
Street, Apt. No.; or PO Box No.
12433 Morrow NE
City, State, ZIP+4
Albuquerque, NM 87112

PS Form 3800, May 2000 — See Reverse for Instructions

7000 1670 0007 1445 7229

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

ALBUQUERQUE, NM 87112

Postage	$ 0.37	UNIT ID: 0118
Certified Fee	2.30	Postmark Here
Return Receipt Fee (Endorsement Required)	1.75	
Restricted Delivery Fee (Endorsement Required)		Clerk: KHRWSR
Total Postage & Fees	$ 4.42	06/03/05

RIO RANCHO STA 87114 JUN 03 2005 USPS

Sent To
Mr Mark Burdge
Street, Apt. No., or PO Box No.
2113 Father Sky NE
City, State, ZIP+4
Albuquerque, NM 87112

PS Form 3800, May 2000 — See Reverse for Instructions

7000 1670 0007 1445 7153

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

ALBUQUERQUE, NM 87112

Postage	$ 0.37	UNIT ID: 0118
Certified Fee	2.30	Postmark Here
Return Receipt Fee (Endorsement Required)	1.75	
Restricted Delivery Fee (Endorsement Required)		Clerk: KHRWSR
Total Postage & Fees	$ 4.42	06/03/05

RIO RANCHO STA 87114 JUN 03 2005 USPS

Sent To
Mr Bob Francis
Street, Apt. No.; or PO Box No.
2711 Palo Alto NE
City, State, ZIP+4
Albuquerque, NM 87112

PS Form 3800, May 2000 — See Reverse for Instructions

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) / ENVIRONMENTAL HEALTH INFORMATION FORM

TO BE COMPLETED BY APPLICANT

APPLICANT: Dragonfly Development **Date of request:** 6/2/05 **Zone atlas page(s):** H-22

CURRENT:

Zoning R-T

Parcel Size (acres / sq.ft.) 1.5 acres

Legal Description -

Lot or Tract # Tract A-2-B Block #

Subdivision Name ~~Tramway Crossing~~ Brentwood Hills

REQUESTED CITY ACTION(S):

Annexation	[ ]	Sector Plan	[ ]	Site Development Plan:		Building Permit	[ ]
Comp. Plan		Zone Change	[ ]	a) Subdivision	[X]	Access Permit	[ ]
Amendment	[ ]	Conditional Use	[ ]	b) Build'g Purposes	[ ]	Other	[X]
				c) Amendment	[ ]	Replat into 20 lots	

PROPOSED DEVELOPMENT:

No construction / development [ ]

New Construction [ ]

Expansion of existing development [ ]

GENERAL DESCRIPTION OF ACTION: [1]

# of units - 20

Building Size - _____(sq. ft.)

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

Applicant or Representative [signature] Date 6-2-05

(To be signed upon completion of processing by Traffic Engineer and Environmental Health)

TRANSPORTATION DEVELOPMENT

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

Planning Dept., Dev. & Bldg. Services Div., Transportation Dev. Section - 2nd FL. 600 2nd St. NW Plaza del Sol Bldg. 924-3994

THRESHOLDS MET? YES [ ] NO [X] Mitigating reasons for not requiring **TIS:** Previously studied: [ ]

Notes:

IF A TIS IS REQUIRED: A scoping meeting (as outlined in the Development Process Manual) must be held to define the level of analysis needed and the parameters of the study. **Any subsequent changes to the development proposal identified above may require an update or new TIS.**

Tony Lopez 6-2-05

TRAFFIC ENGINEER DATE

ENVIRONMENTAL HEALTH

Per letter dated August 7, 2003 from the Director of the Environmental Health Department to the Director of the Planning Department, "all 5 CO monitors within Bernalillo County are yielding 8-hour average CO levels at less than 50% of the Federal CO standard ..." and "based on our review of the available scientific data, we do not foresee a circumstance where preparation of a detailed air quality study for a land use development will be warranted - regardless of the project size, location or traffic generated".

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

TIS - **SUBMITTED** ___/___/___

- **FINALIZED** ___/___/___

TRAFFIC ENGINEER DATE

CITY OF ALBUQUERQUE

THREE HUNDRED YEARS 1706 * 2006
ALBUQUERQUE
Making History

April 20, 2005

David B. Thompson, P.E.
Thompson Engineering Consultants, Inc.
4800 Juan Tabo NE – Suite C
Albuquerque, NM 87111

Re: Tramway Crossing Subdivision, Tract A-2-B Brentwood Hills
Grading and Drainage Plan - Engineer's Stamp dated 4-1-05 (H22-D26A)

Dear Mr. Thompson,

Based upon the information provided in your submittal dated 4-1-05, the above referenced plan is approved for Preliminary Plat action by the DRB. Once that board has approved the plan, please submit a mylar copy of the grading plan for my signature in order to obtain a Grading Permit.

This project requires a National Pollutant Discharge Elimination System (NPDES) permit. Refer to the attachment that is provided with this letter for details. If you have any questions please feel free to call the Municipal Development Department Hydrology section at 768-3654 (Charles Caruso).

If you have any questions, you can contact me at 924-3990.

Sincerely,

Phillip J. Lovato

Phillip J. Lovato, E.I.
Associate Engineer, Planning Department
Development and Building Services

C: Charles Caruso, DMD
file

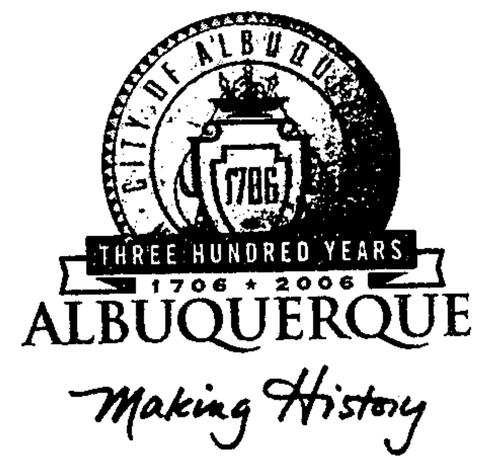
P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

CITY OF ALBUQUERQUE



April 22, 2005

Mr. David B. Thompson, P.E.
Thompson Engineering Consultants, Inc.
4800 Juan Tabo NE
Albuquerque, NM 87111

H-22

RE: Water and Sanitary Sewer Availability Statement
Northern Portion of Lot A2 of Brentwood Hills

Mr. Thompson,

Project Information: This piece of property was the subject of a recent DRB case (#1001778) where approval was granted for its subdivision into two parcels, A2A on the south and A2B on the north. You are now proposing to further subdivide the northern property into a total of 20-residential lots. This too will require DRB approval.

Existing infrastructure adjacent to the site includes a 14-inch master plan water line in Tramway, a 6-inch water line in Woodland, and an 8-inch sanitary sewer in Woodland.

Service to the proposed development will require the extension of the 8-inch sewer from its current terminus in Woodland to the proposed cul-de-sac at the east end of the development. Metered water service will be provided by a new 6-inch water main. This line will connect the 6-inch in Woodland to the 14-inch in Tramway. Dead end configurations will not be allowed.

Design and Construction of all required improvements will be at the developer / property owner's expense and must be coordinated through the City of Albuquerque via the DRC / City Work Order process. Designs must be by a licensed, New Mexico registered professional engineer. Construction must be by a licensed, bonded, public utility contractor.

Easements: Albuquerque Bernalillo County Water Authority public water and sewer easements are required for all lines to be constructed outside of dedicated rights-of-way. The minimum easement width for the new water line shall be 20-feet or as determined by the DRB. Acceptable easements must be procured and documented on the final subdivision plat prior to DRC work order approval.

Costs and Fees: In addition to installation and construction costs, both sanitary sewer and metered water service to each property will be subject to Utility Expansion Charges (UEC). These charges are payable at the time of application for service. All charges and rates collected will be based on the ordinances and policies in effect at the time service is actually requested and authorized.

P.O. Box 1293
Albuquerque
New Mexico 87103
www.cabq.gov

Closure: This statement of availability will remain in effect for a period of one year from the date of issue and applies only to the development identified herein. Its validity is, in part, contingent upon the continuing accuracy of the information supplied by the developer. Changes in the proposed development may require reevaluation of availability and should be brought to the attention of the Utility Development Section of the Albuquerque Bernalillo County Water Utility (ABCWU) as soon as possible.

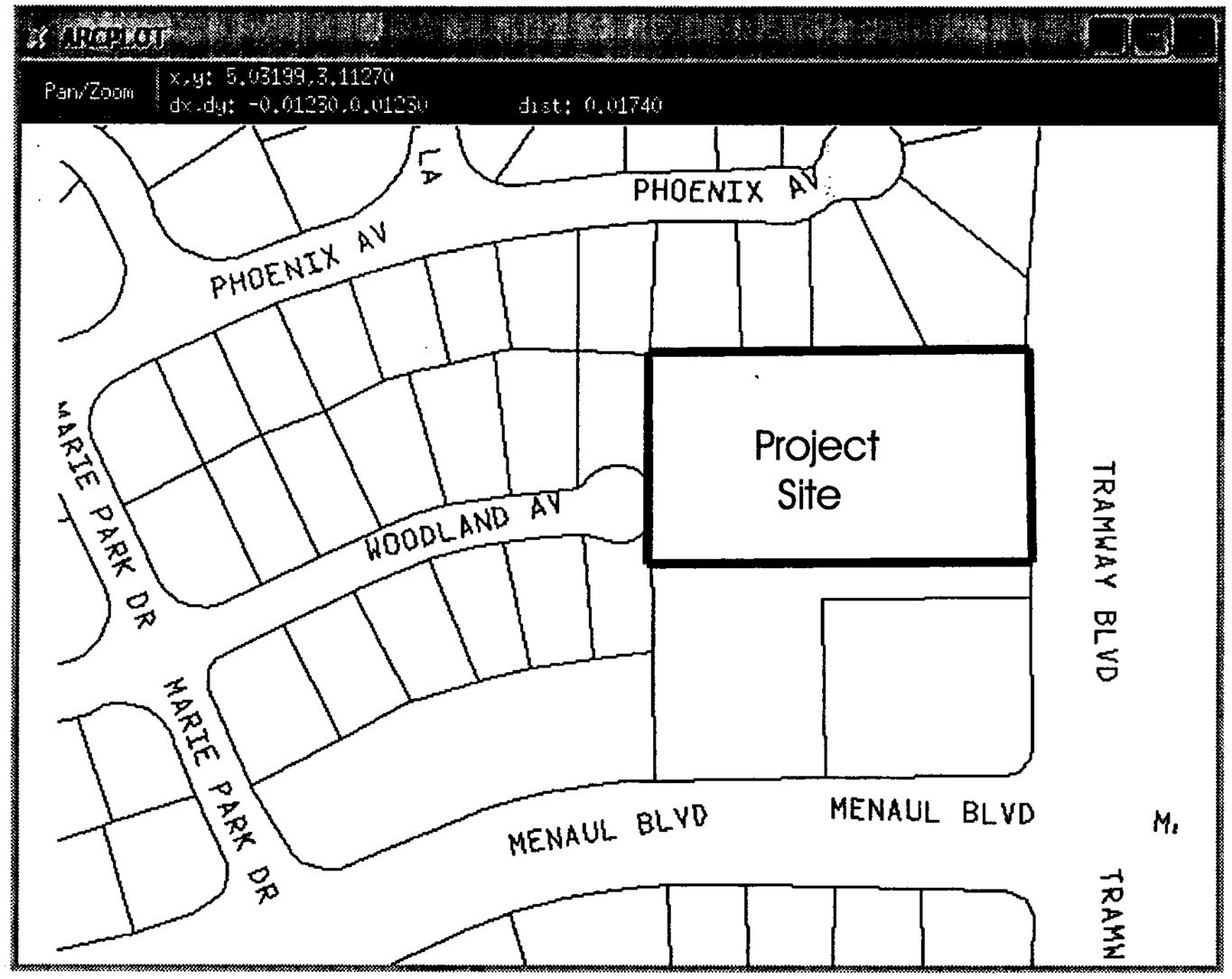
Please feel free to contact the undersigned at (505) 924-3987, or by fax at (505) 924-3864 if you have questions regarding the information presented herein or need additional information.

Sincerely,

Jeremy Hoover, E.I.T.
Engineering Associate
Utility Development Section
ABCWU

encl: Site Map
Water and Sanitary Sewer Infrastructure Maps (3)

cc:	f/	Availability	H-22
	f/	Readers	#50316
	f/	DRB	#1001778



Availability Statement #50316

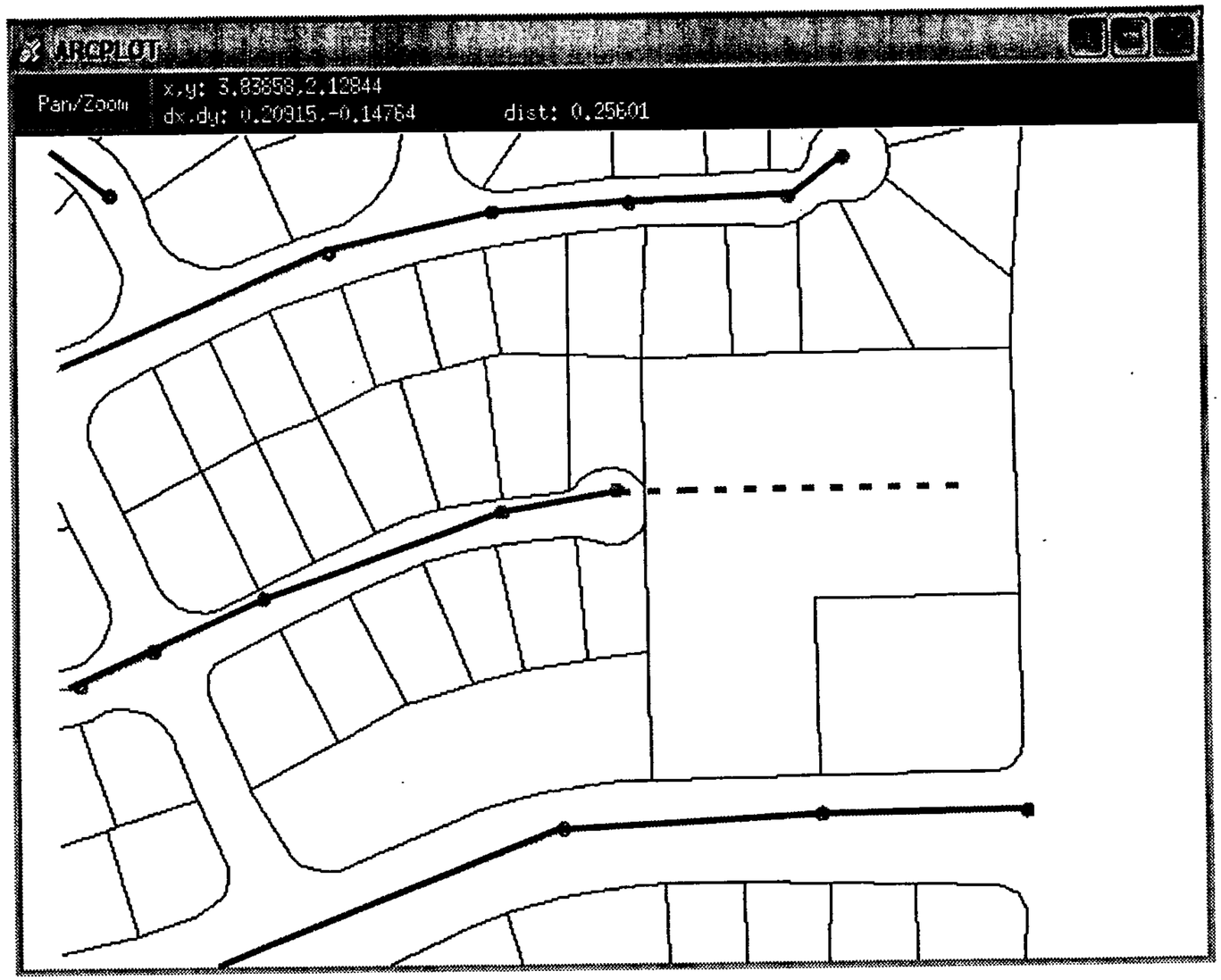
Site Map

Zone Atlas Page

H-22

Figure

1



N

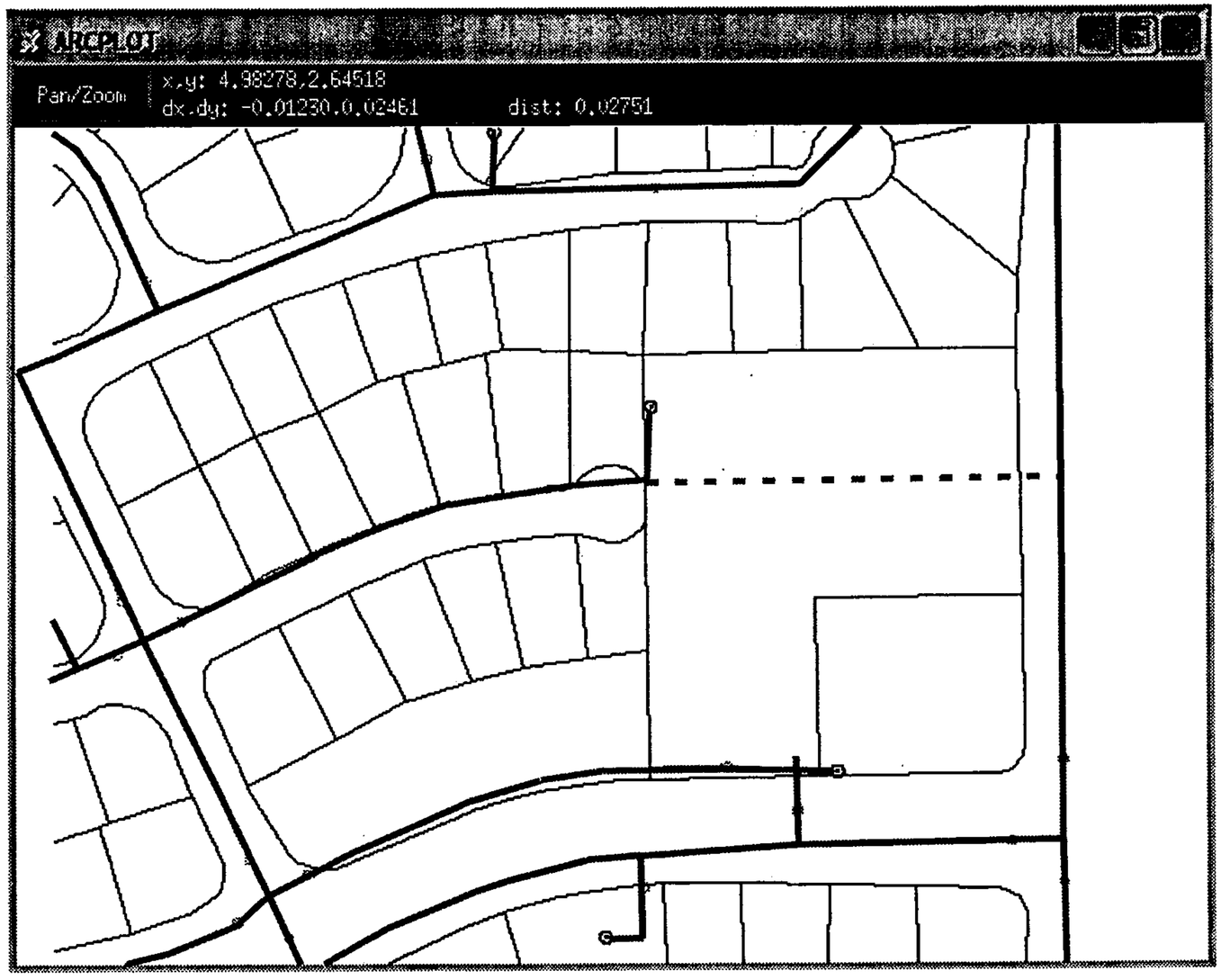
Existing public sanitary sewer lines

New 8-inch sanitary sewer

Availability Statement #50316
Sewer Line Map

Zone Atlas Page
H-22

Figure
2



N

Existing public water lines

New 6-inch water line

Availability Statement #50316
Water Line Map

Zone Atlas Page
H-22

Figure
3

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

PAID RECEIPT

APPLICANT NAME DRAGONFLY DEVELOPMENT

AGENT THOMPSON ENG. CONSULTANTS

ADDRESS P.O. BOX 1057660

PROJECT & APP # 1001778 / 100950

PROJECT NAME TRAMWAY CROSSING SUBD.

$ 70.00 441032/3424000 Conflict Management Fee

$ 865.00 441006/4983000 DRB Actions

$ _____ 441006/4971000 EPC/AA/LUCC Actions & All Appeals

$ 75.00 441018/4971000 Public Notification

$ _____ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY***
( )Major/Minor Subdivision ( )Site Development Plan ( )Bldg Permit
( ) Letter of Map Revision ( )Conditional Letter of Map Revision
( ) Traffic Impact Study

$ 960.00 TOTAL AMOUNT DUE

***NOTE: *If a subsequent submittal is required, bring a copy of this paid receipt with you to avoid an* additional charge.

DUPLICATE
City Of Albuquerque
Treasury Division
6/3/2005 10:35AM LOC: ANNX
RECEIPT# 00043870 WS# 007 TRANS# 0014
Account 441006 Fund 0110
Activity 4983000 TRSLJS
Trans Amt $960.00
J24 Misc $865.00
Thank You

INTERFIRST PROPERTIES, INC.
PH. 505-291-0353
12809 DONETTE COURT N.E
ALBUQUERQUE, NM 87112

95-660/1070
7828457343
1010

5/26/05
Date

Pay to the order of City of Albuquerque $ 960.00
Nine Hundred Sixty & 00/100 Dollars
DUPLICATE
City Of Albuquerque
Treasury Division

BANK OF ALBUQUERQUE
Albuquerque, New Mexico
www.bankofalbuquerque.com

Memo Tramway Crossing Prelim Plat Review

⑆107006606⑆ 7828457343⑈ 1010

DUPLICATE
City Of Albuquerque
Treasury Division
6/3/2005 10:34AM LOC: ANNX
RECEIPT# 00043869 WS# 007 TRANS# 0014
Account 441032 Fund 0110
Activity 3424000 TRSLJS
Trans Amt $960.00
J24 Misc $20.00
Thank You

6/3/2005 10:35AM LOC: ANNX
RECEIPT# 00043871 WS# 007 TRANS# 0014
Account 441018 Fund 0110
Activity 4971000 TRSLJS
Trans Amt $960.00
J24 Misc $75.00
CK $960.00
CHANGE $0.00
Thank You

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the City Zoning Code or Subdivision Ordinance are responsible for the posting and maintaining of one or more signs on the property which the application describes. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproof signs are provided at the time of application. If the application is mailed, you must still stop at the Development Services Front Counter to pick up the sign.

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter at a charge of $3.75 each.

1. LOCATION

   A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.
   B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be at least two feet from the ground.
   C. No barrier shall prevent a person from coming within five feet of the sign to read it.

2. NUMBER

   A. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.
   B. If the land does not abut a public street, then, in addition to a sign placed on the property, a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

3. PHYSICAL POSTING

   A. A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.
   B. Large headed nails or staples are best for attaching signs to a post or backing; the sign tears out less easily.

4. TIME

Signs must be posted from JUNE 14 To JUNE 29, 2005

5. REMOVAL

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

I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

(Applicant or Agent) 6-3-05 (Date)

I issued 2 signs for this application, 06/03/05 (Date) Sandy Handley (Staff Member)

DRB PROJECT NUMBER: 1001778 / 00950-00951 00952

Rev. 1/11/05

COMPLETED 05/26/05
SH

DRB CASE ACTION LOG (Prel & Final)

REVISED 2/5/04

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.: **05DRB-00392 (P&F)** Project # **1001778**

Project Name: **BRENTWOOD HILLS**

Agent: Wayjohn Surveying Phone No.: 255-2052

Your request for (**SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN),** was approved on 4-13-05 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

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

Recorded 10/30/06

Project Number 1001778

DRB CASE ACTION LOG (Prel & Final)

REVISED 2/5/04

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.: **05DRB-00392 (P&F)** Project # **1001778**

Project Name: **BRENTWOOD HILLS**

Agent: Wayjohn Surveying Phone No.: 255-2052

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OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

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

Project Number 1001778

DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

APRIL 13, 2005 9:00 A.M.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer
Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

****

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

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

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

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

Adjourned: 12:12 P.M.

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

1. **Project # 1002315**
05DRB-00477 Major-One Year SIA

BOHANNAN HUSTON INC agent(s) for MESA VERDE DEVELOPMENT request(s) the above action(s) for Tract(s) 13-B, **WILDERNESS @ HIGH DESERT, UNIT 3,** zoned SU-2 HD/R-R, located on FOOTHILLS TRAIL NE, between WILDERNESS TRAIL NE and HIGH DESERT PL NE containing approximately 73 acre(s). [REF: 02DRB01650, 02DRB01653, 02DRB01654, 04DRB01723, 04DRB00713] (F-23) **A ONE-YEAR EXTENSION OF THE SIA WAS APPROVED.**

2. **Project # 1003011**
05DRB-00439 Major-Vacation of Pub Right-of-Way

CITY OF ALBUQUERQUE agent(s) for BRAKE MASTERS, INC. request(s) the above action(s) for all or a portion of Block(s) 4 & 5, Tract(s) A, **INEZ ADDITION,** zoned C-2, located on WYOMING BLVD NE, between PROSPECT AVE NE and MENAUL BLVD NE containing approximately 5 acre(s). [REF: 03DRB02088, 03DRB02089] *[Deferred from 4/13/05]* (H-19) **DEFERRED AT THE AGENT'S REQUEST TO 5/11/05.**

3. **Project # 1003236**
05DRB-00452 Major-Vacation of Public Easements
05DRB-00454 Major-Preliminary Plat Approval
05DRB-00453 Minor-Temp Defer SDWK

RIO GRANDE ENGINEERING agent(s) for CLEARBROOK INVESTMENTS INC request(s) the above action(s) for all or a portion of Tract(s) A, VILLA DE LA CHAMISA, UNIT 1, (to be known as **VILLA DE LA CHAMISA, UNIT 2**, zoned SU-1 FOR PRD, located on CALLE CHAMISA NW, between VIVALDI TRAIL NW and BIG SAGE NW containing approximately 6 acre(s). [REF: 04DRB00801, 04DRB00802, 04DRB00799, 04DRB00800, 04DRB00804, 04DRB01739] *[Deferred from 4/13/05]* (B-10) **DEFERRED AT THE AGENT'S REQUEST TO 4/20/05.**

4. **Project # 1004022**
05DRB-00428 Major-Vacation of Pub Right-of-Way

EDWARD G LOPEZ request(s) the above action(s) for all or a portion of Lot(s) 1 & 2, **VISTA DEL SOL,** zoned R-1, located on CRESTVIEW DR SW, between CRESTVIEW PLACE SW and CENTRAL SW. [REF: V-78-11] (K-11) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

22. **Project # 1001778**
05DRB-00392 Minor-Prelim&Final Plat Approval

WAYJOHN SURVEYING INC agent(s) for DRAGONFLY DEVELOPMENT request(s) the above action(s) for all or a portion of Lot(s) 11-A, Tract(s) A-2, Block(s) B, **BRENTWOOD HILLS,** zoned R-1/C-1, located on MENAUL BLVD NE, between CHELWOOD PARK BLVD NE and TRAMWAY BLVD NE containing approximately 3 acre(s). [REF: DRB-94-428, Z-70-134] *[Indef. Deferred on 3/16/05]* (H-22) **PRELIMINARY AND FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD.**

23. **Project # 1003781**
04DRB-01768 Minor-Final Plat Approval

ALBUQUERQUE SURVEYING CO., INC. agent(s) for TEAM SOUTHWEST, SPERRY VAN NESS request(s) the above action(s) for all or a portion of Tract(s) 1A, 2A1 & 2B1, **UNIVERSITY TOWERS,** zoned C-3 heavy commercial zone, located on UNIVERSITY BLVD NE, between INDIAN SCHOOL RD NE and I-40 containing approximately 9 acre(s). *[Indefinitely deferred for the SIA]* (H-15) **FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD. AGENT NEEDS AMAFCA'S SIGNATURE PRIOR TO RECORDING.**

24. **Project # 1004061**
05DRB-00499 Minor-Prelim&Final Plat Approval

PRECISION SURVEYS INC agent(s) for CONNIE & ZACK LOVELADY, CZ ENTERPRISES request(s) the above action(s) for all or a portion of Lot(s) 25C and 25D, **ALVARADO GARDENS, UNIT 1,** zoned RA-2, located on MATTHEW AVE NW and MEADOW VIEW DR NW and containing approximately 1 acre(s). *[Deferred from 3/30/05 & 4/13/05]* (G-13) **DEFERRED AT THE AGENT'S REQUEST TO 4/20/05.**

THERE ARE NO SKETCH PLATS THIS WEEK

25. Approval of the Development Review Board Minutes for March 30, 2005. **DRB MINUTES FOR MARCH 30, 2005 WERE APPROVED.**

ADJOURNED: 12:12 p.m.

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
March 16, 2005
DRB Comments

ITEM # 6

PROJECT # 1001778 **APPLICATION # 05-00392**

RE: Brentwood Hills Subdivision/minor P&F plat

There are no objections to this request.

Zone change required for townhomes

S Matson

Sheran Matson, AICP DRB Chair
924-3880 Fax 924-3864 smatson@cabq.gov

CITY OF ALBUQUERQUE

THREE HUNDRED YEARS 1706 * 2006 ALBUQUERQUE Making History

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1001778 **AGENDA ITEM NO: 22**

SUBJECT:

Final Plat
Preliminary Plat

ACTION REQUESTED:

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

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

ENGINEERING COMMENTS:

No adverse comments.

RESOLUTION:

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

DATE: April 13, 2005

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
April 13, 2005
DRB Comments

ITEM # 22

PROJECT # 10001781 **APPLICATION # 05-000392/minor plat**

Re: Brentwood Hills

Check line on existing conditions.

There is no objection to this request.

for Andrew Garcia

Sheran Matson, AICP DRB Chair
924-3880 Fax 924-3864 smatson@cabq.gov

1778

DXF Electronic Approval Form

DRB Project Case #: 1001778

Subdivision Name: BRENTWOOD HILLS

Surveyor: THOMAS D JOHNSTON

Contact Person: THOMAS D JOHNSTON

Contact Information: 255-2052

DXF Received: 3/15/2005 Hard Copy Received: 3/14/2005

Coordinate System: Ground rotated to NMSP Grid

Approved 03-15-2005 Date

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

AGIS Use Only

Copied cov **1778** to agiscov on **3/15/2005** Contact person notified on **3/15/2005**

DEVELOPMENT REVIEW BOARD (DRB)
CITY OF ALBUQUERQUE

REVIEW COMMENTS
By the

UTILITY DEVELOPMENT SECTION (WATER & SEWER)

DEVELOPMENT & BUILDING SERVICES DIVISION
PUBLIC WORKS DEPARTMENT
PHONE 924-3989 Roger Green
924-3988 Nancy Musinski

D.R.B. CASE NO.: 1001778 **DATE: 3/16/05** **ITEM NO.: 6**

ZONE ATLAS PAGE: H-22 **LOCATION: NW corner Menaul/Tramway**

REQUEST FOR: Prelim/Final Plat

COMMENTS:

1. The 2¼" water line in Menaul along the south boundary of the property does not meet current design standards. See Serviceability letter for this tract dated Oct. 27, 1999.

2. Request a new availability statement.

SIGNED: _____ **DATE:** 3/15/05

CITY OF ALBUQUERQUE

THREE HUNDRED YEARS 1706 * 2006
ALBUQUERQUE
Making History

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1001778 **AGENDA ITEM NO: 6**

SUBJECT:

(01) Sketch Plat/Plan
(02) Bulk Land Variance
(03) Sidewalk Variance
(03a) Sidewalk Deferral
(04) Preliminary Plat
(05) Site Plan for Subd
(06) Site Plan for BP
(07) Vacation
(08) Final Plat
(09) Infrastructure List
(10) Sector Dev Plan
(11) Grading Plan
(12) SIA Extension
(13) Master Dev. Plan
(14) Cost Allocation Plan

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

An approved drainage plan is required for Preliminary Plat approval.

RESOLUTION:

APPROVED ____; DENIED ____; DEFERRED X (indef); 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

DATE: March 16, 2005

P.O. Box 1293
Albuquerque
New Mexico 87103
www.cabq.gov

FRONT COUNTER ROUTING
FAX FORM

TO: Harold Chaffee

FAX NUMBER: _____

SENT BY: Alaine
Initial

DATE: 3/22/05

PROJECT NO: _____ **APPLICATION NO:** _____

****

DRB Comments

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

12. Project # 1004002
05DRB-00395 Minor-Sketch Plat or Plan

THOMAS LEHMAN request(s) the above action(s) for all or a portion of Lot(s) 217-222, Block(s) 18, **PERFECTO ARMIJO & BROTHERS ADDITION,** zoned SU-3, located on LOMAS BLVD NE, between 7TH ST NW and 6TH ST NW (J-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

13. Project # 1004005
05DRB-00394 Minor-Sketch Plat or Plan

MARK GOODWIN & ASSOCIATES PA agent(s) for WESTLAND DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) F, **WESTLAND NORTH,** zoned R-2, located on LADERA NW, between TOWN PLAZA NW and 118TH ST NW containing approximately 150 acre(s). (J-8) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

14. Project # 1003999
05DRB-00387 Minor-Sketch Plat or Plan

JLS ARCHITECTS agent(s) for KEERS ENVIRONMENTAL, BRIAN KILCUP request(s) the above action(s) for all or a portion of Lot(s) 16, 15 & 18, Block(s) 7, **NORTH ALBUQUERQUE ACRES TRACT A, UNIT B,** zoned SU-2 IP, located on SAN PEDRO NE, between FLORENCE NE and GLENDALE NE containing approximately 3 acre(s). (B-18) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

15. Approval of the Development Review Board Minutes for February 23, 2005. **THE DRB MINUTES FOR FEBRUARY 23, 2005 WERE APPROVED BY THE BOARD.**

ADJOURNED: 11:35 A.M.

9. **Project # 1004001**
05DRB-00391 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for BERNICE DERICKSON request(s) the above action(s) for all or a portion of Lot(s) 5, 6, 19 & 20, Block(s) 5, **TIMOTEO CHAVEZ ADDITION,** zoned C-3, located on TOWNER AVE NE, between MENAUL BLVD NE and JEFFERSON ST NE containing approximately 1 acre(s). [REF: Z-77-15] (H-17) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

10. **Project # 1003628**
05DRB-00386 Minor-Prelim&Final Plat Approval

DAC ENTERPRISES INC agent(s) for CONNIE NELLOS request(s) the above action(s) for all or a portion of Lot(s) K-1, K-2 & L-1, **ALVARADO GARDENS UNIT 2,** zoned RA2, located on SHERIDAN ST NW, between DON PABLO NW and CAMPBELL RD NW containing approximately 1 acre(s). [REF: 04ZHE01986] [Deferred from 3/16/05] (G-12) **DEFERRED AT THE AGENT'S REQUEST TO 4/13/05.**

11. **Project # 1004000**
05DRB-00388 Minor-Prelim&Final Plat Approval

ISAACSON & ARFMAN agent(s) for HIGH ASSETS LAND COMPANY LTD request(s) the above action(s) for all or a portion of Lot(s) 3, Block(s) E, **ALBUQUERQUE WEST** and Tract(s) A, **ALBUQUERQUE WEST, UNIT 1**, zoned SU-1 PDA FOR C-3 USES, located on PARADISE BLVD NW, between PASEO DEL NORTE NW and EAGLE RANCH RD NW containing approximately 3 acre(s). [REF: V-90-40, Z-86-138] (C-13) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT TO PROVIDE DOCUMENTATION OF TRANSFER OF OWNERSHIP OF "DOT" PARCEL AND PLANNING FOR AGIS DXF FILE.**

DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

March 16, 2005 9:00 a.m.

MEMBERS:

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

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer
Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

****

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

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

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

Adjourned: 11:35 A.M.

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

1. **Project # 1003470**
   04DRB-01522 Major-Bulk Land Variance
   04DRB-01523 Major-Preliminary Plat Approval
   04DRB-01524 Minor-Temp Defer SDWK

   WILSON & COMPANY agent(s) for SCOTT SCHIABOR SPS LC request(s) the above action(s) for all or a portion of Tract(s) 1A, 2A, 1B & 2B, **VISTA VIEJA SUBDIVISION,** KASSUBA-MONTBEL LANDS, zoned R-1 residential zone, located on 81ST ST NW and ALBERICOQUE PL NW containing approximately 152 acre(s). [REF: 04DRB00825, 04DRB01460] *[Deferred from 11/3/04, 11/10/04, 12/1/04, 1/12/05 & 2/16/05 & 3/16/05]* (D-9) **DEFERRED AT THE AGENT'S REQUEST TO 3/30/05.**

2. **Project # 1003703**
05DRB-00150 Major-Preliminary Plat Approval
05DRB-00151 Major-Vacation of Pub Right-of-Way
05DRB-00153 Minor-Temp Defer SDWK

THE GROUP agent(s) for ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 13, 14, 15,16,19 and 20, Block(s) 2, Tract(s) 3, Unit(s) 3 NOR ESTE, NORTH ALBUQUERQUE ACRES, (to be known as **EAGLE'S VIEW ESTATES)** zoned R-D, located on VENTURA NE, between EAGLE ROCK NE and OAKLAND NE containing approximately 6 acre(s). [REF: 04DRB-01533] *[Deferred from 2/23/05 & 3/9/05]* (C-20) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 3/16/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 3/14/05 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS: THE DEDICATION ALONG EAGLE ROCK SHALL BE SHOWN PRIOR TO FINAL PLAT APPROVAL. THE FIRE DEPARTMENT MUST APPROVE THE HAMMERHEAD PRIOR TO FINAL PLAT APPROVAL. THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

3. **Project # 1003475**
04DRB-01694 Major-Vacation of Pub Right-of-Way
04DRB-01695 Major-Preliminary Plat Approval
04DRB-01696 Minor-Temp Defer SDWK

WILSON & COMPANY INC agent(s) for FELIX RABADI request(s) the above action(s) for unplatted lands and all or a portion of Tract(s) 2, PARAGON RESOURCES, (to be known as **PARADISE VIEW SUBDIVISION**) zoned RLT, located on PARADISE BLVD NW, between CONEFLOWER NW and LYON NW containing approximately 22 acre(s). [REF: 04DRB00842] *[Deferred from 12/1/04, 1/26/05, 2/9/05, 2/16/05, 2/23/05 & 3/9/05]* (B-10) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 3/16/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 3/13/05 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITION: ALL OFFSITE DRAINAGE EASEMENTS SHALL BE RECORDED PRIOR TO FINAL PLAT APPROVAL. THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

6. **Project # 1001778**
05DRB-00392 Minor-Prelim&Final Plat Approval

WAYJOHN SURVEYING INC agent(s) for DRAGONFLY DEVELOPMENT request(s) the above action(s) for all or a portion of Lot(s) 11-A, Tract(s) A-2, Block(s) B, **BRENTWOOD HILLS,** zoned R-1/C-1, located on MENAUL BLVD NE, between CHELWOOD PARK BLVD NE and TRAMWAY BLVD NE containing approximately 3 acre(s). [REF: DRB-94-428, Z-70-134] (H-22) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

7. **Project # 1002636**
05DRB-00371 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST, LTD agent(s) for WAYNE LUJAN request(s) the above action(s) for all or a portion of Lot(s) 23-B, **RICE'S DURANES ADDITION NO. 1,** zoned R-2, located on RICE AVE NW and RIO GRANDE BLVD NW and containing approximately 1 acre(s). [Deferred from 3/16/05] (H-13) **DEFERRED AT AGENT'S REQUEST TO 3/30/05.**

8. **Project # 1003990**
05DRB-00361 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST, LTD agent(s) for DON BEST request(s) the above action(s) for all or a portion of, Tract(s) B-1 & B-2-2, Block(s) D **DUKE CITY INDUSTRIAL AREA,** zoned C-3, located on CANDELARIA RD NE, between RICHMOND DR NE and LOS ARBOLES AVE NE containing approximately 1 acre(s). (H-16) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

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

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

THERE ARE NO SITE DEVELOPMENT PLANS THIS WEEK

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

4. **Project # 1003231**
05DRB-00390 Minor-Temp Defer SDWK
05DRB-00389 Minor-Sidewalk Waiver

WILSON & COMPANY agent(s) for LONGFORD @ ARROWWOOD LLC request(s) the above action(s) for all or a portion of Tract(s) 30A-1, **LANDS OF SALAZAR/QUATRO/JSJ/HANNETT,** zoned RLT, located on 98TH STREET SW, between RIO BRAVO SW and BLAKE RD SW containing approximately 30 acre(s). [REF: 02DRB01621, 02DRB01622, 04DRB00137] (N-9) **THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

5. **Project # 1003573**
04DRB-01417 Minor-Prelim&Final Plat Approval

RIO GRANDE ENGINEERING agent(s) for ERIMY PROPERTIES LTD request(s) the above action(s) for all or a portion of Lot(s) 28, 29 & 30, Block(s) 2, Tract(s) 3, NORTH ALBUQUERQUE ACRES, UNIT 3, **OAKLAND NORTH SUBDIVISION,** zoned R-D residential and related uses zone, developing area, located on OAKLAND AVE NE, between VENTURA BLVD NE and BARSTOW BLVD NE containing approximately 3 acre(s). [REF: 04DRB-01138] *[Deferred from 9/22/04,10/6/04 & Indef. Deferred on 11/3/04 & 3/9/05]* (C-20) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 3/15/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 3/14/05 THE PRELIMINARY PLAT WAS APPROVED. FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

City of Albuquerque

Revised 10/30/06

DEVELOPMENT REVIEW APPLICATION

Supplemental form

SUBDIVISION S

___ Major Subdivision action
✓ Minor Subdivision action
___ Vacation V
___ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN P

___ ...for Subdivision Purposes
___ ...for Building Permit
___ IP Master Development Plan
___ Cert. of Appropriateness (LUCC) L

Supplemental form

ZONING Z

___ Annexation & Zone Establishment
___ Sector Plan
___ Zone Change
___ Text Amendment

APPEAL / PROTEST of... A

___ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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

APPLICANT INFORMATION:

NAME: DRAGONFLY DEVELOPMENT (PHILIP LINDBORG) PHONE: 291-0353
ADDRESS: 12209 DONETTE COURT NE FAX:
CITY: ALBUQUERQUE STATE NM ZIP 87112 E-MAIL:
Proprietary interest in site: PURCHASER OF TRACT A-2
AGENT (if any): WAYJOHN SURVEYING INC. PHONE: 255-2052
ADDRESS: 330 LOUISIANA BLVD NE FAX: 255-2887
CITY: ALBUQUERQUE STATE NM ZIP 87108 E-MAIL: WAYJONSURV@AOL.COM

DESCRIPTION OF REQUEST: MINOR PRELIMINARY/FINAL PLAT TO SUBDIVIDE ONE TRACT INTO TWO AND TO DEDICATE ADDITIONAL RIGHT-OF-WAY.

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

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

Lot or Tract No. (R-1) 11-A, TRACT A-2 (R-T and C-1) Block: 13 Unit:
Subdiv. / Addn. BRENTWOOD HILLS
Current Zoning: ~~R-T/C-1~~ Proposed zoning: SAME
Zone Atlas page(s): H-22 No. of existing lots: 2 No. of proposed lots: 3
Total area of site (acres): 2.5408 Density if applicable: dwellings per gross acre: N/A dwellings per net acre: N/A
Within city limits? ✓ Yes. No___, but site is within 5 miles of the city limits (DRB jurisdiction.) Within 1000FT of a landfill? NO
UPC No. 102 2059 504 331 11008 102 2059 502 346 11039 MRGCD Map No.
LOCATION OF PROPERTY BY STREETS: On or Near: MENAUL BOULEVARD NE
Between: CHELWOOD PARK BLVD NE and TRAMWAY BOULEVARD NE

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): SP-94-165
LD-70-275 DRB 94-428 Z 70-134

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

SIGNATURE DATE 3/8/05
(Print) THOMAS D. JOHNSTON ___ Applicant ✓ Agent

Form revised September 2001

FOR OFFICIAL USE ONLY

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

Application case numbers	Action	S.F.	Fees
05DRB - - 00392	P&F	S(3)	$ 355.00
	CMF		$ 20.00
			$
			$
			$
			$
			Total $ 375.00

Hearing date 3-16-05

3/8/05
Planner signature / date

Project # 1001778

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

☐ **SKETCH PLAT REVIEW AND COMMENT** **YOUR ATTENDANCE IS REQUIRED.**

__ Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings. Sketches are not reviewed through internal routing.
__ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6** copies.
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the request
__ Any original and/or related file numbers are listed on the cover application

☐ **MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT** **Your attendance is required.**

__ Preliminary Plat reduced to 8.5" x 11"
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the request
__ Copy of previous D.R.B. approved infrastructure list
__ Copy of the Official D.R.B. Notice of approval
__ Any original and/or related file numbers are listed on the cover application

Extensions are not reviewed through internal routing.
Extension of preliminary plat approval expires after one year.

☐ **MAJOR SUBDIVISION FINAL PLAT APPROVAL** **Your attendance is required.**

__ Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings, **4** copies for internal routing.
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
__ Property owner's and City Surveyor's signatures on the Mylar drawing
__ SIA financial guaranty verification
__ Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
__ Any original and/or related file numbers are listed on the cover application
__ **DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.**

☒ **MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL** **Your attendance is required.**

✓ Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings, **4** copies for internal routing.
✓ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6** copies.
✓ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
✓ Letter briefly describing, explaining, and justifying the request
NA Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
✓ Property owner's and City Surveyor's signatures on the Mylar drawing
NA Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
✓ Fee (see schedule)
✓ Any original and/or related file numbers are listed on the cover application
NA Infrastructure list if required **(verify with DRB Engineer)** **NO INTERNAL ROUTING**
Pend **DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.**

☐ **AMENDMENT TO PRELIMINARY PLAT (with minor changes)** **Your attendance is required.**
☐ **AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)**
☐ **AMENDMENT TO GRADING PLAN (with minor changes)**

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

__ Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings, **4** copies for internal routing.
__ Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings, **4** copies for internal routing.
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the request
__ Original Mylar drawing of the proposed amended plat for internal routing only. Otherwise, bring Mylar to meeting.
__ Property owner's and City Surveyor's signatures on the Mylar drawing, if the plat is being amended
__ Any original and/or related file numbers are listed on the cover application

Amended preliminary plat approval expires after one year.

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

THOMAS D JOHNSTON (AGENT)
Applicant name (print)

3-8-05
Applicant signature / date

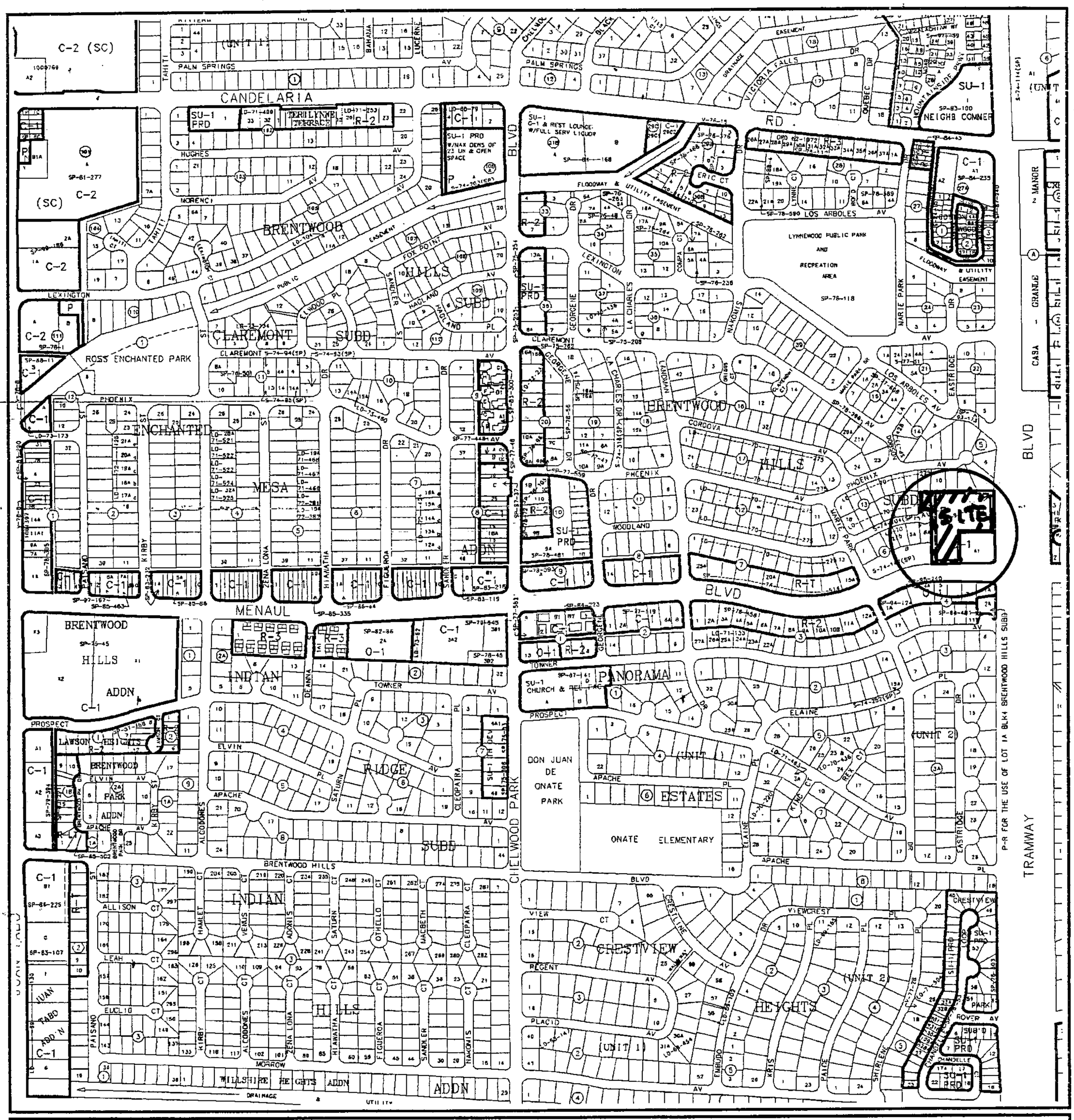
Form revised MARCH 2003

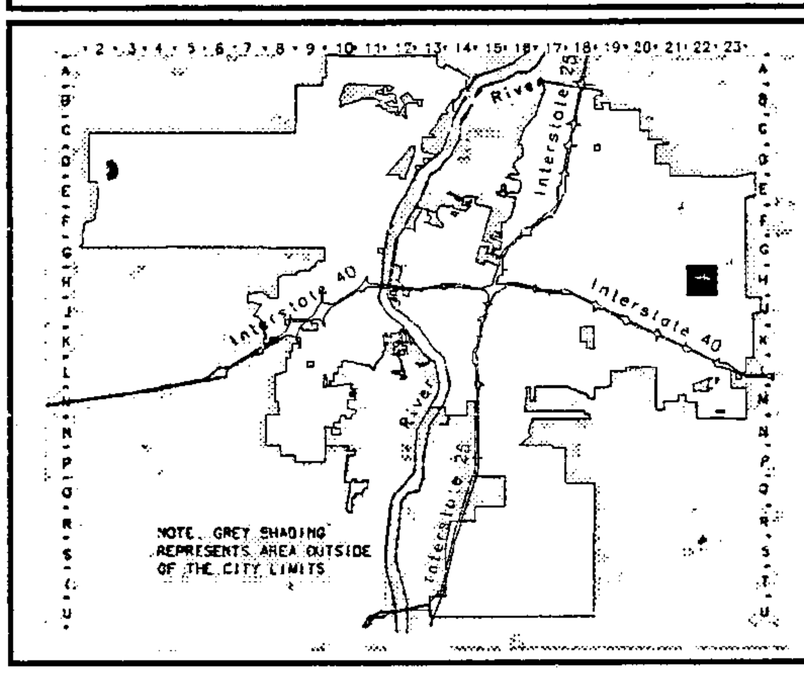
☐ Checklists complete
☐ Fees collected
☐ Case #s assigned
☐ Related #s listed

Application case numbers
05DRB - 00392
___ - ___ - ___
___ - ___ - ___

3-8-05
Planner signature / date

Project # 1001778





CITY OF Albuquerque

Albuquerque Geographic Information System

PLANNING DEPARTMENT

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GRAPHIC SCALE IN FEET

250 0 750 1000

Zone Atlas Page

H-22-Z

Map Amended through August 01, 2003

WAYJOHN SURVEYING INC

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

March 8, 2005

Ms. Sheran Matson
Development Services
Planning Department
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

Dear Ms. Matson:

I am submitting a preliminary/final minor subdivision plat on behalf of my client, Dragonfly Development. My client wishes to subdivide Tract A-2 into two tracts in order to acquire Tract A-2-B. In addition, we are replatting Lot 11-A to dedicate additional right of way to the City of Albuquerque for Woodland Avenue, NE. This right of way dedication will provide sufficient access to Tract A-2-B.

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

Regards,

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

City of Albuquerque
Planning Department
Development Review Division
P.O. Box 1293
Albuquerque, New Mexico 87103

Joe Hahn
4402 Canyon Ct. NE
Albuq. NM 87111

Date: December 17, 2004

OFFICIAL NOTIFICATION OF DECISION

FILE: **Project # 1001778**
04EPC-01711 Zone Map Amendment

LEGAL DESCRIPTION: for all or a portion of Tracts A2 & B, **Brentwood Hills Subdivision**, a zone map amendment from Tract B: R-1 and Tract A2: C-1 & P to Tract B: O-1, Tract A2: RT & C-1, located on MENAUL BLVD. NE, between MARIE PARK DRIVE NE and TRAMWAY BLVD. NE, containing approximately 4 acres. (H-22) Stephanie Shumsky, Staff Planner

On December 16, 2004 the Environmental Planning Commission voted to approve Project 1001778/ *04EPC 01711*, a request for zone map amendment, for Tract A2 from C-1 and P to R-T and C-1, and Tract B from R-1 to O-1, as illustrated on Attachment C, Brentwood Hills Subdivision, based on the following Findings and subject to the following Condition:

FINDINGS:

1. This is a request for zone map amendment for an approximately 4-acre site located at the intersection of Menaul Boulevard NE and Tramway Boulevard NE. The request is to change the zoning for the northern portion of Tract A2 from C-1 to R-T and to change Tract B from R-1 to O-1. The request is also to change the parking designation on the westerly 10' of Tract A2, changing the northerly 227' to R-T and the southerly 163' to C-1.

2. This request furthers several policies of the Established Urban Area of the *Comprehensive Plan.*
   a. Policy a is furthered because the proposed change in zoning would allow for more diversity of land uses in the area.
   b. The site is surrounded by similar uses as allowed in the proposed O-1 and R-T zones. Therefore, Policy d will be furthered. A change from C-1 to R-T zoning will create a spot zone. However, it is justified as being an appropriate transition between Tramway Boulevard, the gas station, and the residential neighborhoods to the north and west.
   c. Policy e will be furthered because the proposed zone changes apply to vacant land located in an area that has access to existing urban facilities and services. In addition, the integrity of existing neighborhoods can be ensured because the allowed uses in the O-1 and R-T zones are similar to what currently exists in the area (Policy e).

d. The proposed zoning allows for employment and service uses. Because the subject site is adjacent to a residential area, Policy i may be furthered. The proposed zoning would allow uses that could generally serve as a buffer between the neighborhoods and the traffic and noise generated along Menaul Boulevard and Tramway Boulevard.

3. This request furthers select policies of the *Comprehensive Plan's,* Transportation and Transit section. Policies c and g are furthered because the proposed residential (R-T) zoning will be adjacent to Tramway Boulevard, and Express Transit Corridor and will be in close proximity to Menaul Boulevard, an Enhanced Transit Corridor.

4. The request is justified per the requirements of *R-270-1980,* specifically Section 1.D., in that the changes are more advantageous to the community as articulated in *Comprehensive Plan* Policies a, d, e, and i and that the adoption of the Planned Growth Strategy could be considered a changed condition in that policies which encourage infill development were not as strong prior to the adoption of this document in 2002.

5. The Parking zone is obsolete. In 1965 parking became required in C-1 zones and many parcels of land zoned for parking have since been rezoned to allow full use of the land (R-270-1980, Section 1.D).

6. The change from C-1 to R-T will constitute a spot zone (R-270-1980, Section 1.I). This spot zone is justified because it will facilitate the realization of the *Comprehensive Plan's*, Established Urban Area Policies a, d, e, and i and Transportation and Transit Policies c and g.

7. A facilitated meeting between the three affected neighborhoods and the applicant took place on Monday, December 6, 2004 at 7pm. The facilitator's report is attached (see Attachment D).

CONDITION:

1. The subject site shall be replatted to ensure lot lines correspond to approved zoning lines.

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY **JANUARY 3, 2005** IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED. IT I S NOT POSSIBLE TO APPEAL EPC RECOMMENDATIONS TO CITY COUNCIL; RATHER, A FORMAL PROTEST OF THE EPC's RECOMMENDATION CAN BE FILED WITHIN THE 15 DAY PERIOD FOLLOWING THE EPC's DECISION.

Appeal to the City Council: Persons aggrieved with any determination of the Environmental Planning Commission acting under this ordinance and who have legal standing as defined in Section 14-16-4-4.B.2 of the City of Albuquerque Comprehensive Zoning Code may file an appeal to the City Council by submitting written application on the Planning Department form to the Planning Department within 15 days of the Planning Commission's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal, and if the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. The City Council may decline to hear the appeal if it finds that all City plans, policies and ordinances have been properly followed. If they decide that all City plans, policies and ordinances have not been properly followed, they shall hear the appeal. Such appeal, if heard, shall be heard within 45 days of its filing.

YOU WILL RECEIVE NOTIFICATION IF ANY PERSON FILES AN APPEAL. IF THERE IS NO APPEAL, YOU CAN RECEIVE BUILDING PERMITS AT ANY TIME AFTER THE APPEAL DEADLINE QUOTED ABOVE, PROVIDED ALL CONDITIONS IMPOSED AT THE TIME OF APPROVAL HAVE BEEN MET. SUCCESSFUL APPLICANTS ARE REMINDED THAT OTHER REGULATIONS OF THE CITY MUST BE COMPLIED WITH, EVEN AFTER APPROVAL OF THE REFERENCED APPLICATION(S).

Successful applicants should be aware of the termination provisions for Site Development Plans specified in Section 14-16-3-11 of the Comprehensive Zoning Code. Generally plan approval is terminated 7 years after approval by the EPC

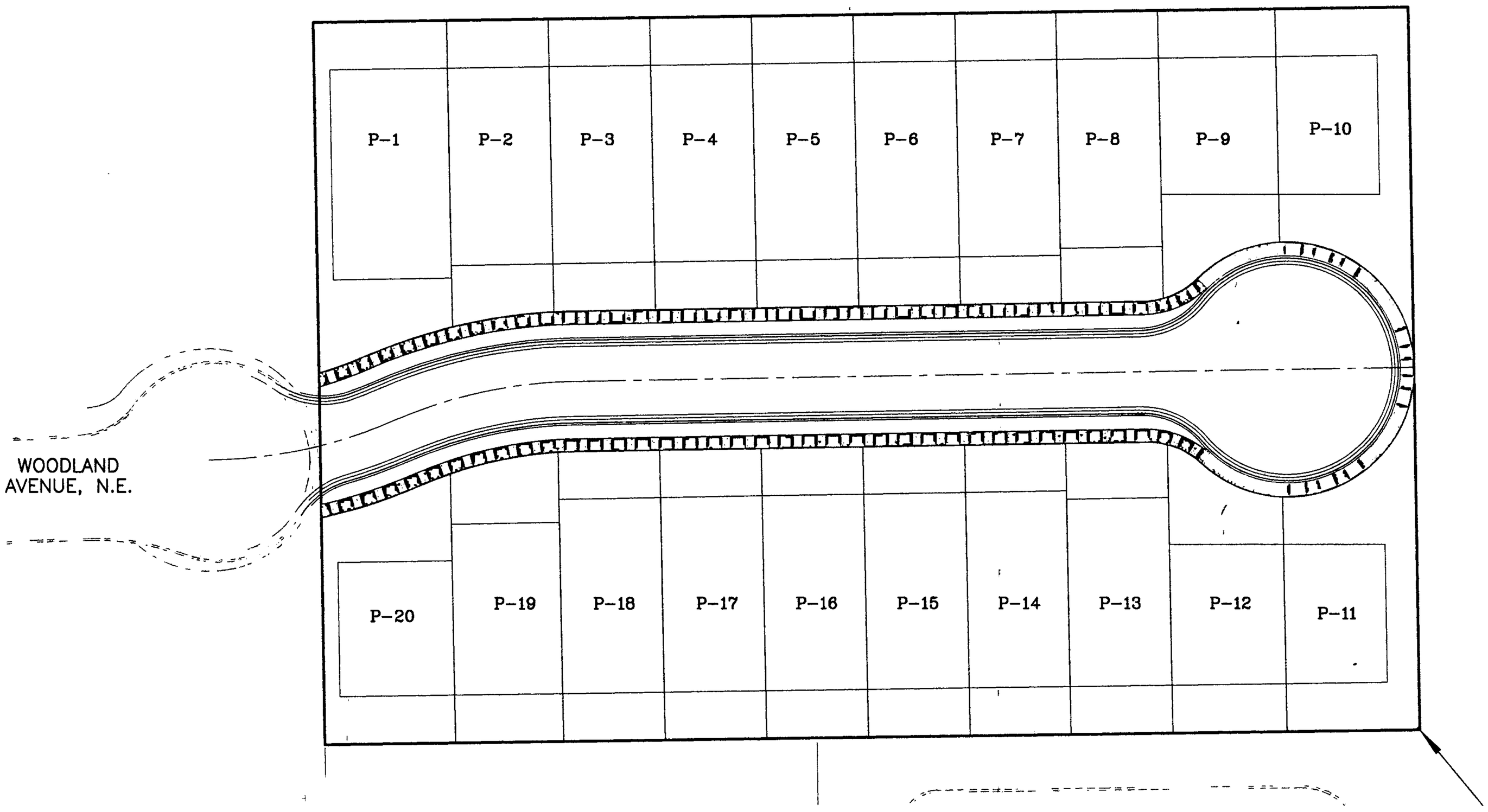
Sincerely,

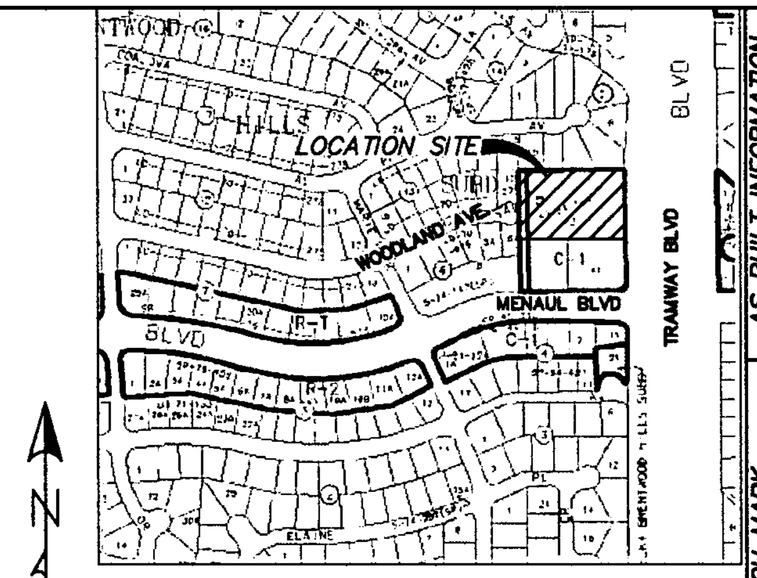
for Russell Brito

Richard Dineen
Planning Director

RD/SS/ac

cc: Consensus Planning, 924 Park Ave. SW, Albuq. NM 87102
Fred Winter, Onate NA, 12408 Prospect NE, Albuq. NM 87112
Anita Toone, Onate NA, 12433 Morrow Ave. NE, Albuq. NM 87112
Bob Francis, Cibola Addition , 2711 Palo Alto NE, Albuq. NM 87112
Lori Frobe, Cibola Addition, 2505 Myra Pl. NE, Albuq. NM 87112
Mark Burdge, Kachina Hills NA, 2113 Father Sky NE, Albuq. NM 87112
Jeff Carlson, Kachina Hills NA, 13000 Bear Dancer NE, Albuq. NM 87112
Mr. Harry C. Goodson, 12309 Woodland Ave. NE, Albuq. NM 87112





VICINITY MAP: H-22-Z

LEGEND

DEFFERED 4' SIDEWALK

WAIVERED 4' SIDEWALK

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

EXHIBIT C

Date 6/29/05

AS BUILT INFORMATION

CONTRACTOR

WORK STAKED BY

INSPECTOR'S ACCEPTANCE BY

FIELD VERIFICATION BY

DRAWINGS CORRECTED BY

MICRO-FILM INFORMATION

RECORDED BY

DATE

NO.

BENCH MARK

ACS MONUMENT "1-H23"

X = 426,175.42

Y = 1,495,154.40

GROUND-TO-GRID: 0.99962797

DELTA ALPHA: -00°06'31"

NMSP CENTRAL ZONE

NAD 1927

ELEV: 5819.50 (NGVD 1929)

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL

NO.	DATE	REMARKS	BY

DESIGN

DESIGNED BY DBT DATE :

DRAWN BY DEM DATE :

CHECKED BY DBT DATE :

Thompson Engineering Consultants, Inc.
tecnm@yahoo.com
4800 JUAN TABO NE. SUITE C PHONE: (505) 271-2199
ALBUQUERQUE, NEW MEXICO 87111 FAX: (505) 237-8422

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
TRANSPORTATION DEVELOPMENT

SIDEWALK EXHIBIT
TRAMWAY CROSSING

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL		MO./DAY/YR.	MO./DAY/YR.

City Project No.	Zone Map No.	Sheet	Of
XXXX.XX	H-22-Z	1	1

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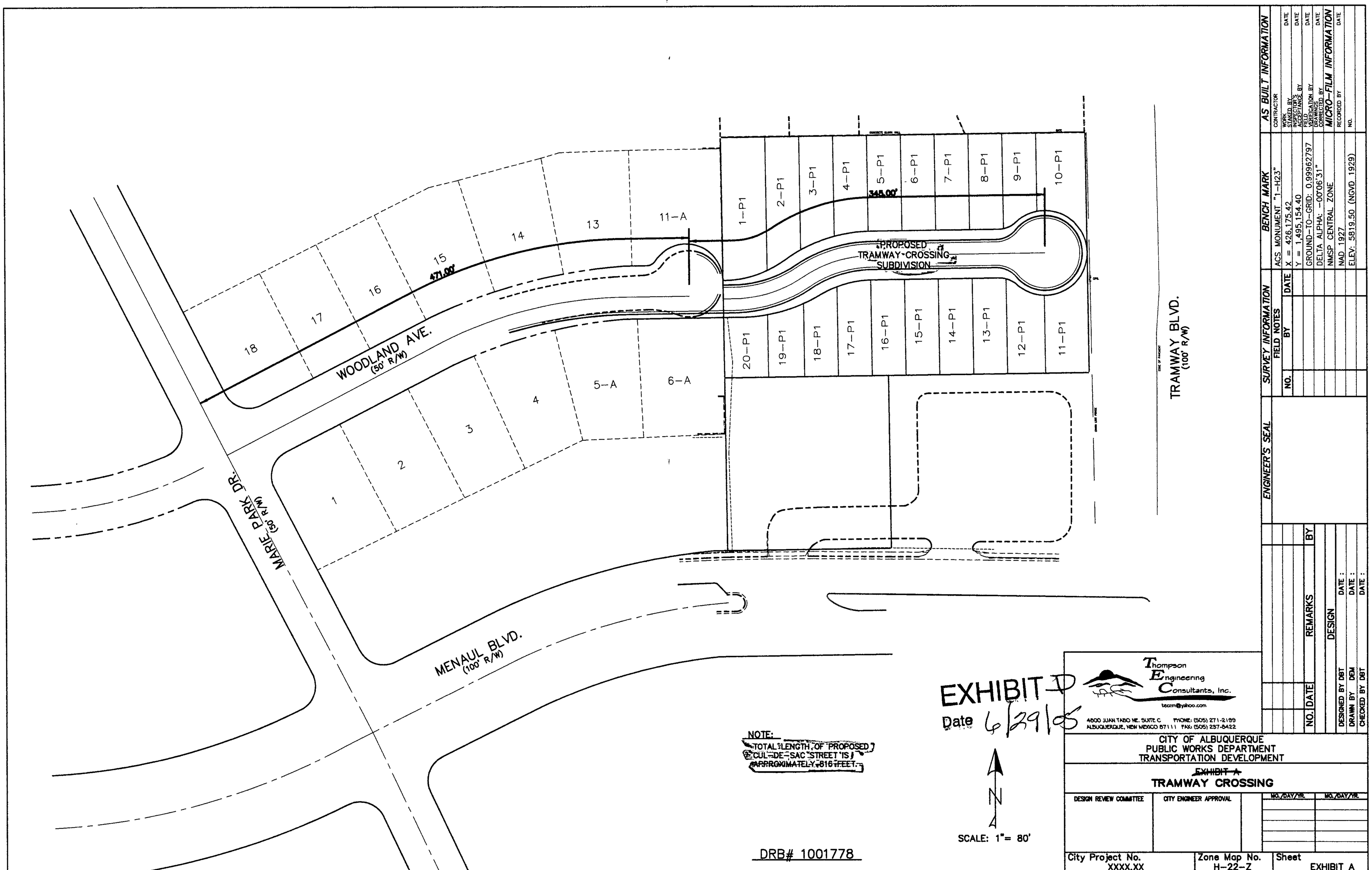

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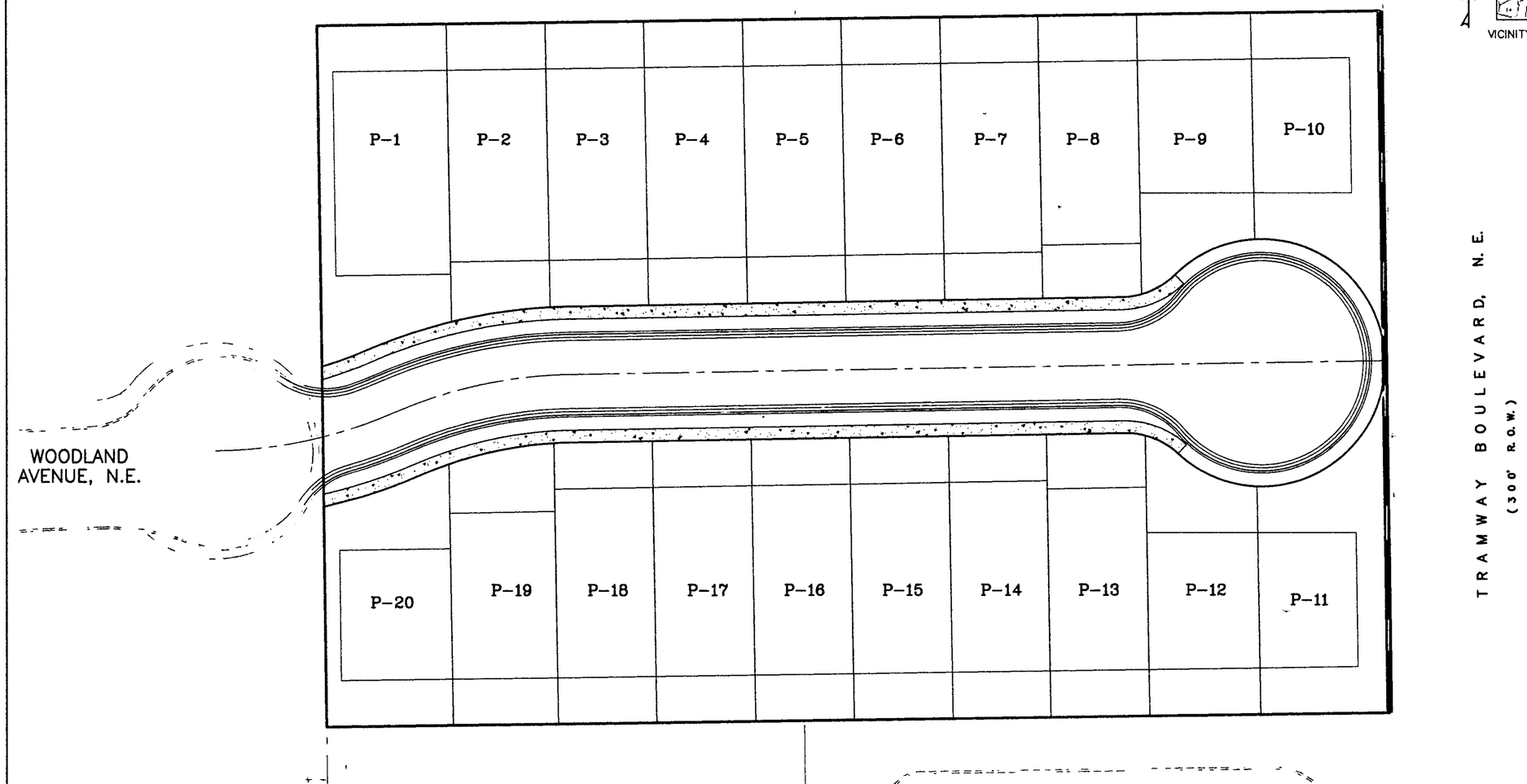

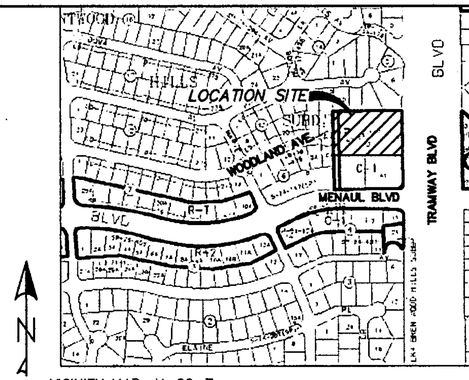

VICINITY MAP: H-22-Z

LEGEND

PERIMETER WALL

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

AS BUILT INFORMATION

CONTRACTOR

WORK STAKED BY | DATE
INSPECTOR'S ACCEPTANCE BY | DATE
FIELD VERIFICATION BY | DATE
DRAWINGS CORRECTED BY | DATE

MICRO-FILM INFORMATION

RECORDED BY | DATE
NO.

BENCH MARK

ACS MONUMENT "1-H23"
X = 426,175.42
Y = 1,495,154.40
GROUND-TO-GRID: 0.99962797
DELTA ALPHA: -00°06'31"
NMSP CENTRAL ZONE
NAD 1927
ELEV: 5819.50 (NGVD 1929)

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL

NO.	DATE	REMARKS	BY

DESIGN

DESIGNED BY DBT — DATE :
DRAWN BY DEM — DATE :
CHECKED BY DBT — DATE :

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tecnm@yahoo.com
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ALBUQUERQUE, NEW MEXICO 87111 FAX: (505) 237-8422

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
TRANSPORTATION DEVELOPMENT

WALL EXHIBIT
TRAMWAY CROSSING

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL		MO./DAY/YR.	MO./DAY/YR.

City Project No.	Zone Map No.	Sheet	Of
XXXX.XX	H-22-Z	1	1

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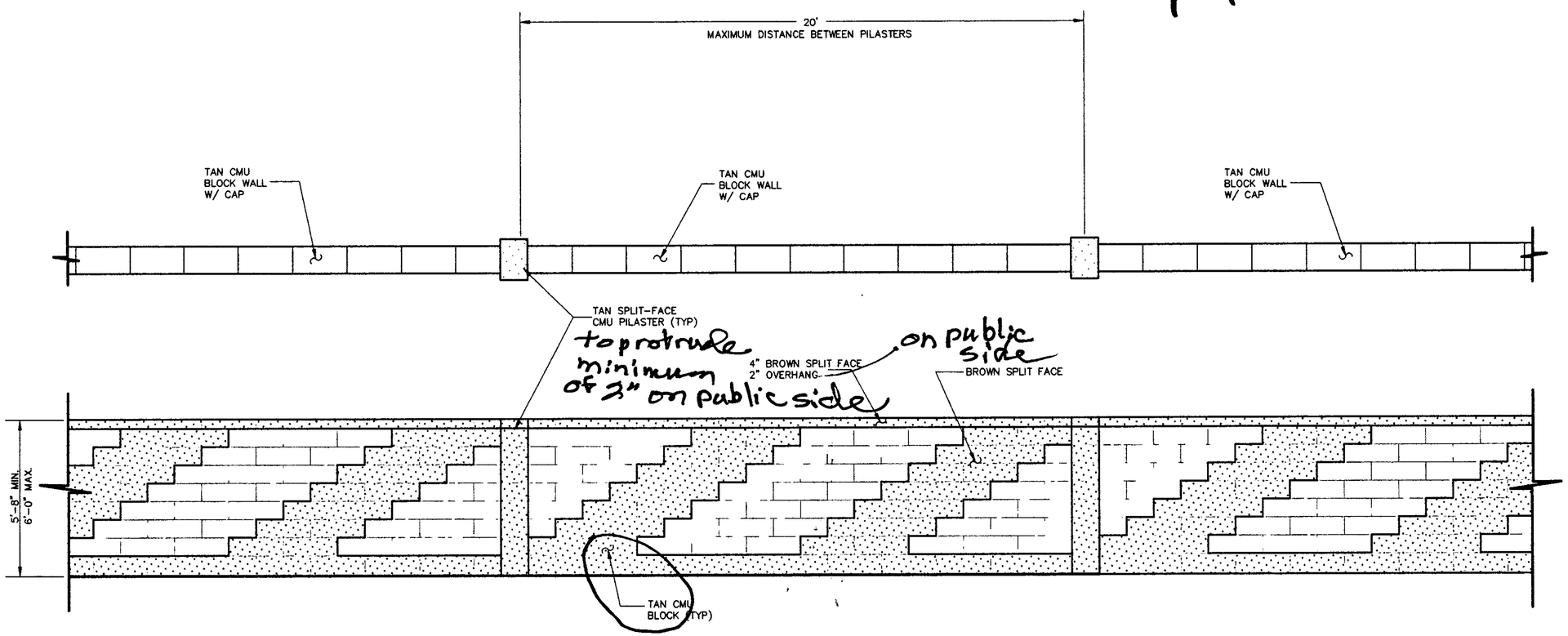

PERIMETER WALL DETAIL

NTS

NOTES:

1. CONTRACTOR TO PROVIDE ENGINEERING DESIGN FOR REINFORCED WALL & WALL FOOTING BASED ON THE SITE GEOTECHNICAL REPORT.
2. MAXIMUM RETAINED HEIGHT FOR PERIMETER WALL IS 1'-6".

SUBDIVISION NAME: TRAMWAY CROSSING #1001778
ZONE ATLAS PAGE: H-22
CLOSEST INTERSECTION: TRAMWAY BLVD. & MENAUL BLVD. N.E.

AS BUILT INFORMATION
CONTRACTOR
WORK STAKED BY DATE
ACCEPTANCE BY DATE
FIELD VERIFICATION BY DATE
DRAWINGS CORRECTED BY DATE
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

BENCH MARKS

SURVEY INFORMATION
FIELD NOTES
NO. BY DATE

ENGINEER'S SEAL

REMARKS
NO. DATE BY

DESIGN
DESIGNED BY DATE
DRAWN BY DATE
CHECKED BY DATE

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teccnm@yahoo.com
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ALBUQUERQUE, NEW MEXICO 87111 FAX: (505) 237-6422

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
TRANSPORTATION DEVELOPMENT

PERIMETER WALL DETAIL
TRAMWAY CROSSING

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.

City Project No.	Zone Map No.	Sheet	Of
	H-22-Z	1	1

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