



*all scanned & filed*

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

*1/26/07*

April 20, 2005

3. **Project # 1001871**  
05DRB-00505 Major-One Year SIA

MARK GOODWIN & ASSOCIATES, PA agent(s) for RANDALL HOMES, LLC request(s) the above action(s) for all or a portion of Lot(s) 28 & 29, Block(s) 12, Tract(s) 1, NORTH ALBUQUERQUE ACRES, UNIT 3, (to be known as **DESERT HIGHLANDS @ LA CUEVA**, zoned R-D 3DU/AC, located on MODESTO AVE NE, between WYOMING BLVD NE and BARSTOW STREET NE containing approximately 2 acre(s). (C-19)

At the April 20, 2005, Development Review Board meeting, a one-year extension of the Subdivision Improvements Agreement was approved.

If you wish to appeal this decision, you must do so by May 5, 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).

*Roger A. Green*

*For*

Sheran Matson, AICP, DRB Chair

Cc: Randall Homes LLC, P.O. Box 90848, 87199  
Mark Goodwin & Associates PA, P.O. Box 90606, 87199  
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.  
File

# DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1001871 AGENDA#: 3 DATE: 4/20/05

1. Name: Greg Krenk Address: MAA Zip: \_\_\_\_\_

2. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

3. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

4. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

5. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

6. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

7. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

8. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

9. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

10. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

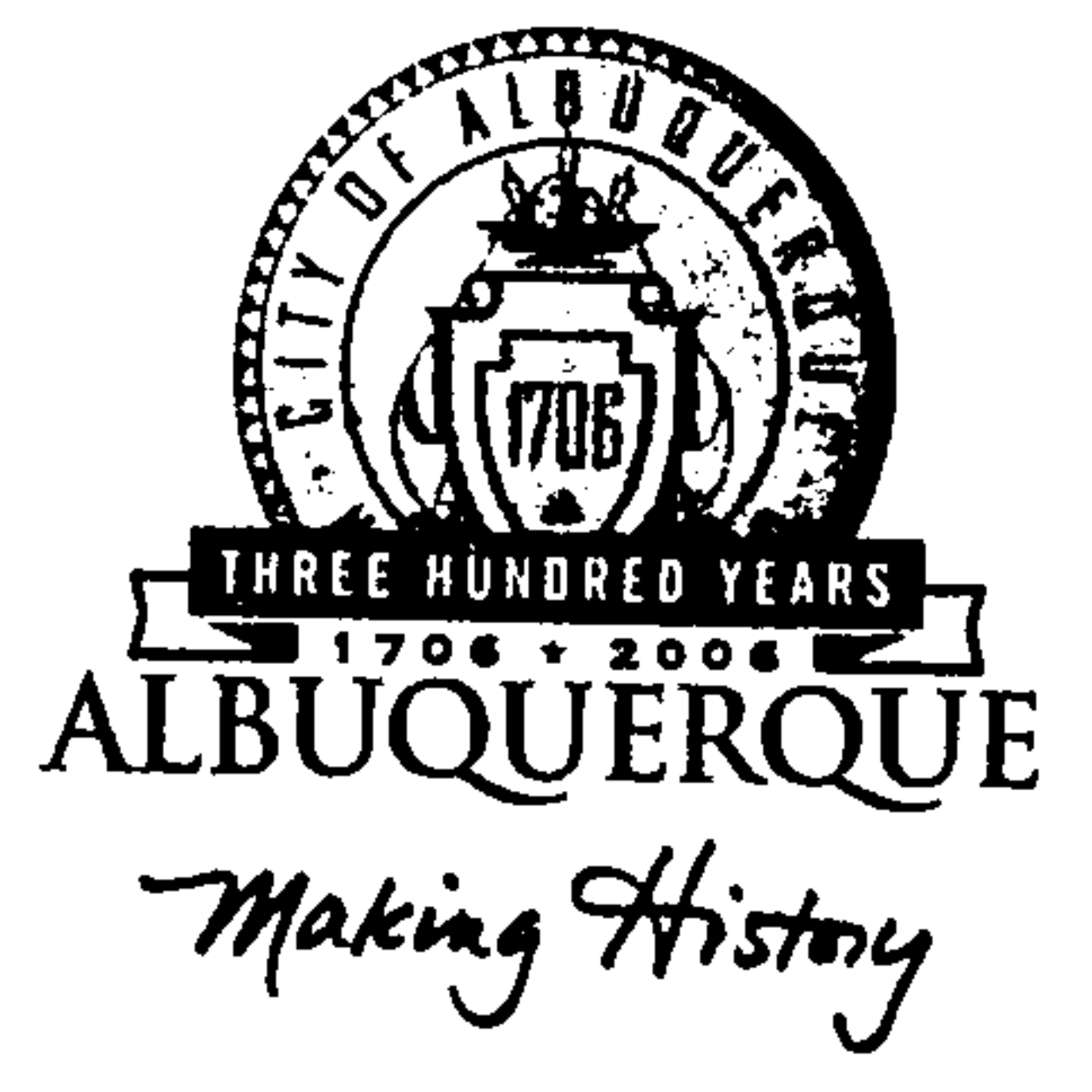
11. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

12. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

13. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

14. Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

# CITY OF ALBUQUERQUE



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

**DEVELOPMENT REVIEW BOARD--SPEED MEMO**

**DRB CASE NO/PROJECT NO: 1001871**

**AGENDA ITEM NO: 3**

**SUBJECT:**

SIA Extension

**ACTION REQUESTED:**

EXTN

**ENGINEERING COMMENTS:**

P.O. Box 1293

The Hydrology Section has no objection to the extension request.

Albuquerque

**RESOLUTION:**

New Mexico 87103

APPROVED X <sup>1 yr</sup>; DENIED \_\_\_\_; DEFERRED \_\_\_\_; COMMENTS PROVIDED \_\_\_\_; WITHDRAWN

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

www.cabq.gov

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 20, 2005



CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

April 20, 2005

**Project # 1001871**  
05DRB-00505 Major-One Year SIA

MARK GOODWIN & ASSOCIATES, PA agent(s) for RANDALL HOMES, LLC request(s) the above action(s) for all or a portion of Lot(s) 28 & 29, Block(s) 12, Tract(s) 1, NORTH ALBUQUERQUE ACRES, UNIT 3, (to be known as **DESERT HIGHLANDS @ LA CUEVA**, zoned R-D 3DU/AC, located on MODESTO AVE NE, between WYOMING BLVD NE and BARSTOW STREET NE containing approximately 2 acre(s). (C-19)

AMAFCA	No adverse comments.
COG	No adverse comments.
Transit	No objection to the request.
Zoning Enforcement	No adverse comments.
Neighborhood Coordination	Letter sent to Nor Este NA (R).
APS	No comments received.
Police Department	No comments at this time.
Fire Department	No adverse comments.
PNM Electric & Gas	Approves.
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	

The Hydrology section has no objection to the SIA extension request.

Transportation Development

Defer to Hydrology.

Parks & Recreation

Defer to Hydrology.

Utilities Development

No objection to a one year Extension.

Planning Department

Defer to Hydrology. Planning has no objection to the request.

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

cc: Randall Homes LLC, P.O. Box 90848, 87199

Mark Goodwin & Associates PA, Attn: Greg Krenik, P.O. Box 90606, 87199



**F Y I**

**NOTIFICATION OF HEARING for the DEVELOPMENT  
REVIEW BOARD**

March 31, 2005

**TO: Leilani McGranahan and Joe Yardumian, Nor Este Neighborhood Association**

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 One Year Subdivision Improvements Agreement for Desert Highlands @ La Cueva.

*Proposed by:* Mark Goodwin and Associates at 828-2200

*Agent for:* Randall Homes, LLC

*For property located:* On or near Modesto Avenue NE between Wyoming Boulevard NE and Barstow Street NE.

*The case number(s) assigned is:* 05DRB-00505, Project # 1001871.

City Planning accepted application for this request on March 23, 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, April 20, 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](mailto: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**



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

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW, on Wednesday, April 20, 2005, beginning at 9:00 a.m. for the purpose of considering the following:

**Project # 1000788**  
05DRB-00508 Major-One Year SIA

WILSON & COMPANY agent(s) for LONGFORD AT PARADISE SKIES request(s) the above action(s) for Tract(s) AAAA-1-A, **PARADISE SKIES SUBDIVISION, UNITS 8 & 9**, zoned R-T, located on MCMAHON BLVD NW, between ROCKCLIFF BLVD NW and UNSER BLVD NW containing approximately 30 acre(s). [REF: 01DRB-00272, 01DRB-00273, 01DRB-00274, 01DRB-01293, 02DRB-00227] (A-10/A-11)

**Project # 1001674**  
05DRB-00519 Major-One Year SIA

MARK GOODWIN & ASSOCIATES agent(s) for SAPPHIRE DEVELOPMENT request(s) the above action(s) for Parcel H-12A, **RIVERVIEW SUBDIVISION**, zoned R-LT, located on ALL SAINTS NW, between COORS BLVD NW and EAGLE RANCH RD NW containing approximately 33 acre(s). (C-13)

**Project # 1001871**  
05DRB-00505 Major-One Year SIA

MARK GOODWIN & ASSOCIATES, PA agent(s) for RANDALL HOMES, LLC request(s) the above action(s) for all or a portion of Lot(s) 28 & 29, Block(s) 12, Tract(s) 1, NORTH ALBUQUERQUE ACRES, UNIT 3, (to be known as **DESERT HIGHLANDS @ LA CUEVA**, zoned R-D 3DU/AC, located on MODESTO AVE NE, between WYOMING BLVD NE and BARSTOW STREET NE containing approximately 2 acre(s). (C-19)

**Project # 1000029**  
05DRB-00509 Major-Vacation of Public Easements

BOHANNAN HUSTON INC. agent(s) for SAWMILL COMMUNITY LAND AND TRUST request(s) the above action(s) for Lot(s) C and B-1A-1, **DUKE CITY LUMBER ADDITION AND LOT D-1-A OF ARBOLERA DE VIDA PHASE 2**, zoned S-MI, S-DR, located on BELLAMAH ST NW, between 19<sup>TH</sup> ST NW and 18<sup>TH</sup> ST NW containing approximately 25 acre(s). [REF: 003DRB-01785, 03DRB-01786, 04DRB-01650, 04DRB-01651] (H-13)

**SEE PAGE 2 . . . .**



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

**PAGE 2**

**Project # 1004071**

05DRB-00511 Major-Bulk Land Variance  
05DRB-00512 Major-Vacation of Public  
Easements  
05DRB-00513 Minor-Prelim&Final Plat  
Approval

JEFF MORTENSEN & ASSOCIATES agent(s) for ALBUQUERQUE PUBLIC SCHOOLS & NEW MEXICO STATE LAND OFFICE, request(s) the above action(s) for **GOVERNMENT LOTS 1-4, SECTION 16, 11N, R2E AND THE SOUTH 1/2 OF THE SOUTH 1/2 OF SECTION 16, 11N, R2E**, zoned RO-20, located on RAINBOW BLVD NW, between COMPASS DR NW and PETROGLYPH NATIONAL MONUMENT containing approximately 289 acre(s). (C-9)

**Project # 1004073**

05DRB-00514 Major-Preliminary Plat  
Approval  
05DRB-00515 Major-Vacation of Public  
Easements  
05DRB-00516 Minor-Subd Design (DPM)  
Variance  
05DRB-00517 Minor-Sidewalk Waiver  
05DRB-00518 Minor-Temp Defer SDWK

MARK GOODWIN & ASOCIATES, PA agent(s) for JTH, LLC request(s) the above action(s) for all or a portion of Lot(s) 5, **JUAN TABO HILLS, UNIT 1**, zoned R-D, located on JUAN TABO BLVD NE, between EUBANK BLVD SE and FOUR HILLS RD SE containing approximately 102 acre(s). (M-21/M-22)

Details of the application(s) may be examined at the Development Services Center of the Planning Department, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 10:00 a.m. and 12:00 p.m. or 2:00 p.m. and 4:00 p.m. Monday through Friday except holidays INDIVIDUALS WITH DISABILITIES who need special assistance to participate at this hearing should contact Claire Senova, Planning Department, at 924-3946 (VOICE) or teletypewriter (TTY) 924-3361 – TTY users may also access the Voice number via the New Mexico Relay Network by calling toll-free 1-800-659-8331.

  
Sheran Matson, AICP, DRB Chair  
Development Review Board

**TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, APRIL 4, 2005.**



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

**Meeting Date:** APRIL 20, 2005  
**Zone Atlas Page:** C-19-Z  
**Notification Radius:** 100 Ft.

**Project# 1001871**  
**App# 05DRB-00505**

**Cross Reference and Location:**

**Applicant:** RANDALL HOMES, LLC  
**Address:** PO BOX 90848  
ALBUQUERQUE NM 87199

**Agent:** MARK GOODWIN & ASSOCIATES  
ATTN: GREGORY J. KRENIK  
**Address:** PO BOX 90606  
ALBUQUERQUE NM 87199

**Special Instructions:**

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

**Date Mailed:** APRIL 1, 2005

**Signature:** KYLE TSEHLIKAI

## RECORDS WITH LABELS

PAGE 1

101906530703840130	LEGAL: 003 012N ORTH ALBUQ ACRES TR 1 UNIT 3 PROPERTY ADDR: 00000 MODESTO OWNER NAME: STEPHENS D B & JOYCE M OWNER ADDR: 11409 ELENA	LAND USE: DR NE ALBUQUERQUE NM	87122
101906532403840129	LEGAL: 004 012N ORTH ALBUQ ACRES TR 1 UNIT 3 PROPERTY ADDR: 00000 GLENDALE OWNER NAME: RANDALL HOMES LTD LLC OWNER ADDR: 00000	LAND USE: ALBUQUERQUE NM	87199
101906534003840128	LEGAL: 005 012N ORTH ALBUQ ACRES TR 1 UNIT 3 PROPERTY ADDR: 00000 GLENDALE OWNER NAME: SCHMILLE RANDALL J & BETTY OWNER ADDR: 00000	LAND USE: ALBUQUERQUE NM	87199
101906535603940127	LEGAL: 006 012N ORTH ALBUQ ACRES TR 1 UNIT 3 PROPERTY ADDR: 00000 GLENDALE OWNER NAME: SCHMILLE RANDY & BETTY OWNER ADDR: 00000	LAND USE: ALBUQUERQUE NM	87199
101906530701640103	LEGAL: 030 012N ORTH ALBUQ ACRES TR 1 UNIT 3 PROPERTY ADDR: 00000 MODESTO OWNER NAME: CREMER C DAVID & SANDRA M OWNER ADDR: 07727 MODESTO	LAND USE: AV NE ALBUQUERQUE NM	87122
101906531601840135	LEGAL: LT 3 -P1 PLAT FOR DESERT HIGHLANDS AT LA CUEVA PROPERTY ADDR: 00000 OWNER NAME: RANDALL HOMES LTD LLC OWNER ADDR: 00000	LAND USE: ALBUQUERQUE NM	87199
101906533701840137	LEGAL: LT 4 -P1 PLAT FOR DESERT HIGHLANDS AT LA CUEVA PROPERTY ADDR: 00000 OWNER NAME: RANDALL HOMES LTD LLC OWNER ADDR: 00000	LAND USE: ALBUQUERQUE NM	87199
101906535601740106	LEGAL: 027 012N ORTH ALBUQ ACRES TR 1 UNIT 3 PROPERTY ADDR: 00000 MODESTO OWNER NAME: CORDOVA ARNOLD V AND YERONICA OWNER ADDR: 03024 FLORIDA	LAND USE: ST NE ALBUQUERQUE NM	87110
101906532601640136	LEGAL: TR A PLAT FOR DESERT HIGHLANDS AT LA CUEVA SUBDIVI PROPERTY ADDR: 00000 OWNER NAME: RANDALL HOMES LTD LLC OWNER ADDR: 00000	LAND USE: ALBUQUERQUE NM	87199
101906531601040134	LEGAL: LT 2 -P1 PLAT FOR DESERT HIGHLANDS AT LA CUEVA PROPERTY ADDR: 00000 OWNER NAME: RANDALL HOMES LTD LLC OWNER ADDR: 00000	LAND USE: ALBUQUERQUE NM	87199
101906533501040138	LEGAL: LT 5 -P1 PLAT FOR DESERT HIGHLANDS AT LA CUEVA PROPERTY ADDR: 00000 OWNER NAME: RANDALL HOMES LTD LLC OWNER ADDR: 00000	LAND USE: ALBUQUERQUE NM	87199

## RECORDS WITH LABELS

PAGE 2

101906531600240133	LEGAL: LT 1 -P1 PLAT FOR DESERT HIGHLANDS AT LA CUEVA PROPERTY ADDR: 00000 OWNER NAME: RANDALL HOMES LTD LLC OWNER ADDR: 00000	LAND USE: ALBUQUERQUE NM	87199
101906533500240139	LEGAL: LT 6 -P1 PLAT FOR DESERT HIGHLANDS AT LA CUEVA PROPERTY ADDR: 00000 OWNER NAME: RANDALL HOMES LTD LLC OWNER ADDR: 00000	LAND USE: ALBUQUERQUE NM	87199
101906430152110309	LEGAL: LT 9 BLK 1 AMENDED CORRECTED PLAT FOR NOR ESTE EST PROPERTY ADDR: 00000 WALTER BAMBROOK OWNER NAME: DUKES LILBURN LYNNWOOD III & R OWNER ADDR: 09033 WALTER BAMBROOK	LAND USE: PL NE ALBUQUERQUE NM	87122
101906430852110310	LEGAL: LT 1 0 BL K 1 AMENDED CORRECTED PLAT FOR NOR ESTE ES PROPERTY ADDR: 00000 WALTER BAMBROOK OWNER NAME: CASAS PHILIP J & KATHY P OWNER ADDR: 09037 WALTER BAMBROOK	LAND USE: NE ALBUQUERQUE NM	87122
101906431652110311	LEGAL: LT 1 1 BL K 1 AMENDED CORRECTED PLAT FOR NOR ESTE ES PROPERTY ADDR: 00000 WALTER BAMBROOK OWNER NAME: JONES LESTER W & SHARON LEE OWNER ADDR: 09041 WALTER BAMBROOK	LAND USE: PL NE ALBUQUERQUE NM	87122
101906433151810326	LEGAL: LT 2 6 BL K 1 AMENDED CORRECTED PLAT FOR NOR ESTE ES PROPERTY ADDR: 00000 R C GORMAN OWNER NAME: LYONS DANIEL E & JACQUELINE UH OWNER ADDR: 07715 R C GORMAN	LAND USE: NE ALBUQUERQUE NM	87122
101906434151910327	LEGAL: LT 2 7 BL K 1 AMENDED CORRECTED PLAT FOR NOR ESTE ES PROPERTY ADDR: 00000 R C GORMAN OWNER NAME: SMITH MICHAEL M & JANET C OWNER ADDR: 07717 R C GORMAN	LAND USE: AV NE ALBUQUERQUE NM	87122
101906434851910328	LEGAL: LT 2 8 BL K 1 AMENDED CORRECTED PLAT FOR NOR ESTE ES PROPERTY ADDR: 00000 R C GORMAN OWNER NAME: RUSSELL JIMMIE L & TERESA J OWNER ADDR: 07721 R C GORMAN	LAND USE: AV NE ALBUQUERQUE NM	87122
101906435451910329	LEGAL: LT 2 9 BL K 1 AMENDED CORRECTED PLAT FOR NOR ESTE ES PROPERTY ADDR: 00000 R C GORMAN OWNER NAME: PAYNE DL & BERNITA M TRUSTEES OWNER ADDR: 07725 R C GORMAN	LAND USE: NE ALBUQUERQUE NM	87122
101906432651210325	LEGAL: LT 2 5 BL K 1 AMENDED CORRECTED PLAT FOR NOR ESTE ES PROPERTY ADDR: 00000 R C GORMAN OWNER NAME: NOICE LENARD EUGENE & OWNER ADDR: 07709 R C GORMAN	LAND USE: NE ALBUQUERQUE NM	87122



# "Attachment A"

3/22/05

SUSAN RASINSKI, MARK GOODWIN & ASSOC., PA

P.O. BOX 90606 / 87199

PHONE: 828-2200 FAX: 797-9539

ZONE MAP: B-19

Nor Este NA (R)

\*Leilani McGranahan

7600 Rio Guadalupe NE / 87122 293-5209 (h)

Joe Yardumian

7801 R.C. Gorman Ave. NE / 87122 797-1851 (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.**

**U.S. Postal Service™**  
**CERTIFIED MAIL™ RECEIPT**  
 (Domestic Mail Only; No Insurance Coverage Provided)  
 For delivery information visit our website at www.usps.com®

Postage \$	
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees \$	

Postmark Here

Sent To: *L. McGovern - Non Est MA*  
 Street, Apt. No. or PO Box No.: *1100 Red Knolls Rd. N.E.*  
 City, State, ZIP+4: *Atlanta GA 30312*  
 PS Form 3800, June 2002 See Reverse for Instructions

7004 0750 0000 3405 3662

**U.S. Postal Service™**  
**CERTIFIED MAIL™ RECEIPT**  
 (Domestic Mail Only; No Insurance Coverage Provided)  
 For delivery information visit our website at www.usps.com®

Postage \$	
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees \$	

Postmark Here

Sent To: *J. Vandermolen - Non Est MA*  
 Street, Apt. No. or PO Box No.: *1801 RCGorman Ave*  
 City, State, ZIP+4: *Atlanta GA 30312*  
 PS Form 3800, June 2002 See Reverse for Instructions



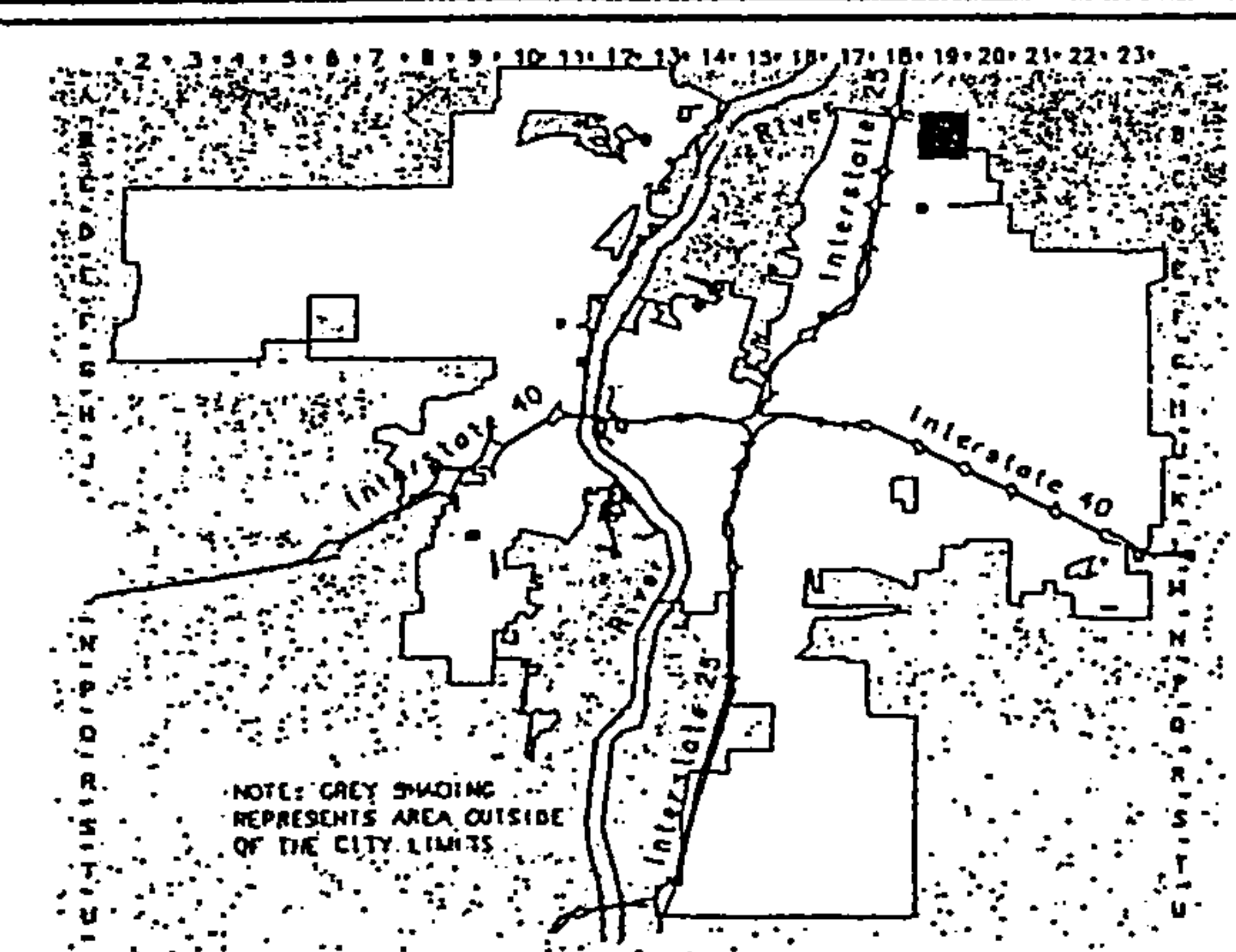
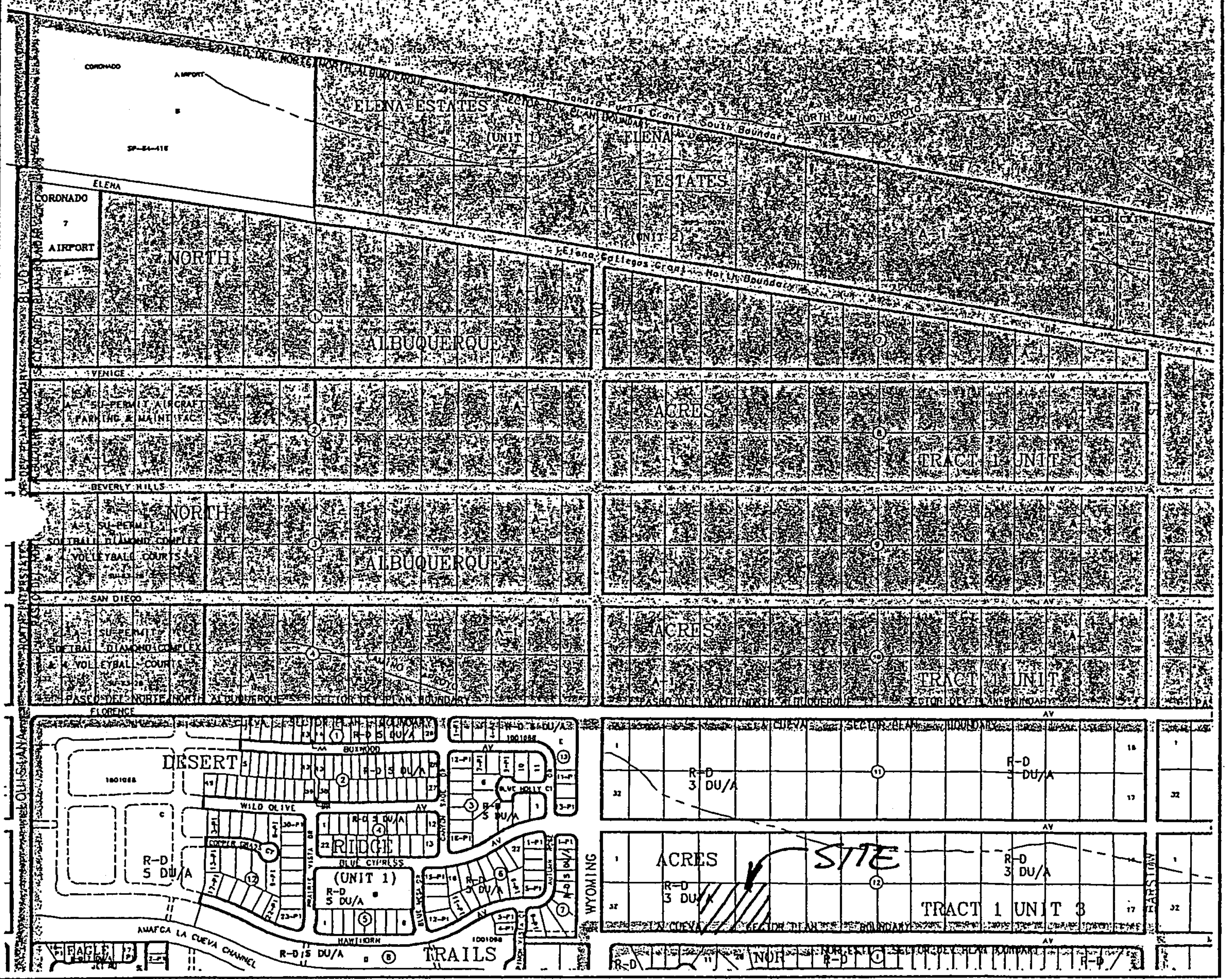
SANDIA INDIAN LAND

SANDIA INDIAN LAND

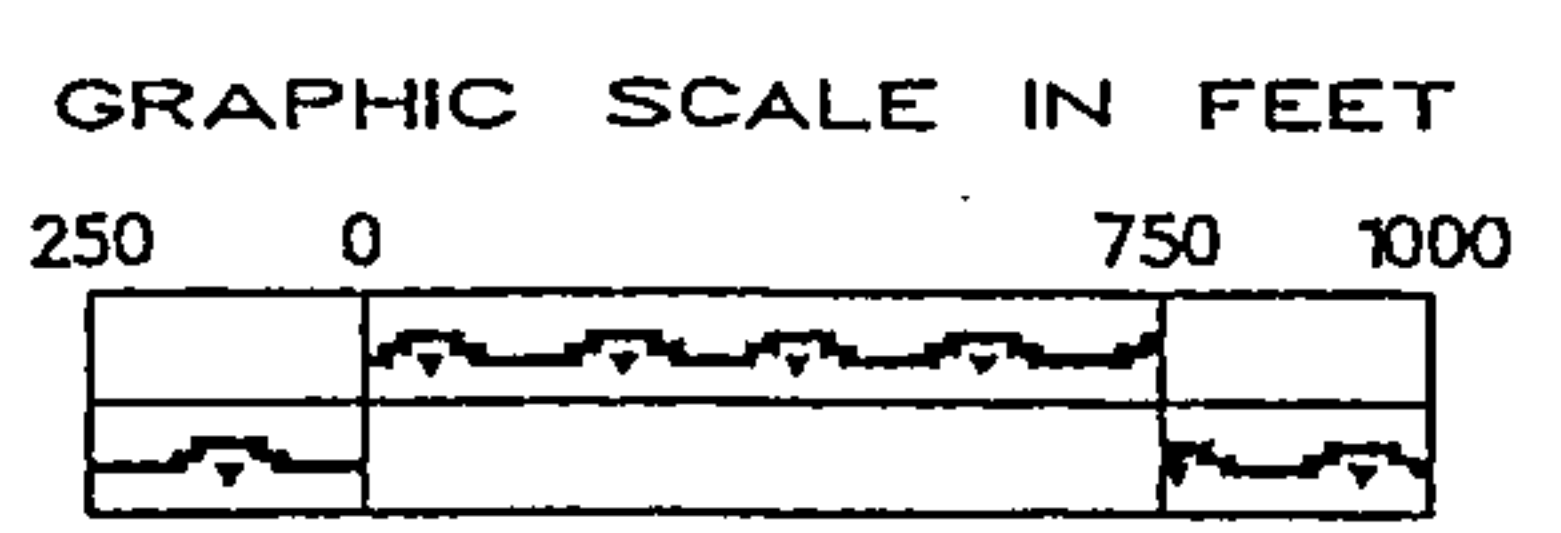
TRAMWAY

RD

INDIAN LAND



CITY OF  
Albuquerque  
Albuquerque Geographic Information System  
PLANNING DEPARTMENT  
© Copyright 2002



Zone Atlas Page

**B-19-Z**

Map Amended through April 03, 2002





D. Mark Goodwin & Associates, P.A.  
Consulting Engineers

P.O. BOX 90606, ALBUQUERQUE, NM 87199  
(505) 828-2200 FAX 797-9539

March 23, 2005

Ms. Sheran Matson  
DRB Chair  
City of Albuquerque  
PO Box 1293  
Albuquerque, NM 87103

**Re: Desert Highlands @ La Cueva – DRB #1001871**

Dear Ms. Matson:

On behalf of the developer, Randall Homes, LLC, we are requesting a one year extension of the Subdivision Improvements Agreement for the referenced project. The developer has been unable to complete the storm drainage improvements until the completion of the storm drainage improvements being constructed in the project adjacent to ours, namely Quivera Estates. Those improvements have now been completed, and the developer is starting the storm drainage improvements on this property.

Please contact our office if you have any questions.

Sincerely,

MARK GOODWIN & ASSOCIATES, PA



Gregory J. Krenik, PE  
Vice President

GJK/sr

# City of Albuquerque

*All checked  
Submitted 1/26/07  
Done*



## DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

**SUBDIVISION**

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

**SITE DEVELOPMENT PLAN**

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

Supplemental form **Z**

**ZONING & PLANNING**

Annexation  
 County Submittal  
 EPC Submittal  
 Zone Map Amendment (Establish or Change Zoning)  
 Sector Plan (Phase I, II, III)  
 Amendment to Sector, Area, Facility or Comprehensive Plan  
 Text Amendment (Zoning Code/Sub Regs)

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

**APPLICANT INFORMATION:**

NAME: Randall Homes, LLC PHONE: 797-0258  
 ADDRESS P.O. Box 90848 FAX:  
 CITY: Albuquerque STATE NM ZIP 87199 E-MAIL:  
 Proprietary interest in site: Owner List all owners:  
 AGENT (if any): Mark Goodwin & Associates, PA PHONE: 828-2200  
 ADDRESS: PO Box 90606 FAX: 797-9539  
 CITY: Albuquerque STATE NM ZIP 87199 E-MAIL: greg@goodwinengineers.com

DESCRIPTION OF REQUEST: 1 year extension of the SIA - Desert Highlands @ La Cueva

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. 28 & 29, Tract 1 Block: 12 Unit: 3  
 Subdiv. / Addn. North Albuquerque Acres  
 Current Zoning: RD 3DU/AC Proposed zoning: Same  
 Zone Atlas page(s): C-19 No. of existing lots: 2 No. of proposed lots: 6  
 Total area of site (acres): 2.0122 Density if applicable: dwellings per gross acre: 3 dwellings per net acre: \_\_\_\_\_  
 Within city limits?  Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill?  No  
 UPC No. 101906532401640104, 101906534001640105 MRGCD Map No. \_\_\_\_\_  
 LOCATION OF PROPERTY BY STREETS: On or Near: Modesto Avenue NE  
 Between: Wyoming Boulevard NE and Barstow Street 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.): 1001871

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: 07/16/2003

SIGNATURE [Signature] DATE 3-23-05  
 (Print) Gregory J. Krenik, PE  Applicant  Agent

**FOR OFFICIAL USE ONLY**

Form revised 9/01, 3/03, 7/03, 10/03, 3/04

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>05DRB - 00505</u>	<u>ESIA</u>	<u>5(2)</u>	<u>\$ 50.00</u>
<input type="checkbox"/> All fees have been collected		<u>CMF</u>		<u>\$ 20.00</u>
<input type="checkbox"/> All case #s are assigned		<u>Adv</u>		<u>\$ 75.00</u>
<input type="checkbox"/> AGIS copy has been sent				\$
<input checked="" type="checkbox"/> Case history #s are listed				\$
<input type="checkbox"/> Site is within 1000ft of a landfill				\$
<input type="checkbox"/> F.H.D.P. density bonus				Total
<input type="checkbox"/> F.H.D.P. fee rebate	Hearing date <u>4-20-05</u>			<u>\$ 145.00</u>

[Signature] 3-23-05  
 Planner signature / date

Project # 1001871



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

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

**MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL**

- Proposed Preliminary Plat including the Grading Plan (folded to fit into an 8.5" by 14" pocket) **24** copies
  - Proposed Infrastructure List
  - Design elevations & cross sections of perimeter walls
  - 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
  - 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
- Fee (see schedule)

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.

GREGORY J. KREVIK  
 Applicant name (print)  
3-23-05  
 Applicant signature / date

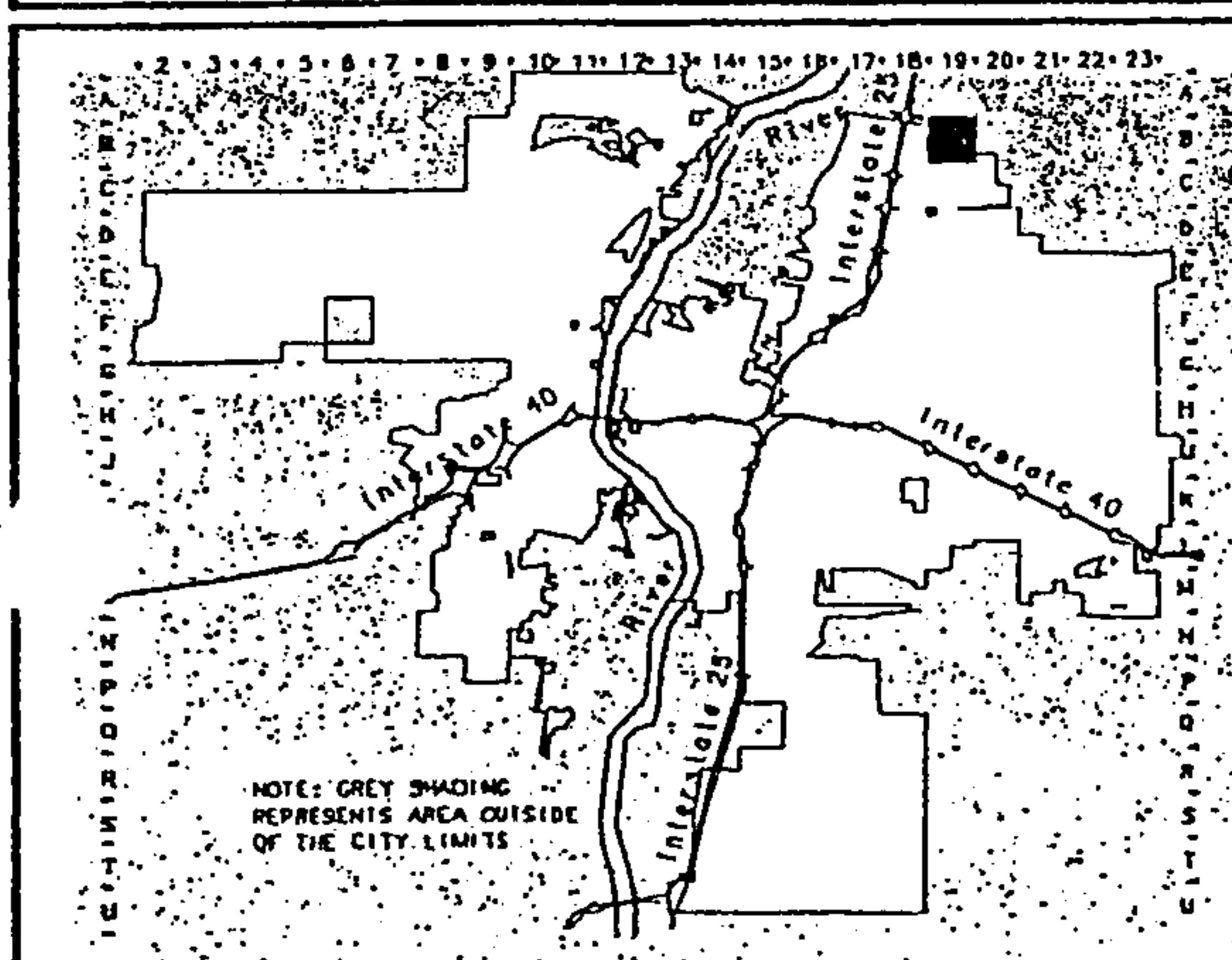
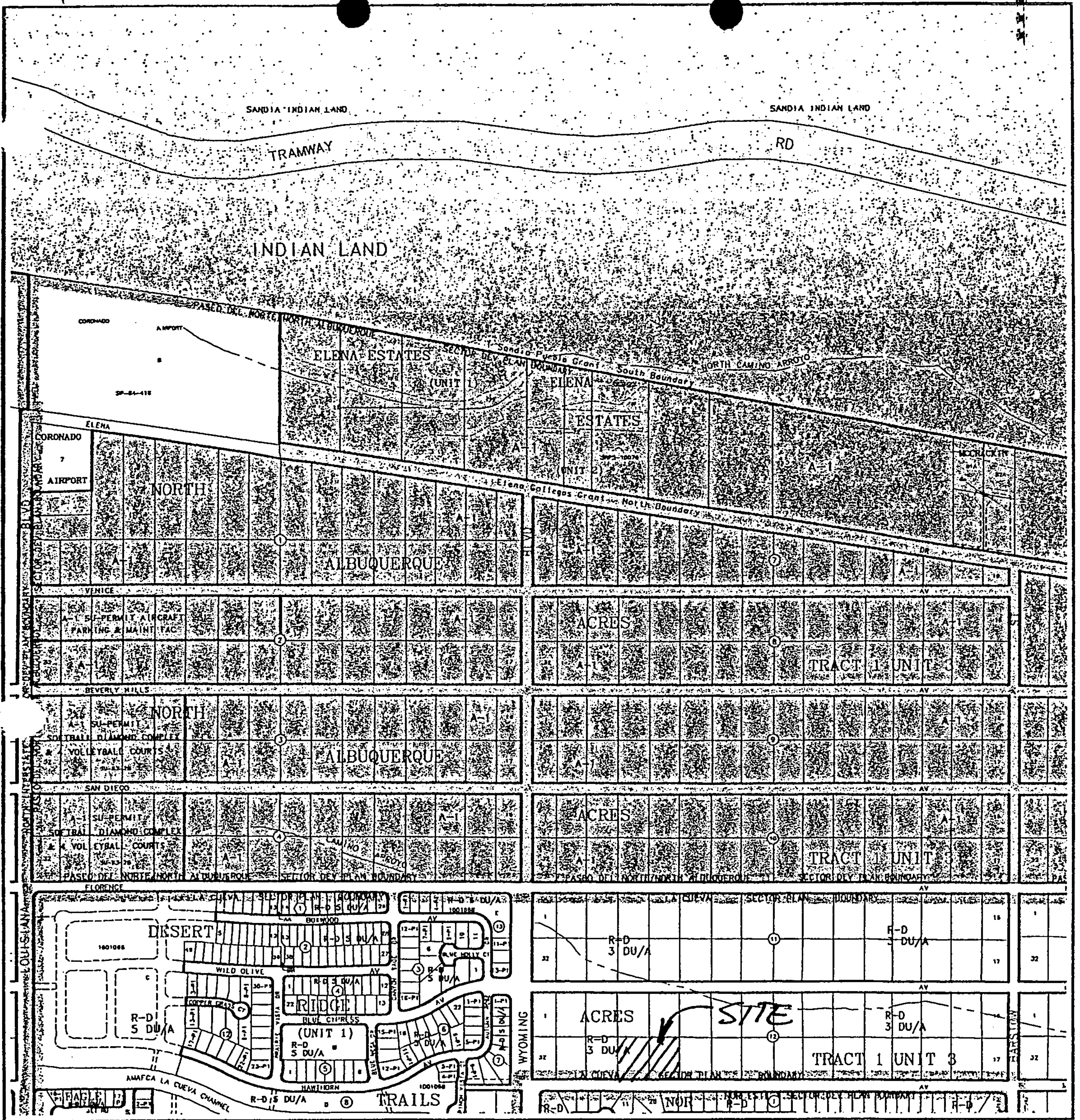


- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers  
05DRB - -00505

Form revised 9/01, 8/03 and 9/03  
3-23-05  
 Planner signature / date  
**Project # 1001871**





CITY OF  
Albuquerque  
Albuquerque Geographic Information System  
PLANNING DEPARTMENT  
© Copyright 2002



Zone Atlas Page

**B-19-Z**

Map Amended through April 03, 2002





D. Mark Goodwin & Associates, P.A.  
Consulting Engineers

P.O. BOX 90606, ALBUQUERQUE, NM 87199  
(505) 828-2200 FAX 797-9539

March 23, 2005

Ms. Sheran Matson  
DRB Chair  
City of Albuquerque  
PO Box 1293  
Albuquerque, NM 87103

**Re: Desert Highlands @ La Cueva – DRB #1001871**

Dear Ms. Matson:

On behalf of the developer, Randall Homes, LLC, we are requesting a one year extension of the Subdivision Improvements Agreement for the referenced project. The developer has been unable to complete the storm drainage improvements until the completion of the storm drainage improvements being constructed in the project adjacent to ours, namely Quivera Estates. Those improvements have now been completed, and the developer is starting the storm drainage improvements on this property.

Please contact our office if you have any questions.

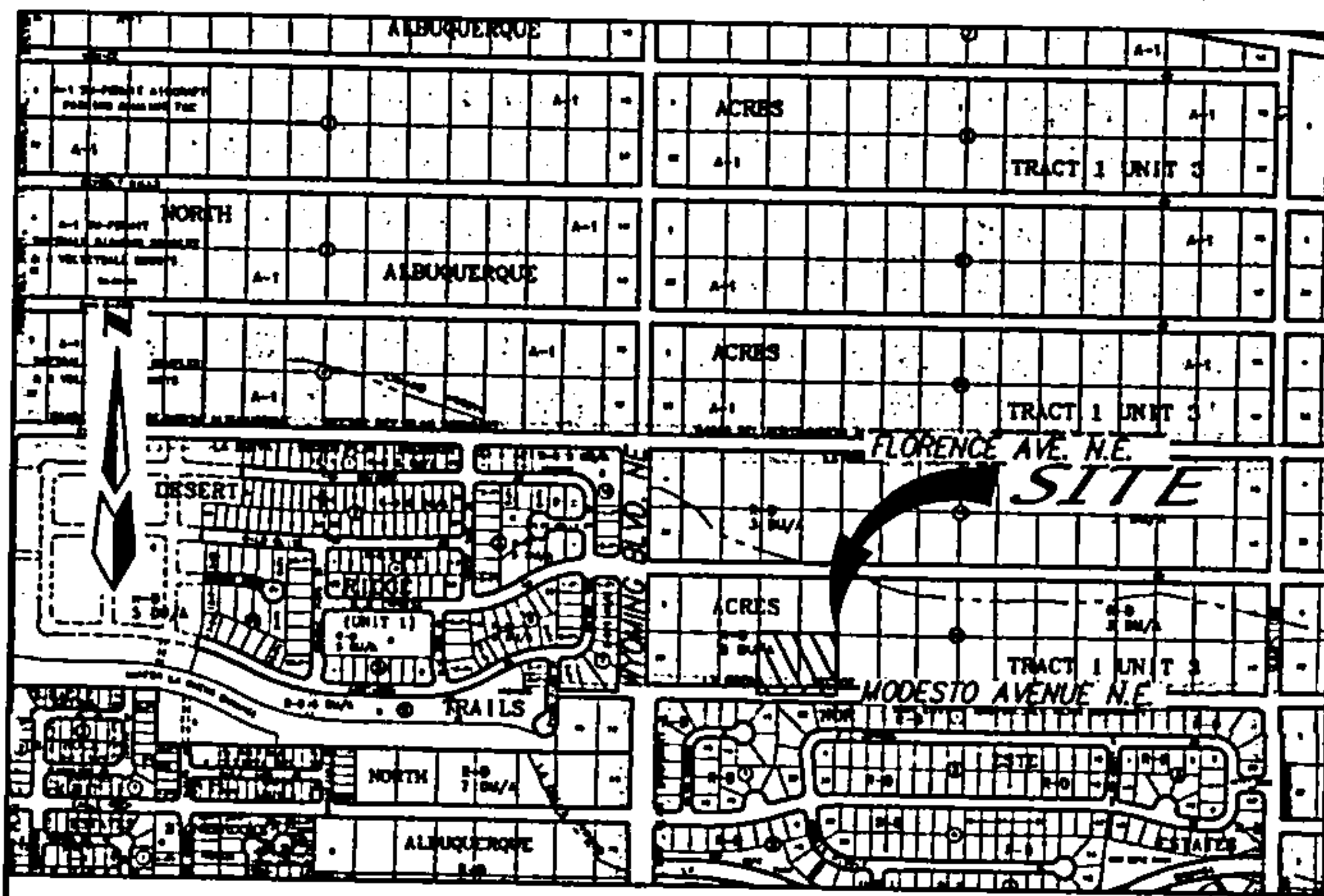
Sincerely,

MARK GOODWIN & ASSOCIATES, PA



Gregory J. Krenik, PE  
Vice President

GJK/sr



**LOCATION MAP**

ZONE ATLAS C-19-Z  
SCALE: NONE

**SUBDIVISION DATA**

Plat Case No's. \_\_\_\_\_ Project # 1001871  
 Case # Q3DRB-00475  
 Gross acreage 2.0122 Ac.  
 Zone Atlas No. C-19-Z  
 No. of existing Tracts/Lots 2 Lots  
 No. of Tracts/Lots created 8 Lots  
 No. of Tracts/Lots eliminated 2 Lots  
 Miles of full width streets created 0.05 Miles  
 Miles of half width streets created 0.06 Miles  
 Area dedicated to the City of Albuquerque 0.5705 Ac.  
 Date of Survey May, 2002  
 Utility Control Location System Log Number 2002220337  
 Zoning R-D (3 DU/AC)

**FREE CONSENT AND DEDICATION:**

The subdivision hereon described is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof and said owner(s) and/or proprietor(s) do hereby dedicate all streets, public right-of-ways shown hereon to the City of Albuquerque in fee simple with warranty covenants and a portion of Modesto Avenue in fee simple without warranty covenants and do hereby grant: all access, utility and drainage easements shown hereon including the right to construct, operate, inspect, and maintain facilities therein; and all public utility easements shown hereon for the common and joint use of gas, electrical power and communication services for buried distribution lines, conduits, and pipes for underground utilities where shown or indicated, and including the right of ingress and egress for construction and maintenance, and the right to trim interfering trees and shrubs. Said owner(s) and/or proprietor(s) do hereby consent to all of the foregoing and do hereby certify that this subdivision is their free act and deed. Said owners(s) warrant that they hold among them complete and indefeasible title to the land subdivided.

OWNER: RANDALL HOMES, LLC  
 BY: Randall Schmilke, Managing Member  
*Randall Schmilke* 2-10-03  
 Randall Schmilke, Managing Member DATE

**OWNER'S ACKNOWLEDGMENT**

STATE OF NEW MEXICO SS  
 COUNTY OF BERNALILLO

This instrument was acknowledged before me on February 10, 2003  
 By Randall Schmilke, Managing Member of RANDALL HOMES, LLC, a Limited Liability Company on behalf of said Company.

*Bernadette Mares* 12/14/05  
 NOTARY PUBLIC BERNADETTE MARES MY COMMISSION EXPIRES  
 NOTARY PUBLIC STATE OF NEW MEXICO  
 My commission expires: 12/14/05

**LEGAL DESCRIPTION** (SEE SHEET 2)

**NOTES** (SEE SHEET 2)

**PURPOSE OF PLAT**

1. Subdivide two (2) lots into six (6) residential Lots.
2. Dedicate right-of-way as shown.
3. Grant easements as shown hereon

**PUBLIC UTILITY EASEMENT**

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

1. The PNM Electric Services Division for the installation, maintenance and service of overhead and underground electrical lines, transformers, poles and any other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical service.
2. The PNM Gas Services Division for installation, maintenance, and service of natural gas lines, valves and any other equipment and facilities reasonably necessary to provide natural gas.
3. Qwest for installation, maintenance and service of such lines, cable and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and closures.
4. Comcast cable for installation, maintenance and service of such lines, cable and other related facilities reasonably necessary to provide Cable TV service.

Included, is the right to build, rebuild, construct, reconstruct, locate, Relocate, change, remove, modify, renew, operate and maintain facilities for the purposes described above, together with the free access to, from and over said easement, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (above ground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code caused by construction of pools, decking or any structures adjacent to within or near easements shown on this plat.

In approving this plat, the utility companies did not conduct a Title Search of the properties shown hereon. Consequently, the utility companies do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

Easements for electric transformers/switchgears, as installed, shall extend ten feet (10') in front of transformer/switchgear doors and five feet (5') on each side.

PLAT FOR  
**DESERT HIGHLANDS AT LA CUEVA**  
 SUBDIVISION  
 WITHIN THE  
 ELENA GALLEGOS GRANT  
 PROJECTED SECTIONS 7  
 TOWNSHIP 11 NORTH, RANGE 4 EAST, NMPM  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 JANUARY, 2003

**APPROVED AND ACCEPTED BY:**

APPROVAL AND CONDITIONAL ACCEPTANCE as specified by the Albuquerque subdivision Ordinance, Chapter 14 Article 14 of the Revised Ordinances of Albuquerque, New Mexico, 1994.

DRB Project No. 1001871

Application No. Q3DRB-00475  
*Sharon Matson* 4/2/03  
 Planning Director, City of Albuquerque, N.M. Date  
*Brad L. Bisher* 4/2/03  
 City Engineer, City of Albuquerque, N.M. Date  
*Rubal J. Dault* 4-02-03  
 Albuquerque Metropolitan Arroyo Flood Control Authority Date  
*Rubal J. Dault* 4-02-03  
 Transportation Development, City of Albuquerque, N.M. Date  
*Roger A. Dean* 4-2-03  
 Utility Development Division, City of Albuquerque, N.M. Date  
*Christina Sandoval* 4/2/03  
 Parks and Recreation Date  
*M.B. Hunt* 2-11-03  
 City Surveyor, City of Albuquerque, N.M. Date  
 N/A  
 Property Management, City of Albuquerque, N.M. Date  
*Sean G. Mc* 3-18-03  
 PNM Gas Date  
*Sean G. Mc* 3-18-03  
 PNM Electric Date  
*Sean G. Mc* 3-20-03  
 Qwest Telecommunications Date  
*Rita Erickson* 3-19-03  
 Comcast Cable Date

**SURVEYOR'S CERTIFICATION**

"I, Timothy Aldrich, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat and description were prepared by me or under my supervision, shows all easements as shown on the plat of record or made known to me by the owners and/or proprietors of the subdivision shown hereon, utility companies and other parties expressing an interest and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and further meets the Minimum Standards for Land Surveying in the State of New Mexico, and is true and correct to the best of my knowledge and belief."

*Timothy Aldrich* 02-10-03  
 Timothy Aldrich, P.S. No. 7719 Date

THIS IS TO CERTIFY THAT TAXES ARE CURRENT  
 PAID ON L.P.G. # 1-019 865-324-016-40104  
 PROPERTY OWNER OF RECORD  
 RANDALL HOMES, LLC

*Randall Homes Inc.*  
 Juanita a caly 04-02-03



Dwg: A2047FPsht1.dwg	Drawn: STEPHEN	Checked: ALS	Sheet 1 of 3
Scale: N/A	Date: 02/10/03	Job: A02047	



**LEGAL DESCRIPTION**

A tract of land situate, within the Elena Gallegos Grant, projected Section 7, Township 11 North, Range 4 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of LOTS 28 AND 29, BLOCK 12, TRACT 1, UNIT 3, NORTH ALBUQUERQUE ACRES as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on September 10, 1931 in Volume D, Folio 121 and being more particularly described as follows:

BEGINNING at the southwest corner of the herein described tract, said point being on the centerline of Modesto Avenue N.E. from whence the Albuquerque Control Survey Monument "1-B19" bears N 85°54'59" W, 464.98 feet;

THENCE leaving said centerline N 00°08'04" E, 263.86 feet along a line common with the east line of LOT 30, BLOCK 12, TRACT 1, UNIT 3, NORTH ALBUQUERQUE ACRES, as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on September 10, 1931 in Volume D, Folio 121 to the northwest corner point being common with the northeast corner of said LOT 30;

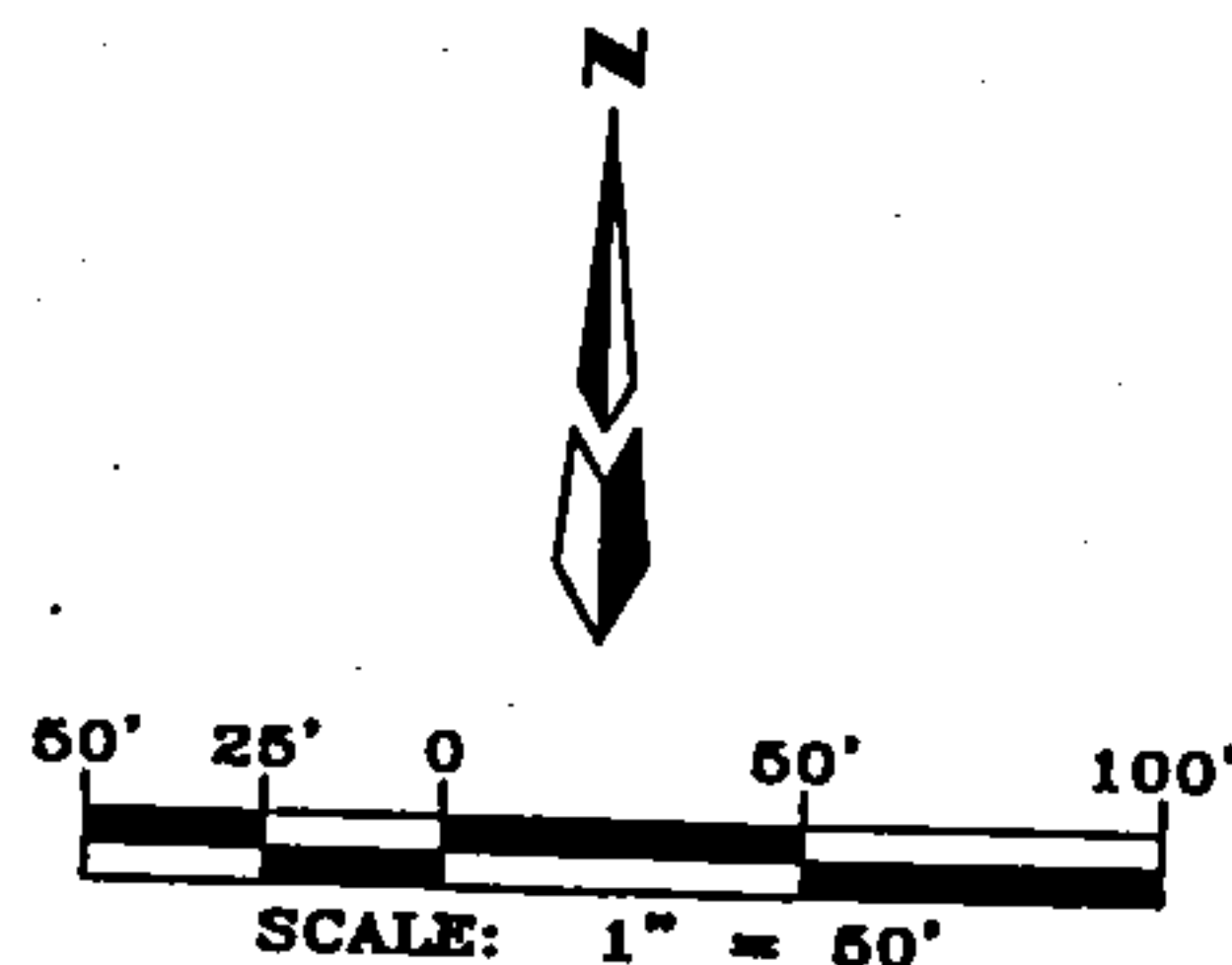
THENCE S 89°42'28" E, 332.48 feet along a line common with the south line of LOT 4 and 5, BLOCK 12, TRACT 1, UNIT 3, NORTH ALBUQUERQUE ACRES, as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on September 10, 1931 in Volume D, Folio 121 to the north east corner point being common with the southeast corner of said LOT 5;

THENCE S 00°24'19" W, 264.40 feet along a line common with the west line of LOT 27, BLOCK 12, TRACT 1, UNIT 3, NORTH ALBUQUERQUE ACRES, to the southeast corner, said point being on the centerline of Modesto Avenue N.E.;

THENCE along said centerline N 89°36'55" W, 331.23 feet to the point of beginning and containing 2.0122 acres more or less.

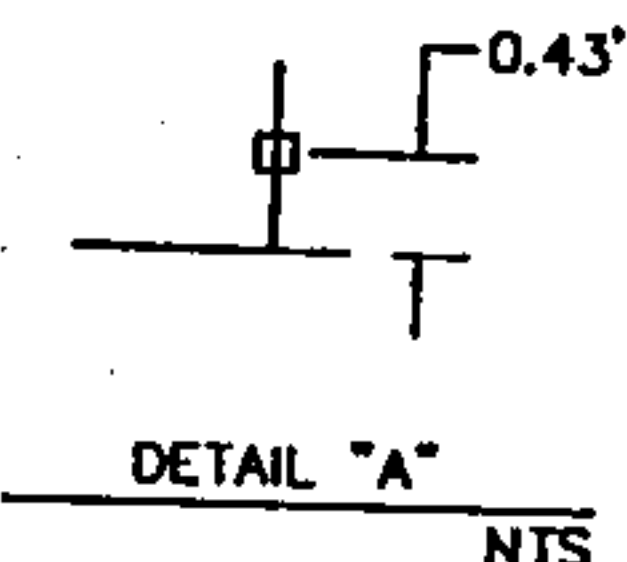
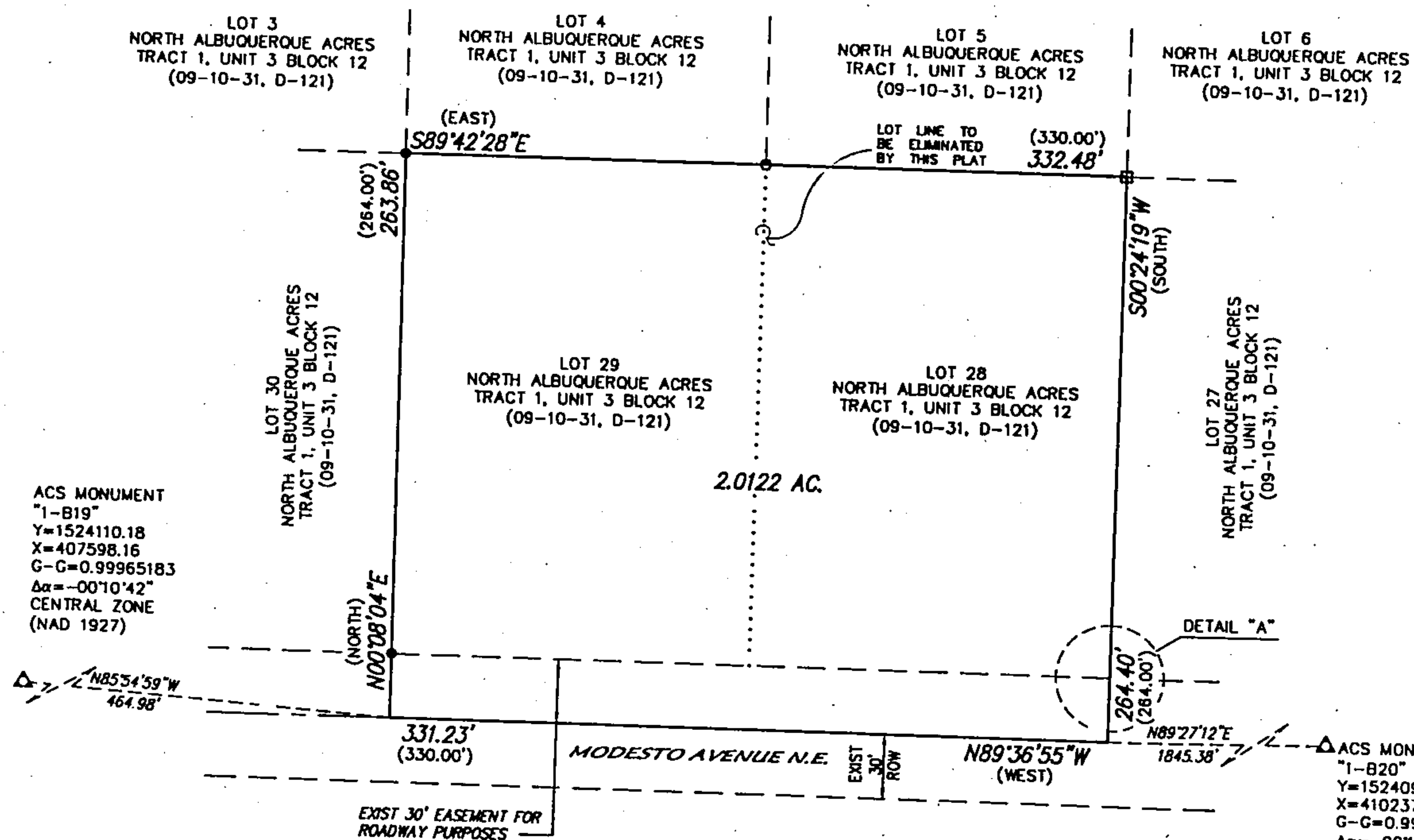
PLAT FOR  
**DESERT HIGHLANDS AT LA CUEVA  
SUBDIVISION**

WITHIN THE  
ELENA GALLEGOS GRANT  
PROJECTED SECTION 7  
TOWNSHIP 11 NORTH, RANGE 4 EAST, NMPM  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
JANUARY, 2003



**NOTES:**

- Bearings are New Mexico State Plane Grid Bearings (Central Zone).
- Distances are ground distances.
- Bearings and distances in parenthesis are record.
- Basis of boundary is from the plat of record entitled:  
PLAT FOR "NORTH ALBUQUERQUE ACRES, TRACT 1, UNIT 3", (09-10-31, D-121)  
all being records of Bernalillo County, New Mexico.
- Field Survey: performed May, 2002.
- Title Report: None provided.
- Address of Property: None provided.
- City of Albuquerque, New Mexico Zone: R-D
- 100 Year Flood Zone Designation: ZONE X, Panel 129 of 825, Flood Insurance Rate Map, City of Albuquerque, Bernalillo County, New Mexico, dated September 20, 1996. (NOTE: Panel 129 has been modified by letter effective September 11, 1998).
- Encroachments: None apparent.
- Utility Control Location System Log Number: 2002220337
- Unless otherwise noted, all new corners established by this subdivision will be marked by a #5 rebar w/cap stamped "ALS LS 7719".
- ALL OPEN SPACE REQUIREMENTS ARE MET ON THE LOT WITH THE DWELLING PER THE PROVISIONS OF SECTION 14-16-3-B(A)(1).



**PROPERTY CORNERS**

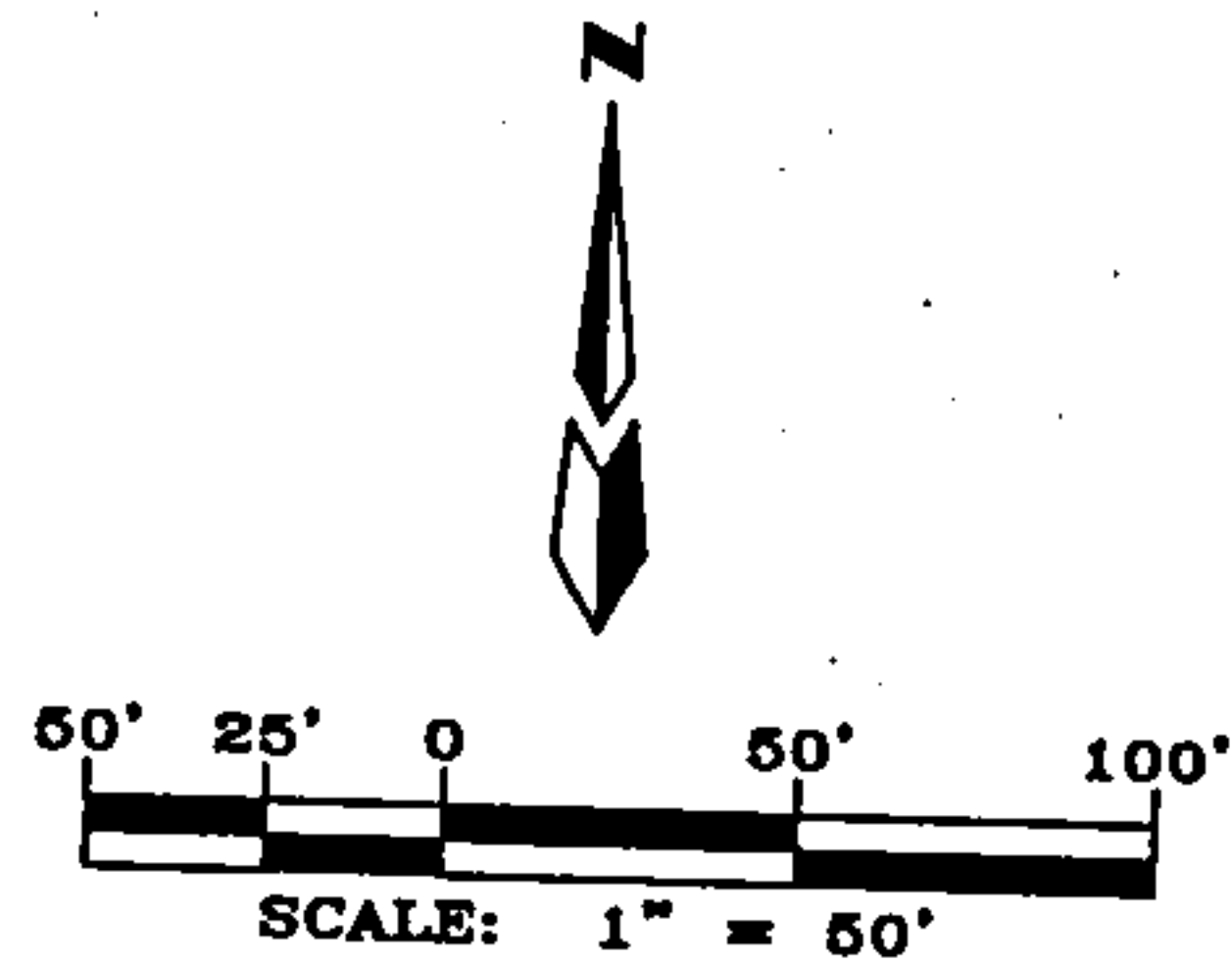
- FOUND 1/2" REBAR WITH CAP "LS 7002"
- FOUND 1/2" REBAR WITH CAP "LS 8127"
- FOUND 1/2" REBAR WITH CAP "LS 11463"



ACS MONUMENT  
"1-B20"  
Y=1524092.46  
X=410237.56  
G-C=0.99964740  
Δα=-00°10'23"  
CENTRAL ZONE  
(NAD 1927/SLD 1929)  
ELEVATION=5474.533

Dwg: Base2A.dwg	Drawn: STEPHEN	Checked: ALS	Sheet 2 of 3
Scale: 1"=50'	Date: 02/10/03	Job: A02047	





CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CH-BEARING	CHORD
C1	25.00'	39.28'	90°00'48"	25.01'	S44°36'31"E	35.36'
C2	25.00'	39.26'	89°59'12"	24.99'	S45°23'29"W	35.35'
C3	25.00'	22.85'	52°22'12"	12.29'	N25°47'13"W	22.06'
C4	52.00'	24.62'	27°07'55"	12.55'	S38°24'21"E	24.39'
C5	52.00'	78.84'	86°52'06"	49.23'	S18°35'39"W	71.50'
C6	52.00'	78.90'	86°56'11"	49.29'	N17°56'07"W	71.55'
C7	52.00'	24.74'	27°15'35"	12.61'	N39°09'46"E	24.51'
C8	25.00'	22.06'	52°23'40"	12.30'	S26°35'43"W	22.07'
C9	52.00'	103.46'	114°00'01"	80.07'	S05°01'41"W	87.22'
C10	52.00'	103.64'	114°11'46"	80.37'	N04°18'19"W	87.32'

LINE TABLE		
LINE	LENGTH	BEARING
L1	18.61'	S29°41'08"W
L2	18.58'	S29°02'38"E
L3	33.83'	S89°42'28"E
L4	33.69'	S89°42'28"E

**ABBREVIATIONS**

10' PUE = PUBLIC UTILITY EASEMENTS GRANTED WITH THIS PLAT

ROW = RIGHT-OF-WAY

ALL STREETS SHOWN HEREON ARE HEREBY DEDICATED AS PUBLIC RIGHT-OF-WAY

PLAT FOR  
**DESERT HIGHLANDS AT LA CUEVA SUBDIVISION**

WITHIN THE  
ELENA GALLEGOS GRANT  
PROJECTED SECTION 7  
TOWNSHIP 11 NORTH, RANGE 4 EAST, NMPM  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
JANUARY, 2003

**NOTE:**

CENTERLINE (IN LIEU OF R/W) MONUMENTATION IS TO BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS AND STREET INTERSECTIONS AS SHOWN HEREON, AND WILL CONSIST OF A FOUR INCH (4") ALUMINUM ALLOY CAP STAMPED "CITY OF ALBUQUERQUE", "CENTERLINE MONUMENT", "DO NOT DISTURB", "PLS # 7719".

LOT 3  
NORTH ALBUQUERQUE ACRES  
TRACT 1, UNIT 3 BLOCK 12  
(09-10-31, D-121)

LOT 4  
NORTH ALBUQUERQUE ACRES  
TRACT 1, UNIT 3 BLOCK 12  
(09-10-31, D-121)

LOT 5  
NORTH ALBUQUERQUE ACRES  
TRACT 1, UNIT 3 BLOCK 12  
(09-10-31, D-121)

LOT 6  
NORTH ALBUQUERQUE ACRES  
TRACT 1, UNIT 3 BLOCK 12  
(09-10-31, D-121)

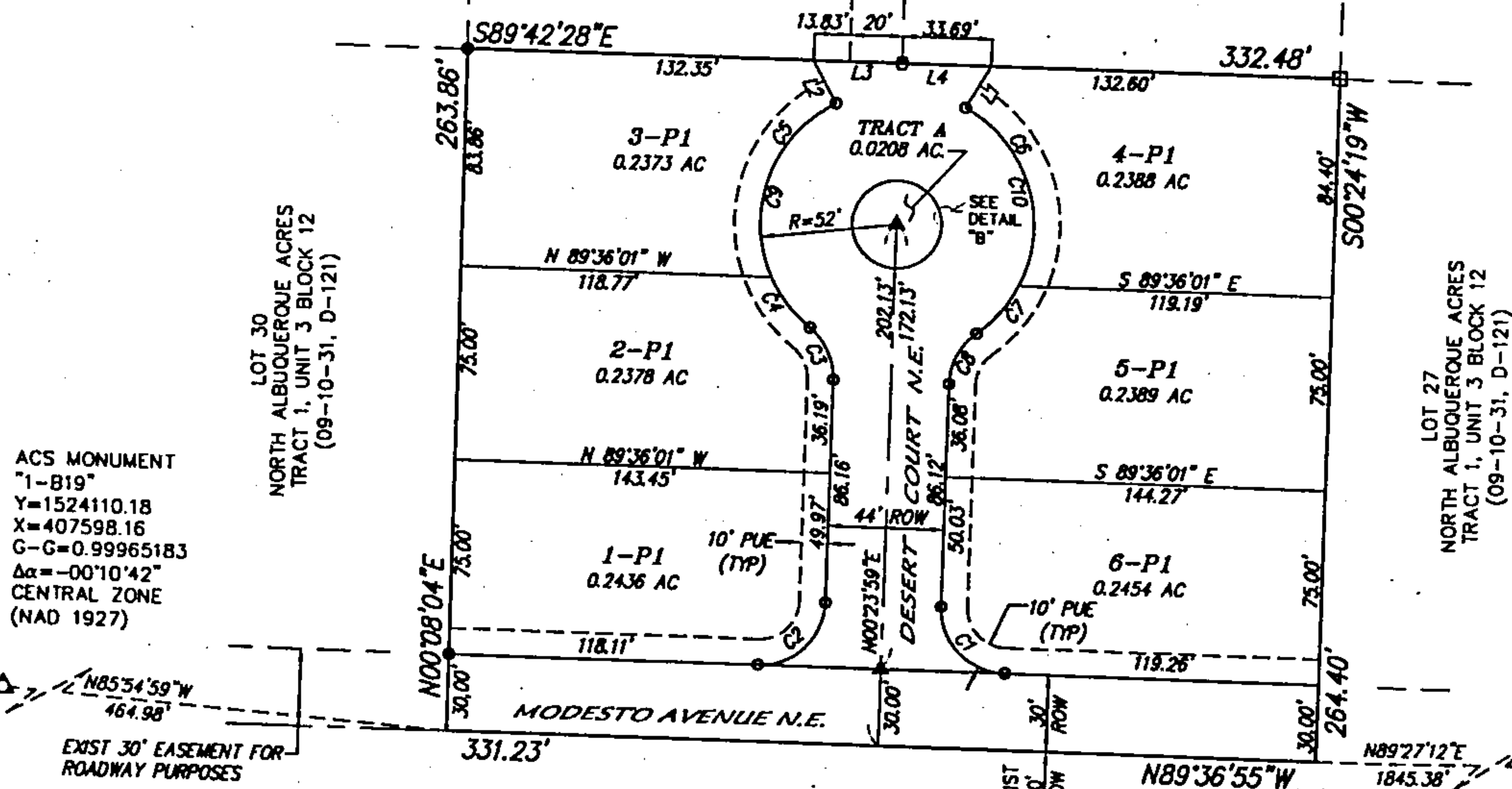
20' PUBLIC DRAINAGE EASEMENT  
GRANTED TO THE CITY OF ALBUQUERQUE  
BY SEPARATE DOCUMENT

**PROPERTY CORNERS**

- FOUND 1/2" REBAR WITH CAP "LS 7002"
- FOUND 1/2" REBAR WITH CAP "LS 8127"
- FOUND 1/2" REBAR WITH CAP "LS 11463"

**LEGEND**

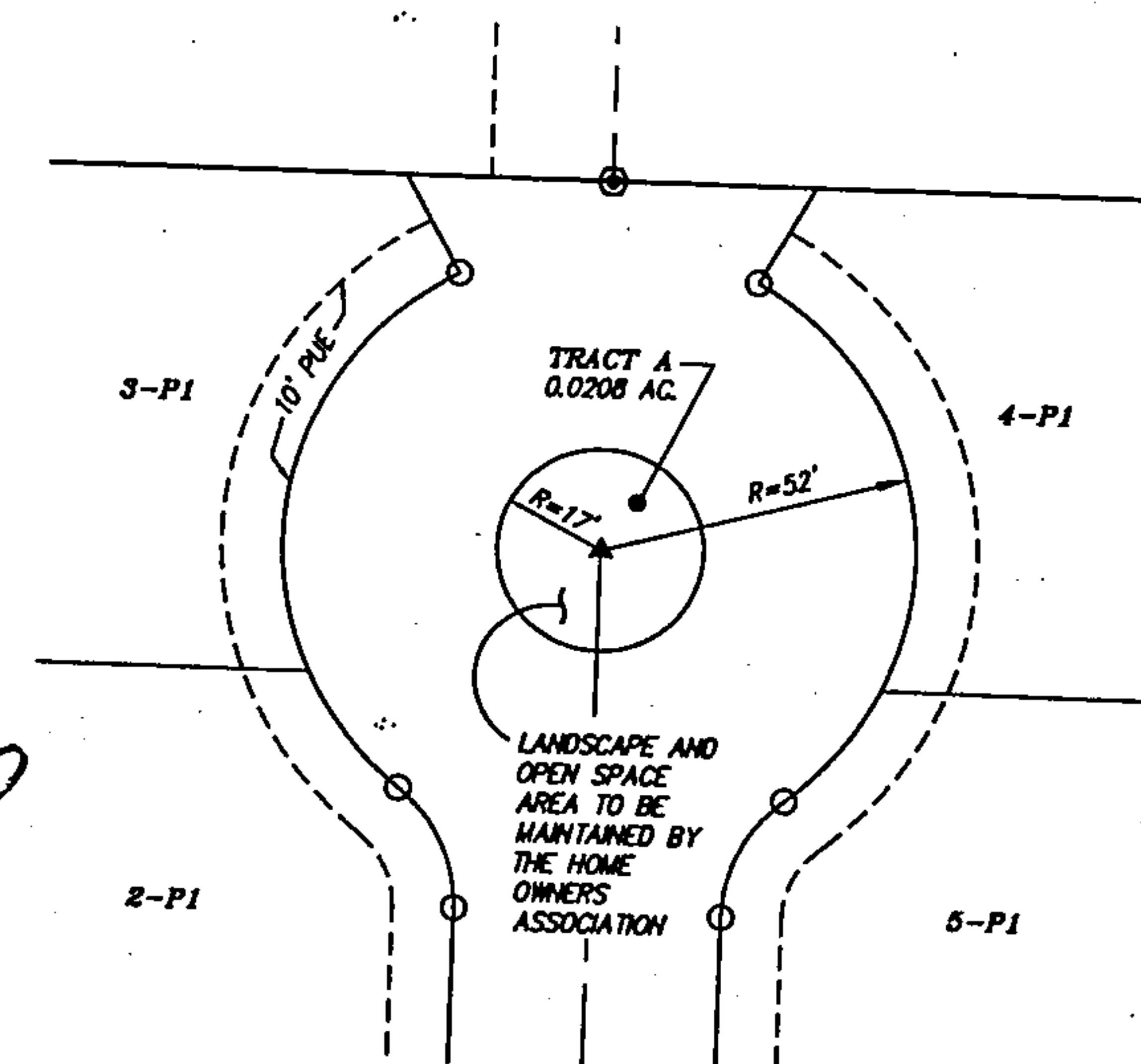
- 1-P1 LOT NUMBER
- ▲ CENTER LINE MONUMENT
- ROW RIGHT-OF-WAY
- PUE PUBLIC UTILITY EASEMENT



ACS MONUMENT  
"1-B19"  
Y=1524110.18  
X=407598.16  
G-G=0.99965183  
Δα=-00°10'42"  
CENTRAL ZONE  
(NAD 1927)



ACS MONUMENT  
"1-B20"  
Y=1524092.46  
X=410237.56  
G-G=0.99964740  
Δα=-00°10'23"  
CENTRAL ZONE  
(NAD 1927/SLD 1929)  
ELEVATION=5474.533



TRACT A, IS TO BE CONVEYED TO THE HOME OWNERS ASSOCIATION. ALL LANDSCAPING IN THIS TRACT WILL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION.

DETAIL "B"  
SCALE: 1" = 30'



Dwg: Base2A.dwg	Drawn: STEPHEN	Checked: ALS	Sheet 3 of 3
Scale: 1"=50'	Date: 02/10/03	Job: A02047	



## OFFICIAL NOTICE

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
LAND DEVELOPMENT COORDINATION DIVISION

10-17-02

3. **Project # 1001871**  
02DRB-01176 Major – Preliminary Plat approval  
02DRB-01177 Minor - Temp Defer SDWK

MARK GOODWIN & ASSOCIATES, PA agent(s) for RANDALL HOMES, LLC request(s) the above action(s) for all or a portion of Lot(s) 28 & 29, Block 12, Unit 3, Tract 1, NORTH ALBUQUERQUE ACRES, (to be known as **DESERT HIGHLANDS @ LA CUEVA**) zoned RD 3DU/AC, located on MODESTO AVE NE, between WYOMING BLVD NE and BARSTOW ST NE containing approximately 3 acre(s). [DEFERRED FROM 10/9/02] (C-19)

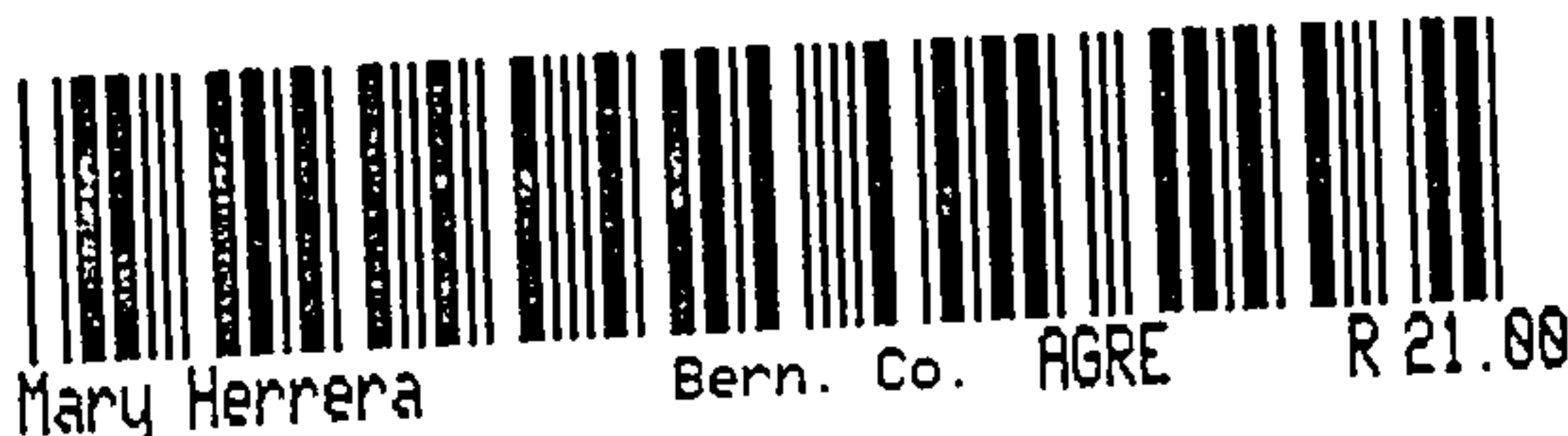
At the October 16, 2002, Development Review Board meeting, with the signing of the infrastructure list dated 10/16/02 and approval of the grading plan engineer stamp dated 10/4/02 the preliminary plat was approved.

The temporary deferral of construction of sidewalks was approved for the frontage and side yards of the developable lots on the interior streets as shown on Exhibit C in the Planning file.

If you wish to appeal this decision, you must do so by October 31, 2002 in the manner described below.

Appeal is to the Environmental Planning Commission. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Division form, to the Planning Division, 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).



2003040947  
5823949  
Page: 5 of 7  
03/13/2003 02:19P  
Bk-A52 Pg-868



OFFICIAL NOTICE  
PAGE TWO

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.)

Janet Stephens  
DRB Chair

cc: Mark Goodwin & Associates PA, 8916 Adams NE, 87199  
Randall Homes LLC, 9028 Sunny Brook, 87113  
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg.  
Arlene Portillo, Public Works Department, 2nd Floor, Plaza del Sol Bldg.  
File



Mary Herrera

Bern. Co. AGRE

R 21.00

2003040947

5823949

Page: 6 of 7

03/13/2003 02:19P

Bk-A52 Pg-868



**ORIGINAL**

**INFRASTRUCTURE LIST**

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

Date Submitted: 7-25-02  
 Date Site Plan Approved: N/A  
 Date Preliminary Plat Approved: 10/16/02  
 Date Preliminary Plat Expires: 10/16/03  
 DRB Project No.: 1001871  
 DRB Application No.: 02 DRB 01176

**1 8-13-04**

**Desert Highlands at La Cueva  
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN**

**Lots 28 & 29, Block 12, Unit 3, Tract 1, NAA  
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION**

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To
		26' F-F	PAVING Res Pvmt Curb & Gutter (both sides) 4' Sidewalk ( both sides) *	Desert Court	Modesto Ave.	Termination 15' into Lots 3 and 4
		24' F-E	Permanent Pavment (n side) 4' Sidewalk ( n side) Curb & Gutter ( n. side )	Desert Court Modest Ave.	Modesto Ave. East Prop Line	West Prop line
		24' E-E	Temp Pvmt	Modesto Ave.	West Prop. Line	West to exist pvmt
		6"	WATERLINE PVC Waterline	Desert Ct.	Modesto Ave.	Termination
		8"	PVC Waterline	Modesto Ave.	East Prop Line	Wyoming Blvd.
		8"	SANITARY SEWER SAS	Desert Ct.	Modesto Ave.	Termination
		8"	SAS	Modesto Ave.	East Prop Line	Wyoming Blvd.
		12"	SAS	WYOMING	MODESTA AVE	GLENDALE AVE

Private Inspector	City Inspector	City Cnst Engineer
<u>dmg 8/04</u>	<u>1</u>	<u>1</u>
<u>dmg 8/04</u>	<u>1</u>	<u>1</u>
<u>dmg 8/04</u>	<u>1</u>	<u>1</u>
<u>dmg 8/04</u>	<u>1</u>	<u>1</u>
<u>dmg 8/04</u>	<u>1</u>	<u>1</u>
<u>dmg 8/04</u>	<u>1</u>	<u>1</u>
<u>dmg 8/04</u>	<u>1</u>	<u>1</u>
<u>dmg 8/04</u>	<u>1</u>	<u>1</u>



SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To
		18" x 10"	DRAINAGE Concrete Swale	DESERT CT	Cul de Sac	El Camino Arroyo

Private Inspector	City Inspector	City Cnst Engineer
1	1	1

- 1 \* Deferred
- 2 Grading and Drainage Certification per DPM including Perimeter Walls as shown on the Grading Plan for Release of SIA and Financial Guarantees. Financial guarantee is not required for this item.
- 3 Water Infrastructure to included valves, fittings, valveboxes and fire hydrants.
- 4 Sanitary sewer to include manholes and service connections.
- 5 Street Lights per DPM
- 6 ~~NOT FINANCIALLY GUARANTEED WITH DESERT RIDGE TRAILS SUBDIVISION~~

**AGENT/OWNER** **DEVELOPMENT REVIEW BOARD MEMBER APPROVALS**

Gregory J. Krenik, PE  
NAME (print)

Mark Goodwin, & Associates, PA  
FIRM

*[Signature]*  
7-25-02  
SIGNATURE - date

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

*[Signature]* 10/16/02  
DRB CHAIR - date

*[Signature]* 10-16-02  
TRANSPORTATION DEVELOPMENT - date

*[Signature]* 10/16/02  
UTILITY DEVELOPMENT - date

*[Signature]* 10/16/02  
CITY ENGINEER - date

*[Signature]* 10/16/02  
PARKS & GENERAL SERVICES - date  
Recreation

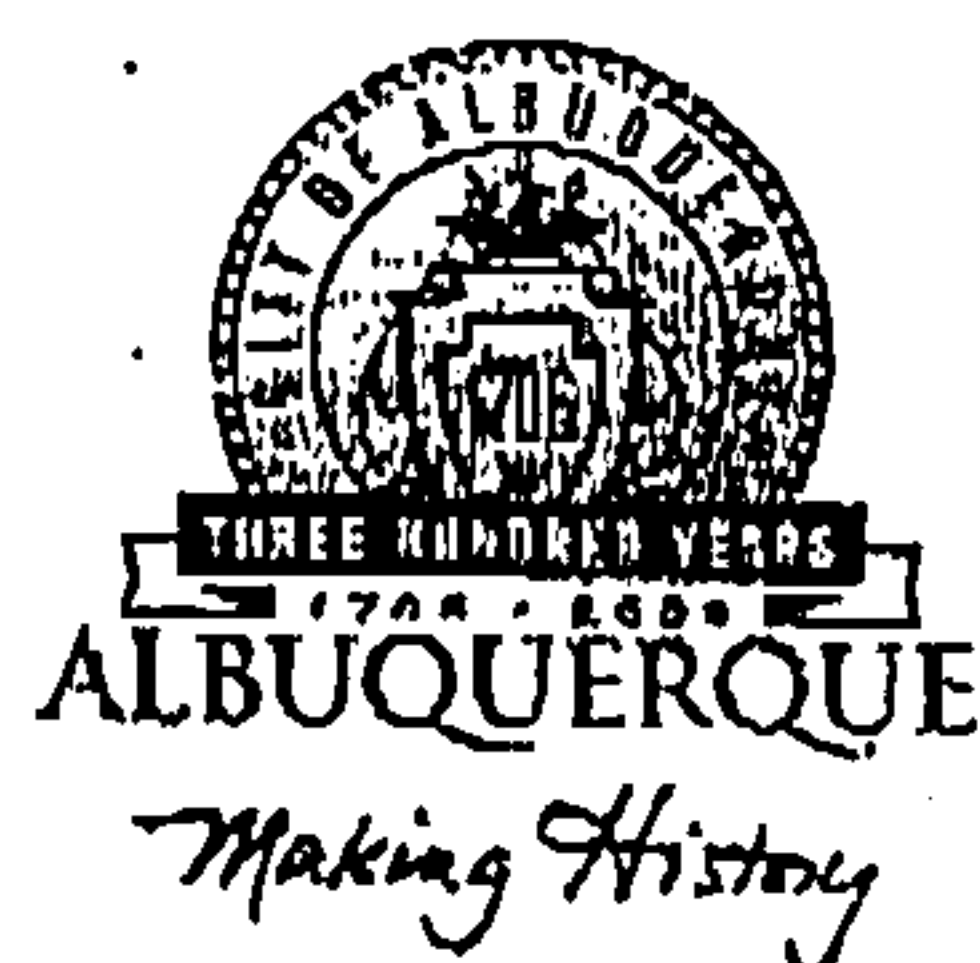
N/A  
AMAFCA - date

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

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

**DESIGN REVIEW COMMITTEE REVISIONS**

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER
1	8/13/04	<i>[Signature]</i>	Brady J. Bisher	<i>[Signature]</i>



## City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

March 23, 2005

Susan Rasinski  
Mark Goodwin & Associates, PA  
P.O. Box 90606 / 87199  
Phone: 828-2200 Fax: 797-9539

Thank you for your inquiry of March 23, 2005 requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **DESERT HIGHLANDS AT LA CUEVA**, Zone Map B-19.

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) 924-3914 or via an e-mail message at [juliaking@cabq.gov](mailto:juliaking@cabq.gov) or by fax at (505) 924-3913.

Sincerely,

*Julia King*

Julia King  
Senior Office Assistant  
OFFICE OF NEIGHBORHOOD COORDINATION  
Planning Department

planningrnaform(10/27/04)

**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.

# "Attachment A"

3/22/05

SUSAN RASINSKI, MARK GOODWIN & ASSOC., PA

P.O. BOX 90606 / 87199

PHONE: 828-2200 FAX: 797-9539

ZONE MAP: B-19

Nor Este NA (R)

\*Leilani McGranahan

7600 Rio Guadalupe NE / 87122 293-5209 (h)

Joe Yardumian

7801 R.C. Gorman Ave. NE / 87122 797-1851 (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.**



7004 0750 0000 3405 3662

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Total Postage & Fees	\$

Postmark  
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Sent To: *L. McBranehaw - Nor Este NA*  
 Street, Apt. No.,  
 or PO Box No.: *7600 Rio Guadalupe NE*  
 City, State, ZIP+4: *Albuquerque NM 87122*

PS Form 3800, June 2002

See Reverse for Instructions

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Sent To: *J. Yardenman - Nor Este NA*  
 Street, Apt. No.,  
 or PO Box No.: *7801 RCGorman NE*  
 City, State, ZIP+4: *Albuquerque NM 87122*

PS Form 3800, June 2002

See Reverse for Instructions

4899 7267 7000 0170 3110 0004

7004 0750 0000 3405 3662

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Sent To L. McGonaghen - Nor Est. MA  
 Street, Apt. No.,  
 or PO Box No. 7600 Reb Guadalupe NE  
 City, State, ZIP+4 Albany NY 87122

PS Form 3800, June 2002 See Reverse for Instructions

7003 3110 0000 2522 8634

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Total Postage & Fees	\$

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Sent To J. Yardenian - Nor Est. MA  
 Street, Apt. No.,  
 or PO Box No. 7801 RCGorman NE  
 City, State, ZIP+4 Albany NY 87122

PS Form 3800, June 2002 See Reverse for Instructions

15



*Scanned & Deleted*

*Completed*

*4-04-03*

*BA*

**DRB CASE ACTION LOG**

REVISED 3/20/2003

*1/26/07*

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

DRB Application No.: 03-00475 (FP)

Project # 1001871

Project Name: DESERT HIGHLANDS @ LA CUEVA

EPC Application No.:

Agent: Mark Goodwin & Associates

Phone No.: 828-2200

Your request for (SDP for SUB), (SDP for BR), (FINAL PLATS) (MASTER DEVELOP. PLAN), was approved on *4/2/03* 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: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Project Number **1001871**

~~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.**
- ~~**Copy of final plat AND a DXF File for AGIS is required.**~~
- Copy of recorded plat for Planning.**

*(Handwritten mark)*

*(Handwritten mark)*





## OFFICIAL NOTICE

9

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
LAND DEVELOPMENT COORDINATION DIVISION

10-17-02

### 3. Project # 1001871

02DRB-01176 Major – Preliminary Plat approval

02DRB-01177 Minor - Temp Defer SDWK

MARK GOODWIN & ASSOCIATES, PA agent(s) for RANDALL HOMES, LLC request(s) the above action(s) for all or a portion of Lot(s) 28 & 29, Block 12, Unit 3, Tract 1, NORTH ALBUQUERQUE ACRES, (to be known as **DESERT HIGHLANDS @ LA CUEVA**) zoned RD 3DU/AC, located on MODESTO AVE NE, between WYOMING BLVD NE and BARSTOW ST NE containing approximately 3 acre(s). [DEFERRED FROM 10/9/02] (C-19)

At the October 16, 2002, Development Review Board meeting, with the signing of the infrastructure list dated 10/16/02 and approval of the grading plan engineer stamp dated 10/4/02 the preliminary plat was approved.

The temporary deferral of construction of sidewalks was approved for the frontage and side yards of the developable lots on the interior streets as shown on Exhibit C in the Planning file.

If you wish to appeal this decision, you must do so by October 31, 2002 in the manner described below.

Appeal is to the Environmental Planning Commission. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Division form, to the Planning Division, 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).



5

**OFFICIAL NOTICE  
PAGE TWO**

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.)

  
Janet Stephens  
DRB Chair

cc: Mark Goodwin & Associates PA, 8916 Adams NE, 87199  
Randall Homes LLC, 9028 Sunny Brook, 87113  
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg.  
Arlene Portillo, Public Works Department, 2nd Floor, Plaza del Sol Bldg.  
File