IR done 4.16.04 CS

Completed
AFJ 4/19/04

APPLICATION NO. 04SRB-00587	PROJECT NO. 1001876
PROJECT NAME ACEQUIA ESCONDIDA	
EPC APPLICATION NO.	
APPLICANT / AGENT SURV-TEK INC	PHONE NO. 897-3366
ZONE ATLAS PAGE H-13	
(SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEV PLAN), (IR), (AA)	

OT

ONE STOP COMMENT FORM LOG

HYDROLOGY DEV (505) 924-3986		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED BM	DATE 4/19/04	DATE
COMMENTS:		

UTILITY DEV (505) 924-3989		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED RWC	DATE 4/19/04	DATE
COMMENTS:		

TRANSPORTATION DEV (505) 924-3990		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED WG	DATE 4-19-04	DATE
COMMENTS:		

PARKS AND REC (505) 768-5328		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED DS	DATE 4/19/04	DATE
COMMENTS:		

PLANNING (505) 924-3858		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE 4/20/04	DATE
COMMENTS:		

Revised 3/3/04

(Return form with plat / site plan)

Completed 3/9/04 DONE 12-10-03 LRD

APPLICATION NO. 03DRB-02087	PROJECT NO. 1001876
PROJECT NAME ACEQUIA ESCONDIDA	
EPC APPLICATION NO.	
APPLICANT / AGENT SURV-TEK Inc	PHONE NO. 897-3366
ZONE ATLAS PAGE H-13	margo → FAX 897-3377
(SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEV PLAN), (IR), (AA)	

ONE STOP COMMENT FORM LOG

TRANSPORTATION DEV (505) 924-3990

PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED WG	DATE 12-12-03	DATE

COMMENTS:

UTILITY DEV (505) 924-3989

PLANS DISAPPROVED [illegible]	DATE 12/2/03	DATE
PLANS APPROVED [illegible]	DATE 12/16/03	DATE

COMMENTS:

OK Need to provide recently revised Plat with revised Water & meter Coments.

HYDROLOGY DEV (505) 924-3986

PLANS DISAPPROVED BLB	DATE 12/19/03	DATE
PLANS APPROVED BLB	DATE 3/9/04	DATE

COMMENTS:

- SIA not submitted
- ~~DG~~

SIA completed

PARKS AND REC (505) 768-5328

PLANS DISAPPROVED CS	DATE 12/22/03	DATE
PLANS APPROVED CS	DATE 3/09/04	DATE

COMMENTS:

Need verification of park fee payment

PLANNING (505) 924-3858

PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED 3-08-04	DATE	DATE

COMMENTS:

12/15/03 Replaced # Pg 3 pm. Route to Utilities
1/5/04 Kathy Adams, MRGCD to Sending mea

(Return form with plat / site plan)

1876

AGIS ELECTRONIC PLAT APPROVAL FORM

DRB Project Case # 1001876

Subdivision Name Acequia Escondida

Surveyor Russ P Hugg

Company/Agent Surv Tek, Inc.

Contact Person _____ Phone # 897-3366 email _____

✓ DXF Received Date: 3/7/04

✓ Hard-Copy Date: 3/7/04

✓ Coordinate system: ☐ NMSP Grid (NAD 83) ☐ NMSP Grid (NAD 27) ☒ Ground rotated to NMSP Grid ☐ Other

Colleen G. Gonzales

Approved

3/7/04

Date

---

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

AGIS Use Only		
Copied cov 1876 to agiscov.	Date: 3/7/04	Contact person Notified on: 3/7/04

MIDDLE RIO GRANDE CONSERVANCY DISTRICT

January 7, 2004

Ms. Sheran Matson, DRB Chairperson
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

REF.: ACEQUIA ESCONDIDA PLAT

Dear Ms. Matson:

This is regarding final plat approval for the above referenced. The District currently has outstanding comments and has not approved the Acequia Escondida Plat. In order for us to approve the plat all outstanding comments must be addressed. We request that D.R.B. withhold approval until the developer has obtained our approval.

If you have any questions please feel free to contact Mr. Ray Gomez for more information at (505) 247-0234.

Sincerely,

Subhas K. Shah
Chief Executive Officer

RECEIVED
JAN 07 2004
HYDROLOGY SECTION

xc: Leonard Utter, Assistant Engineer
Ray Gomez, Engineer 1
William Osofsky, Property Owner / Developer
Russ Hugg, SurvTec, Inc.
File

P.O. Box 581
87103-0581
1931 Second St. SW
Albuquerque, NM
87102-4515
505·247·0234
Fax # 505·243·7308

OFFICIAL NOTICE OF DECISION
AMENDED

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

3-27-2003

13. Project # 1001876
03DRB-00296 Minor-Preliminary Plat Approval
03DRB-00297 Minor-Subd Design Variance

SURV-TEK INC agent(s) for WILLIAM OSOFSKY request(s) the above action(s) for all or a portion of Tract(s) 323 and "A", MRGCD MAP 35, **ACEQUIA ESCONDIDA SUBDIVISION, zoned** R-1 residential zone, located on ASPEN AVE NW, NORTH OF ZEARING NW and WEST OF RIO GRANDE NW containing approximately 3 acre(s). [DEFERRED FROM 3/19/03] (H-13)

At the March 26, 2003, Development Review Board meeting, with the signing of the infrastructure list dated 3/26/03 and approval of the grading plan engineer stamp dated 2/28/03 the preliminary plat was approved.

A sidewalk variance from design standards and a design variance from street paving were approved as shown on Exhibit C in the Planning file.

If you wish to appeal this decision, you must do so by April 10, 2003, 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).

For Sheran Matson, AICP, DRB Chair

cc: William G Osofsky, 2515 Zearing Ave NW, 87104-1949
Surv-Tek Inc., 5643 Paradise Blvd NW, 87114
Arlene Portillo, Planning Department, 4th Floor, Plaza del Sol Bldg.
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg
File

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

3-27-2003

13. Project # 1001876
03DRB-00296 Minor-Preliminary Plat Approval
03DRB-00297 Minor-Subd Design Variance

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For Sheran Matson, AICP, DRB Chair

cc: William G Osofsky, 2515 Zearing Ave NW, 87104-1949
Surv-Tek Inc., 5643 Paradise Blvd NW, 87114
Arlene Portillo, Planning Department, 4th Floor, Plaza del Sol Bldg.
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg
File

DEVELOPMENT REVIEW BOARD
AGENDA

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

March 26, 2003 9:00 a.m.

MEMBERS:

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

Richard Dourte, 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 (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.

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 BOARD 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. Announcements

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

1. **Project # 1002516**
   03DRB-00331 Major-Bulk Land Variance
   03DRB-00332 Minor-Prelim&Final Plat Approval

ALDRICH LAND SURVEYING, INC. agent(s) for CURB, INC. & AVALON WEST LLC request(s) the above action(s) for all or a portion of Tract(s) A-1 & B-1, **ROSNER TRACT,** and Tract A, **LANDS OF WESTLAND DEVELOPMENT,** zoned R-LT, located on BLAKE RD SW, between LANDS OF RIO BRAVO PARTNERS and LANDS OF SALAZAR-DAVIS containing approximately 106 acre(s). [REF: DRB-99-80] (N-8) **BULK LAND VARIANCE WAS APPROVED. PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR CORRECTION OF EASEMENT NOTES #11 AND #12 AND PLANNING FOR DXF FILE AND 15-DAY APPEAL PERIOD.**

2. **Project # 1002334**
   03DRB-00333 Major-Vacation of Public Easements
   03DRB-00334 Major-Vacation of Public Easements
   03DRB-00335 Major-Vacation of Public Easements
   03DRB-00336 Minor-Sketch Plat or Plan

JEFF MORTENSEN & ASSOCIATES INC., agent(s) for JOHN R POSEN request(s) the above action(s) for all or a portion of Lot(s) 19A, Block(s) 19A, **FOOTHILLS ESTATES,** and Lot(s) 1-11, **COPPER PARK,** zoned R-T, located on COPPER AVE NE, between CHELWOOD BLVD NE and TRAMWAY BLVD NE containing approximately 1 acre(s). [REF: 02EPC-01695] (K-22) **VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE WITH ADDED CONDITION OF FINAL PLAT: FINAL PLAT CANNOT BE APPROVED UNTIL EXISTING WATERLINE BETWEEN COPPER AND SAN JACINTO HAS BEEN ABANDONED AND REMOVED. THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

3. **Project # 1002452**
03DRB-00338 Major-Bulk Land Variance
03DRB-00339 Major-Preliminary Plat

WILSON & COMPANY INC. agent(s) for CITY OF ALBUQUERQUE, OPEN SPACE DIVISION AND RAY A. GRAHAM III request(s) the above action(s) for all or a portion of Lot(s) 6, Tract(s) A, B AND 1-6, **LANDS OF RAY A. GRAHAM III - OVENWEST,** zoned SU-1, C-2 USES, O-1 USES PRD (10 du/A) and located EAST OF COORS BLVD NW, between LEARNING RD NW and MONTANO RD NW containing approximately 71 acre(s). [REF: 02DRB-00058, 00059, 00116, 01543 under Project #1000965] (E-12/F-12) **BULK LAND VARIANCE WAS APPROVED. PRELIMINARY PLAT WAS APPROVED.**

4. **Project # 1002503**
03DRB-00337 Major-Vacation of Pub Right-of-Way
03DRB-00340 Major-Vacation of Public Easements
03DRB-00341 Major-Vacation of Public Easements
03DRB-00342 Major-Vacation of Public Easements

WILSON & COMPANY INC. agent(s) for VOLCANO CLIFFS PROPERTY OWNERS ASSOCIATION request(s) the above action(s) for Lots 7-9, Inclusive, Block 10; Lots 8-11, Inclusive, Block 11; Lots 1 and 8 –14, Inclusive, Block 12 and Lots 1-3, Inclusive, Block 14, ALL IN **VOLCANO CLIFFS SUBDIVISION, UNIT 5**, ***TOGETHER WITH***, Lots 1-12, Inclusive, Block 1; Lots 1-10, Inclusive, Block 2; Lots 1-12, Block 3; Lots 1 –15, Block 4 and Lots 13-20, Inclusive, Block 5, ALL IN **VOLCANO CLIFFS SUBDIVISION, UNIT 24**, zoned R-1, located on 81st ST NW, between UNSER BLVD NW and MARIGOLD DR NW containing approximately 42 acre(s). (D-10) **VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE WITH ADDITIONAL CONDITIONS.**

5. **Project # 1002462**
03DRB-00166 Major-Vacation of Public Easements

ADVANCED ENGINEERING & CONSULTING, LLC agent(s) for SADLER SOUTHWEST LTD. request(s) the above action(s) for all or a portion of Tract(s) 3, **MENAUL DEVELOPMENT AREA,** zoned M-1 light manufacturing zone, located on UNIVERSITY BLVD NE, between MENAUL BLVD NE and CLAREMONT AVE NE containing approximately 3 acre(s). [Deferred from 3/26/03] (H-15) **DEFERRED AT THE AGENT'S REQUEST TO 4/2/03.**

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.

6. **Project # 1000965**
03DRB-00431 Minor-SiteDev Plan Subd/EPC
03DRB-00432 Minor-SiteDev Plan BldPermit/EPC

CONSENSUS PLANNING, INC. agent(s) for CITY OF ALBUQUERQUE, OPEN SPACE DIVISION request(s) the above action(s) for all or a portion of Tract(s) 6 & 6B, **LANDS OF RAY GRAHAM III, OVENWEST CORP., & CITY OF ALBUQUERQUE,** zoned SU-1 for Major Public Open Space, located SOUTH OF MONTANO RD NW, between COORS BLVD NW and CORRALES RIVERSIDE DRAIN containing approximately 3 acre(s). [REF: 00114-01742/01743, 01110-00006, 03DRB 00338/00039] **[Chris Hyer, EPC Case Planner]** (E-12) **SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD. SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR INFRASTRUCTURE LIST REQUIREMENTS.**

7.	**Project # 1000074** 03DRB-00392 Minor-SiteDev Plan Subd/EPC 03DRB-00394 Minor-SiteDev Plan BldPermit/EPC 03DRB-00395 Minor- Prelim&Final Plat Approval	TIERRA WEST LLC agent(s) for MOUNTAIN RUN PARTNERS LTD. request(s) the above action(s) for all or a portion of Tract(s) H-3-A, LA REINA DEL LOS ALTOS, to be known as **KRISPY KREME @ SANDIA PLAZA, zoned** C-2 (SC), located on JUAN TABO BLVD NE, between JANE PL. NE and CANDELARIA NE containing approximately 9 acre(s). [REF: 02EPC-01478 & 01479] **[Russell Brito (for Len Malry) EPC Case Planner]** [Deferred from 3/19/03 and 3/26/03] (G-21) **DEFERRED AT THE AGENT'S REQUEST TO 4/2/03.**
8.	**Project # 1002331** 03DRB-00265 Minor-SiteDev Plan Subd/EPC 03DRB-00263 Minor-SiteDev Plan BldPermit/EPC	MASTERWORKS ARCHITECTS INC agent(s) for AMERICAN SOCIETY OF RADIOLOGIC TECHNOLOGISTS request(s) the above action(s) for all or a portion of Tract(s) A1, A2, A3, **CHANT PROPERTY ADDITION,** zoned SU-1 Industrial Development, located on CENTRAL AVE SE EAST OF CARMELLA DR SE, containing approximately 10 acre(s). [REF: 02EPC-01689, 02EPC-01686] [Deferred from 3/19/03 and 3/26/03] **[Russell Brito, EPC Case Planner]** (L-23) **DEFERRED AT THE AGENT'S REQUEST TO 4/2/03.**
	03DRB-00400 Minor- Prel & Final Plat	SURVEYS SOUTHWEST LTD., agent(s) for JOHN PADILLA, request(s) the above action(s) for all or a portion of Tract(s) A-1, A-2 and A-3, **CHANT PROPERTY ADDITION,** zoned SU-1 Industrial Development, located on N.M. State Highway 333, containing approximately 10 acre(s). [REF: DRB-97-109, 02EPC-01689, 02EPC-01686, 03DRB-00263 & 00265] [Deferred from 3/19/03 and 3/26/03] (L-23) **DEFERRED AT THE AGENT'S REQUEST TO 4/2/03.**

9. **Project # 1001104**
03DRB-00288 Minor- SiteDev Plan Subd
03DRB-00289 Minor-Prelim&Final Plat Approval

RHOMBUS PA agent(s) for TOR & RAQUEL RASMUSSEN request(s) the above action(s) for all or a portion of Lot(s) 31 and 32, Block(s) 2, Tract(s) 3, Unit 3, NORTH ALBUQUERQUE ACRES (to be known as **OAKLAND MEADOWS SUBDIVISON)** zoned R-D, located on BARSTOW ST NE, between OAKLAND AVE NE and the NORTHEAST CORNER OF THE INTERSECTION, containing approximately 2 acre(s). [REF: 01DRB-00312] [Deferred from 3/5/03 and 3/26/03] (C-20) **DEFERRED AT THE AGENT'S REQUEST TO 4/9/03.**

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

10. **Project # 1000159**
03DRB-00437 Minor-Prelim&Final Plat Approval

ISAACSON & ARFMAN, PA agent(s) for BOYHAHN LLC request(s) the above action(s) for all or a portion of Tract(s) A, Lot(s) 7-P1, 8-P1 and 9-P1, **VISTA DEL AGUILA SUBDIVISION,** zoned RD (7 du/ac), located on EAGLE ROCK AVE. NE, between WYOMING BLVD NE and LOUISIANA BLVD NE containing approximately 1 acre(s). [REF: DRB-99-53] (C-19) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR PARK DEDICATION FEE AND OPEN SPACE REQUIREMENT AND CITY ENGINEER FOR CERTIFICATION OF GRADING PLAN, DXF FILE AND VERIFICATION OF SIDEWALK SIA.**

11. **Project # 1000184**
03DRB-00440 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST LTD. agent(s) for ROBERT DICKSON request(s) the above action(s) for all or a portion of Tract(s) C-3A-1, BANNER SQUARE ADDITION, **COPPER LOFTS, zoned** C-1, located on COPPER AVE. NE, between CENTRAL NE and ARNO NE containing approximately 1 acre(s). [REF: 03400-00217] (K-14) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR WATER METER/FIRE HYDRANTS IF REQUIRED AND PLANNING FOR DXF FILE.**

03DRB-00442 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST LTD. agent(s) for ROBERT DICKSON request(s) the above action(s) for all or a portion of Tract(s) A-7, BANNER SQUARE ADDITION, **CAMPUS LOFTS,** zoned SU-2/SU-1/PUD, located on ARNO ST NE, between COPPER AVE. NE and BROADWAY BLVD NE containing approximately 1 acre(s). [REF: 03DRB-00223/00224] (K-14) **DEFERRED AT THE AGENT'S REQUEST TO 4/2/03.**

03DRB-00441 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST LTD. agent(s) for ROB DICKSON request(s) the above action(s) for all or a portion of Tract(s) C-2A-1, BANNER SQUARE ADDITION, **MARKET LOFTS,** zoned C-1, located on ARNO ST. NE, between CENTRAL AVE. NE and EDITH NE [REF: 03DRB 00226/00225] (K-14) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR DXF FILE.**

12. **Project # 1000503**
03DRB-00438 Minor-Prelim&Final Plat Approval

ISAACSON & ARFMAN, PA agent(s) for BOYHAHN LLC request(s) the above action(s) for all or a portion of Tract(s) B, **VISTA DEL AGUILA SUBDIVISION, UNIT 2,** zoned RD (7du/ac) located on EAGLE ROCK AVE. NE, between WYOMING BLVD NE and LOUISIANA BLVD NE containing approximately 1 acre(s). [REF: 01440-01135/01440-00066, 00410-00607, 02-01267] (C-19) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR DXF FILE.**

03DRB-00436 Minor-Prelim&Final Plat Approval

ISAACSON & ARFMAN, PA agent(s) for BOYHAHN LLC request(s) the above action(s) for all or a portion of Tract(s) A, **VISTA DEL AGUILA SUBDIVISION,** zoned RD (7 du/ac) located on EAGLE ROCK AVE NE, between WYOMING BLVD NE and LOUISIANA BLVD NE containing approximately 1 acre(s). (C-19) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR PARK DEDICATION AND OPEN SPACE REQUIREMENTS AND CITY ENGINEER FOR GRADING CERTIFICATION AND DXF FILE.**

13. **Project #-1001876**
03DRB-00296 Minor-Preliminary Plat Approval
03DRB-00297 Minor-Subd Design Variance

SURV-TEK INC agent(s) for WILLIAM OSOFSKY request(s) the above action(s) for all or a portion of Tract(s) 323 and "A", MRGCD MAP 35, **ACEQUIA ESCONDIDA SUBDIVISION, zoned** R-1 residential zone, located on ASPEN AVE NW, NORTH OF ZEARING NW and WEST OF RIO GRANDE NW containing approximately 3 acre(s). [DEFERRED FROM 3/19/03] (H-13) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 3/26/03 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 2/28/03 THE PRELIMINARY PLAT WAS APPROVED. A SIDEWALK VARIANCE FROM DESIGN STANDARDS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

14. **Project # 1001396**

03DRB-00428 Minor-Final Plat Approval

MARK GOODWIN & ASSOCIATES, PA agent(s) for VISTA DEL NORTE DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Tract(s) T-2-A-1-B-1, MESETA DEL NORTE SUBDIVISION (to be known as **ALTA TIERRA DEL NORTE, UNIT 1,** zoned R-1 residential zone, located on LAS LOMITAS DR NE, between VISTA DEL NORTE DR NE and EL PUEBLO RD NE containing approximately 21 acre(s). [REF: 02DRB-01871, 01-01645] (D-16) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

03DRB-00430 Minor-Final Plat Approval

MARK GOODWIN & ASSOCIATES, PA agent(s) for VISTA DEL NORTE DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Tract(s) T-2-A-1-A-1-A, MESETA DEL NORTE SUBDIVISION (to be known as **VALLE GRANDE DEL NORTE, UNIT 1,** zoned R-1 residential zone, located on LAS LOMITAS DR NE, between VISTA DEL NORTE DR NE and EL PUEBLO RD NE containing approximately 21 acre(s). [REF: 02DRB-00682] (D-16) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

03DRB-00433 Minor-Final Plat Approval

MARK GOODWIN & ASSOCIATES, PA agent(s) for VISTA DEL NORTE DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Tract(s) T-2-A-1-A-1, MESETA DEL NORTE SUBDIVISION (to be known as **MESETA DEL NORTE, UNIT 2,** zoned R-1 residential zone, located on VISTA DEL NORTE DR NE between LOS LOMITAS DR NE and EDITH NE containing approximately 37 acre(s). [REF: 02DRB-01871, 01-01645] (D-16) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

03DRB-00434 Minor-Final Plat Approval

MARK GOODWIN & ASSOCIATES, PA agent(s) for VISTA DEL NORTE DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Tract(s) T-2-A-1-A-1-A-1, MESETA DEL NORTE SUBDIVISION (to be known as **VALLE GRANDE DEL NORTE, UNIT 2,** zoned R-1 residential zone, located on LOS LOMITAS DR NE AND VISTA DELNORTE DR NE BETWEEN VISTA MONTE DR NE AND EL PUEBLO RD NE containing approximately 9 acre(s). [REF: 02DRB-00682] (D-16) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

15. **Project # 1002022**
03DRB-00424 Minor-Amnd Prelim Plat Approval
03DRB-00425 Minor-Temp Deferral of Sidewalks & Sidewalk Waiver
03DRB-00426 Minor-Subdivision Design Variance

BOHANNAN HUSTON, INC. agent(s) for TIM MCNANEY request(s) the above action(s) for all or a portion of Tract(s) 8 & 9, TOWN OF ATRISCO GRANT, **VISTA WEST SUBDIVISION,** zoned RD (9du/ac), located WEST OF UNSER BLVD SW, between EUCARIZ SW and TOWER SW containing approximately 10 acre(s). [REF: 02DRB-01237] (L-10) **THE AMENDED PRELIMINARY PLAT WAS APPROVED. THE AMENDED INFRASTRUCTURE LIST DATED 3/26/03 WAS APPROVED. THE AMENDED GRADING PLAN ENGINEER STAMP DATED 3/17/03 WAS APPROVED. THIS AMENDMENT DOES NOT EXTEND THE EXPIRATION DATE OF THE ALREADY APPROVED PRELIMINARY PLAT. THE SUBDIVISION DESIGN VARIANCE WAS APPROVED AS SHOWN ON EXHIBIT D IN THE PLANNING FILE. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALK WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS WAS APPROVED FOR THE FRONT AND SIDE YARDS OF THE DEVELOPABLE LOTS ON THE INTERIOR STREETS AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

16. **Project # 1002115**
03DRB-00439 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for ROB DICKSON request(s) the above action(s) for all or a portion of Block(s) 14, Lot(s) 7 & 8, **HUNING HIGHLAND ADDITION,** zoned SU-2/NCR, located on CENTRAL SE, between BROADWAY BLVD SE and ARNO SE containing approximately 1 acre(s). [REF: 03DRB-00219] (K-14) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR THE DXF FILE.**

17. **Project # 1002472**
03DRB-00403 Minor-Prelim&Final Plat Approval
03DRB-00404 Minor-Sidewalk Variance
03DRB-00405 Minor-Temp Defer SDWK

THE GROUP agent(s) for ESMAIL HAIDARI request(s) the above action(s) for all or a portion of Lot(s) 17 & 18, Block(s) 13, NORTH ALBUQUERQUE ACRES - TRACT 2, UNIT 3, (to be known as **COURTYARDS @ ALAMEDA SUBDIVISION)** zoned R-D residential and related uses zone, developing area, located on ALAMEDA BLVD NE, between BARSTOW NE and ALAMEDA NE containing approximately 2 acre(s). [REF: 03DRB-00204] [Deferred from 3/19/03] (C-19) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 3/26/03 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 3/11/03 THE PRELIMINARY PLAT WAS APPROVED WITH THE CONDITION OF FINAL PLAT: THE PRIVATE DRAINAGE EASEMENT ON THE WEST SIDE OF THE SUBDIVISION SHOULD HAVE THE MAINTENANCE AND BENEFICIARIES STATED ON THE FINAL PLAT. THE FINAL PLAT WAS INDEFINITELY DEFERRED. TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS WAS APPROVED FOR THE FRONT AND SIDE YARDS OF THE DEVELOPABLE LOTS ON THE INTERIOR STREETS 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.**

18. **Project # 1002324**
03DRB-00298 Minor-Prelim&Final Plat Approval

ISAACSON & ARFMAN, PA agent(s) for MOCHO, CHANEY, OLSON & MOCHO LLP request(s) the above action(s) for all or a portion of Lot(s) 7A1, Tract(s) A, Block(s) 4, Unit(s) B, **NORTH ALBUQUERQUE ACRES,** zoned IP, located on VENICE AVE. NE, between BEVERLY HILLS AVE NE and SAN MATEO NE containing approximately 3 acre(s). [REF: 00410-01540, #1000907, PROJECT #1002324 - Site Plans, revised from Proj. #1002504 now void] [Deferred from 3/19/03] (B-18) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR THE DXF FILE.**

03DRB-00435 Minor-Vacation of Private Easements

ISAACSON & ARFMAN, PA agent(s) for MOCHO, CHANEY, MOCHO OLSON request(s) the above action(s) for all or a portion of Lot(s) 7-A-1, 7-A-2 and 7-A-3,Tract(s) A, Block(s) 4, Unit(s) B, **NORTH ALBUQUERQUE ACRES,** zoned IP, located WEST OF I-25 between BEVERLY HILLS AVE NE and VENICE AVE NE containing approximately 3 acre(s). [REF: 00410-01540, 02DRB-01740, 03DRB-00298] (B-18) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

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

19. **Project # 1002538**
03DRB-00419 Minor-Sketch Plat or Plan

TOM LUCERO agent(s) for LAWRENCE GARCIA - PROSPECTIVE OWNER, request(s) the above action(s) for all or a portion of Lot(s) 2, **LANDS OF AMARANTE & ESPERANZA SANCHEZ,** zoned R-3, located on DELAMAR AVE NW, between 4th ST NW and 2nd ST NW containing approximately 1 acre(s). [REF: DRB-96-288, ZA-88-118] (F-14) **THE ABOVE REQUEST WAS**

20. **Project # 1002539**
03DRB-00421 Minor-Sketch Plat or Planl

JERRY CULAK, SURVEYOR agent(s) for HABITAT FOR HUMANITY request(s) the above action(s) for all or a portion of Lot(s) 3 & 4, **ARIAS ACRES ADDITION,** zoned SU-2 special neighborhood zone, S-R SAWMILL RESIDENTIAL, located on 15th ST NW, between MOUNTAIN RD NW and BELLAMAH AVE NW containing approximately 1 acre(s). (J-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

21. **Project # 1002540**
03DRB-00423 Minor-Sketch Plat or Plan

BILLY W. BACA request(s) the above action(s) for all or a portion of Tract(s) 2-B-2 & 74-B, **MRGCD MAP # 35,** zoned R-1 residential zone, located on SIOUX ST NW, between the MENAUL EXTENSION and LA POBLANA RD NW containing approximately 1 acre(s). (H-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

22. Approval of the Development Review Board minutes for March 12, 2003. **MINUTES WERE APPROVED SUBJECT TO CHANGES BY THE BOARD.**

ADJOURNED:11:55 A.M.

Current DRC
Project Number: ~~ORIGINAL~~

13

FIGURE 12

INFRASTRUCTURE LIST

Date Submitted: 3/24/03
Date Site Plan Approved: ~~3-26-03~~
Date Preliminary Plat Approved: 3-26-03
Date Preliminary Plat Expires: 3-26-04
DRB Project No.: ~~1002520~~ 1001876
DRB Application No.: 03DRB-00296

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

ASPEN COMPOUND
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

PARCEL 323 AND PARCEL 2, MRGCD MAP 35
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		STD	FIRE HYDRANT - 4' BURY	SE CORNER OF LOT 1			/	/	/
		6"	SANITARY SEWER	INTERNAL ROADWAY	NE CORNER LOT 4	EXIST ASPEN SAS	/	/	/
		8"	WATER LINE	WEST SIDE OF DRAIN	EXIST WL ASPEN	EXIST WL ZEARING	/	/	/
		4"	WATER LINE	INTERNAL ROADWAY	NORTH SIDE OF LOOP ROADWAY	SOUTH SIDE OF LOOP ROADWAY	/	/	/
		18"	RCP STORM DRAIN	~~WEST~~ EAST OF LOT 7	DETENTION POND	EXIST SD IN ZEARING	/	/	/
		20'	ONE WAY PRIVATE ROADWAY 2" CRUSHER FINE SURFACE OVER 6" AGGREGATE BASE COURSE WITH ROLL CURB	LOOP ROADWAY	ASPEN WEST OF CHANNEL	ASPEN EAST OF CHANNEL	/	/	/
							/	/	/
		10' DIA.	30 lf CMP PIPE WITH CONCRETE HEADWALLS AND RAILS	LOOP ROADWAY	MRGCD DRAIN CORSSING		/	/	/
							/	/	/

revised 07/01/01

ORIGINAL

NAME OF PLAT AND/OR SITE PLAN ASPEN COMPOUND

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		10' BOTTOM	STABILIZED CHANNEL SECTION PER MRGCD REQUIREMENTS	ALAMEDA DRAIN	ASPEN	ZEARING	/	/	/
		POND	DETENTION POND WITH DRAINAGE COVENANT	TRACT A	EAST ~~WEST~~ OF LOT 7		/	/	/
		STD	CURB AND GUTTER BOTH SIDES OF ALAMEDA DRAIN	ALAMEDA DRAIN	ASPEN	LOOP ROAD (SOUTH)	/	/	/
							/	/	/

NOTES

1 STREET LIGHTING PER DPM REQUIREMENTS

2 ENGINEER'S CERTIFICATION OF COMPLETED GRADING PER DPM REQUIREMENTS BEFORE FINANCIAL GUARANTEE CAN BE RELEASED

3

AGENT / OWNER

WILLIAM G. OSOFSKY
NAME (print)

OWNER/DEVELOPER
FIRM

SIGNATURE - date

MAXIMUM TIME ALLOWED TO CONSTRUCT THE IMPROVEMENTS WITHOUT A DRB EXTENSION: 3-26-05

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

Sheran Matson 3/26/03
DRB CHAIR - date

Christina Sandoval 3/26/03
PARKS & ~~GENERAL SERVICES~~ Recreation - date

TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

Roger Green 3/26/03
UTILITY DEVELOPMENT - date

_____ - date

Brad D. Bihan 3/26/03
CITY ENGINEER - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

revised 07/01/01

City of Albuquerque
CITY OF ALBUQUERQUE P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103
PUBLIC WORKS DEPARTMENT
DEVELOPMENT SERVICE
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1001876 **AGENDA ITEM NO: 13**

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

An approved drainage report dated 2-28-03 is on file for Preliminary Plat approval.
Comments on infrastructure list.
Show drainage easement on plat.

RESOLUTION: Signed F.L.

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: March 265, 2003

THE CITY OF ALBUQUERQUE IS AN EQUAL OPPORTUNITY/REASONABLE ACCOMMODATION EMPLOYER

City of Albuquerque

CITY OF ALBUQUERQUE
P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103
PUBLIC WORKS DEPARTMENT
DEVELOPMENT SERVICE
HYDROLOGY DEVELOPMENT SECTION

Deferred 3/26

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1001876 **AGENDA ITEM NO: 15**

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 Development Plan
(**14**) Other

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 ____; 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 19, 2003

THE CITY OF ALBUQUERQUE IS AN EQUAL OPPORTUNITY/REASONABLE ACCOMMODATION EMPLOYER

City of Albuquerque
CITY OF ALBUQUERQUE P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103
PUBLIC WORKS DEPARTMENT
DEVELOPMENT SERVICE
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1001876 **AGENDA ITEM NO: 15**

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 Development Plan
(**14**) Other

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

An approved drainage plan is required for Preliminary Plat approval.

RESOLUTION:

3/26/03

APPROVED ____; DENIED ____; DEFERRED _X_; 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 19, 2003

THE CITY OF ALBUQUERQUE IS AN EQUAL OPPORTUNITY/REASONABLE ACCOMMODATION EMPLOYER

DEVELOPMENT REVIEW BOARD
ACTION SHEET

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

March 19, 2003 9:00 a.m.

MEMBERS:

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

Richard Dourte, 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 (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.

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 BOARD SECRETARY 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. ADJOURNED: 11:20 A.M.
B. Changes and/or Additions to the Agenda
C. Announcements: An additional Rule of Procedure for the Development Review Board was approved by the Board.

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

1. **Project # 1002138**
   03DRB-00238 Major-Vacation of Pub Right-of-Way
   03DRB-00237 Minor-Prelim&Final Plat Approval
   03DRB-00239 Minor-Sidewalk Variance
   03DRB-00240 Minor-Temp Defer SDWK

   LARRY READ & ASSOCIATES, INC., agent(s) for SHAKEEL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 19, Block(s) 2, (to be known as **ABIS SUBDIVISION,** NORTH ALBUQUERQUE ACRES, TRACT 2 UNIT 3, zoned RD, located on OAKLAND AVE NE, between LOUISIANA BLVD NE and WYOMING BLVD NE containing approximately 1 acre(s). [Deferred from 3/19/03] [REF: 02DRB-01219] (C-19) **DEFERRED AT THE AGENT'S REQUEST TO 4/2/03.**

2. **Project # 1002492**
03DRB-00261 Major-Vacation of Public Easements

PRECISION SURVEYS INC. agent(s) for GRANDE AVENUE PARTNERS LTD request(s) the above action(s) for all or a portion of Tract(s) A-1 & A-2, **BROWNEWELL & LAILS HIGHLAND ADDITION,** zoned SU-2-MD-1, located on DR MARTIN LUTHER KING JR AVE NE, between MULBERRY NE and CEDAR NE containing approximately 5 acre(s). [Deferred from 3/19/03] (K-15) **DEFERRED AT THE AGENT'S REQUEST ON 4/9/03.**

03DRB-00398 Minor-Prelim&Final Plat Approval

PRECISION SURVEYS INC agent(s) for GRANDE AVENUE PARTNERS LTD request(s) the above action(s) for all or a portion of Block(s) 28, Tract(s) A-1 & A-2, **BROWNEWELL & LAILS HIGHLAND ADDITION,** zoned SU-2 / MD-1, located on DR MARTIN LUTHER KING JR AVE NE, between MULBERRY NE and CEDAR NE containing approximately 1 acre(s). [REF: 03DRB-00261] [Deferred from 3/19/03] (K-15) **DEFERRED AT THE AGENT'S REQUEST ON 4/9/03.**

3. **Project # 1002379**
03DRB-00269 Major-Preliminary Plat Approval
03DRB-00270 Major-Vacation of Pub Right-of-Way
03DRB-00271 Major-Vacation of Pub Right-of-Way
03DRB-00272 Major-Vacation of Pub Right-of-Way
03DRB-00273 Major-Vacation of Pub Right-of-Way
03DRB-00274 Minor-Vacation of Private Easements
03DRB-00275 Minor-Vacation of Private Easements
03DRB-00276 Minor-Temp Defer SDWK

BOHANNAN HUSTON INC agent(s) for LONGFORD HOMES request(s) the above action(s) for all or a portion of Lot(s) 1-26, Block 4 and Lot(s) 35-42, Block(s) 5, UNIT 4, PARADISE HEIGHTS, (to be known as **PARADISE SKIES, UNIT 10 SUBDIVISION)** zoned R-1 residential zone, located on Rockcliff Blvd NW, south of McMahon Blvd NW containing approximatley 9 acre(s). [REF: 02-01867 (SK)] [Deferred from 3/19/03] (A-10) **DEFERRED AT THE AGENT'S REQUEST TO 4/2/03.**

4. **Project # 1000809**
03DRB-00169 Major-Vacation of Pub Right-of-Way

ALBUQUERQUE SURVEYING CO., INC agent(s) for JOHN SANCHEZ request(s) the above action(s) for **SUNSET FARM SUBDIVISION (UNITS 1 & 2),** zoned R-1, located on SUNSET RD SW, between CENTRAL AVE SW and GONZALES RD SW containing approximately 4 acre(s). [REF: 00DRB-01295, 00DRB-01296, 00DRB-01297, 01DRB-01254, 01DRB-01255] [DEFERRED FROM 3/5/03] (K-12) **VACATION WAS APPROVED AS SHWON ON EXHIBIT B IN THE PLANNING FILE.**

5. **Project # 1002462**
03DRB-00166 Major-Vacation of Public Easements

ADVANCED ENGINEERING & CONSULTING, LLC agent(s) for SADLER SOUTHWEST LTD. request(s) the above action(s) for all or a portion of Tract(s) 3, **MENAUL DEVELOPMENT AREA,** zoned M-1 light manufacturing zone, located on UNIVERSITY BLVD NE, between MENAUL BLVD NE and CLAREMONT AVE NE containing approximately 3 acre(s).[DEFERRED FROM 3/19/03](H-15) **DEFERRED AT THE AGENT'S REQUEST TO 3/26/03.**

6. **Project # 1001021**
03DRB-00221 Major-Vacation of Public Easements
03DRB-00222 Minor-Prelim&Final Plat Approval

MARK GOODWIN AND ASSOCIATES, PA, agent(s) for PIERRE AMESTOY JR request(s) the above action(s) for all or a portion of Tract(s) C-1, **IRVING LAND PARTNERS,** zoned M-1 light manufacturing zone, located on Irving Blvd NW between Eagle Ranch Rd NW and Golf Course Rd NW and containing approximately 9 acre(s). [REF: V-86-65] [DEFERRED FROM 3/19/03] (B-13) **DEFERRED AT THE AGENT'S REQUEST TO 4/2/03.**

7. **Project # 1000570**
02DRB-01567 Major-SiteDev Plan Subd

MARK GOODWIN & ASSOCIATES PA, agent(s) for WESTLAND DEVELOPMENT CO INC request(s) the above action(s) for all or a portion OF PARCEL A OF **PARKWAY, UNIT 7** AND TRACT A OF **PAINTED SKY, UNIT 1** AND TRACT 94 OF TOWN OF ATRISCO GRANT, (to be known as **PARKWAY UNIT 10),** zoned R-D residential and related uses zone, developing area, located west of UNSER BLVD NW, between GAVIN RD NW and VINEMONT PL NW. [REF: DRB-95-94, S-98-5, Z-99-8, AX-99-2, 00410-0162, 00410-00931, 00410-00933] [Deferred from 3/19/03] (J-9) **DEFERRED AT THE AGENT'S REQUEST TO 7/23/03.**

Project # 1000570
02DRB-01019 Major-Preliminary Plat Approval
02DRB-01020 Major-Vacation of Public Easements
02DRB-01021 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOC agent(s) for WESTLAND DEVELOPMENT CO INC request(s) the above action(s) for all or a portion of Parcel A, Parkway, Unit 7, Tract A, Painted Sky, Unit 1 and Tract 95, Town of Atrisco Grant (to be known as **PARKWAY, UNIT 10**) zoned R-LT residential zone, located WEST OF UNSER BLVD NW, between GAVIN RD NW and VINEMONT PL NW, containing approximately 13 acre(s). [REF: 00410-00162, 00410-00931, 00410-00933, Z-99-8, AX-99-2, DRB-95-94, S-98-5, S-98-62] [DEFERRED FROM 10/30/02] [Deferred from 11/6/02,1/29/03, 3-19-03] (J-9) **DEFERRED AT THE AGENT'S REQUEST TO 7/23/03.**

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.

8. **Project # 1000074**
03DRB-00392 Minor-SiteDev Plan Subd/EPC
03DRB-00394 Minor-SiteDev Plan BldPermit/EPC
03DRB-00395 Minor- Prelim&Final Plat Approval

TIERRA WEST LLC agent(s) for MOUNTAIN RUN PARTNERS LTD. request(s) the above action(s) for all or a portion of Tract(s) H-3-A, LA REINA DEL LOS ALTOS, to be known as **KRISPY KREME @ SANDIA PLAZA,** zoned C-2 (SC), located on JUAN TABO BLVD NE, between JANE PL. NE and CANDELARIA NE containing approximately 9 acre(s). [REF: 02EPC-01478 & 01479] **[Russell Brito (for Len Malry) EPC Case Planner]** [Deferred from 3/26/03] (G-21) **DEFERRED AT THE AGENT'S REQUEST TO 3/26/03.**

9. **Project # 1002331**
03DRB-00265 Minor-SiteDev Plan Subd/EPC
03DRB-00263 Minor-SiteDev Plan BldPermit/EPC

MASTERWORKS ARCHITECTS INC agent(s) for AMERICAN SOCIETY OF RADIOLOGIC TECHNOLOGISTS request(s) the above action(s) for all or a portion of Tract(s) A1, A2, A3, **CHANT PROPERTY ADDITION,** zoned SU-1 Industrial Development, located on CENTRAL AVE SE EAST OF CARMELLA DR SE, containing approximately 10 acre(s). [REF: 02EPC-01689, 02EPC-01686] [Deferred from 3/19/03] **[Russell Brito, EPC Case Planner]** (L-23) **DEFERRED AT THE AGENT'S REQUEST TO 3/26/03.**

03DRB-00400 Minor- Prel & Final Plat

SURVEYS SOUTHWEST LTD., agent(s) for JOHN PADILLA, request(s) the above action(s) for all or a portion of Tract(s) A-1, A-2 and A-3, **CHANT PROPERTY ADDITION,** zoned SU-1 Industrial Development, located on N.M. State Highway 333, containing approximately 10 acre(s). [REF: DRB-97-109, 02EPC-01689, 02EPC-01686, 03DRB-00263 & 00265] [Deferred from 3/19/03] (L-23) **DEFERRED AT THE AGENT'S REQUEST TO 3/26/03.**

10. **Project # 1002330**
03DRB-00347 Minor-SiteDev Plan Subd/EPC

CONSENSUS PLANNING INC agent(s) for JIM HAKEEM request(s) the above action(s) for all or a portion of Tract(s) G-1 & G-2, **MONTGOMERY COMPLEX,** zoned SU-1 special use zone, for Church & Rel. Facilities, located on MONTGOMERY BLVD NE, between CARLISLE BLVD NE and NORTH I-25 FRONTAGE RD NE containing approximately 3 acre(s). [REF: 02EPC-01687, 02EPC-01688] **[Russell Brito (for Len Malry) EPC Case Planner]** [Deferred from 3/12/03] (F-16) **SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD.**

03DRB-00401 Minor-Prelim&Final Plat Approval
03DRB-00402 Minor-Vacation of Private Easements

SURVEYS SOUTHWEST LTD. agent(s) for MONTGOMERY PLACE CHURCH OF GOD request(s) the above action(s) for all or a portion of Tract(s) G-1 & G-2, **MONTGOMERY COMPLEX,** zoned SU-1, located on MONTGOMERY BLVD NE, between AMAFCA NORTH DIVERSION CHANNEL and CARLISLE BLVD NE containing approximately 5 acre(s). [REF: 03DRB-00347] (F-16) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 3/19/03 THE PRELIMIANRY PLAT WAS APPROVED. FINAL PLAT WAS INDEFINITELY DEFERRED. THE VACATION OF PRIVATE EASEMENTS WAS APRPOVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

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

11. **Project # 1000150**
03DRB-00399 Minor-Amnd Prelim Plat Approval

BOHANNAN HUSTON INC agent(s) for WESTLAND DEVELOPMENT CORP. request(s) the above action(s) for all or a portion of Tract(s) A, **THE CROSSING – UNITS 1 & 2,** zoned RD, located WEST OF UNSER BLVD NW, between TIERRA PINTADA ST NW and LADERA DR NW containing approximately 29 acre(s). (H-9) **WITH THE SIGNING OF THE AMENDED INFRASTRUCTURE LIST DATED 3/19/03 THE AMENDED PRELIMINARY PALT WAS APPROVED.**

03DRB-00284 Minor-Final Plat Approval

BOHANNAN HUSTON INC agent(s) for WESTLAND DEVELOPMENT CORP request(s) the above action(s) for all or a portion of Tract(s) A, **THE CROSSING - UNIT 2,** zoned RD, located WEST OF UNSER BLVD NW, between LADERA NW and 98TH ST NW containing approximately 14 acre(s). [REF: 02DRB-01877] **[Deferred from 3/5/03]** (H-9) **FINAL PALT WAS APRPOVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AMAFCA'S SIGNATURE AND THE DXF FILE.**

12. **Project # 1000178**
03DRB-00363 Minor-Extension of Preliminary Plat
03DRB-00364 Minor-Temp Defer SDWK

SOUTHWEST SURVEYING CO., INC agent(s) for TEN WEST LLC request(s) the above action(s) for all or a portion of Tract(s) 27A-1A2, Unit(s) 2, **THE TOWERS SUBDIVISION, UNITS 3 & 4,** zoned R-D residential and related uses zone, developing area, located on 90TH ST SW, between TOWER RD SW and EUCARIZ AVE SW containing approximately 12 acre(s). [REF: V-97-30, DRB-97-13, Z-87-23, 00DRB-01590, 01DRB-01705] (L-9) **A ONE-YEAR EXTENSION OF THE PRELIMIANRY PALT WAS APPROVED. THIS APPROVAL INCLDUES APPROVLA OF THE INFRSTRUCTURE LIST DATED 4/10/02. THE TEMPORARY DEFERRAL OF CONSTRUCITON OF SIDEALIKS WAS APPROVED FOR THE FRONT AND SIDE YARDS OF THE DEVBLEOPABLE LOTS AS SHWON ON EXHIBIT C IN THE PLANNING FILE.**

13. **Project # 1001206**
03DRB-00081 Minor-Prelim&Final Plat Approval

SURV-TEK, INC. agent(s) for BLACK DEVELOPMENT ONE, LLC request(s) the above action(s) for all or a portion of Tract(s) 2A, 3E-1, 3F-1 & 3G-1, **BLACK RANCH,** zoned O-1, SU-1/C-1 & SU-1/C-2, located South and East of VALLEY VIEW PL NW, between COORS BLVD NW and CORRALES CANAL **containing** approximately 10 acre(s). [REF: DRB-90-121, DRB-92-340, 02DRB-01560, 02DRB-01561& 62] [The Preliminary Plat was approved 1/29/03, Final Plat Indef. Deferred] [DEFERRED FROM 3/12/03] (C-13) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR**

14. **Project # 1001557**
03DRB-00386 Minor- Extension of Prel Plat
03DRB-00387 Minor-Ext of SIA for Temp Defer SDWK
03DRB-00388 Minor-Sidewalk Waiver

MARK GOODWIN & ASSOCIATES, PA agent(s) for A.S.I. FRANCISCO MELENDREZ request(s) the above action(s) for all or a portion of Tract(s) A, **PUNO DE TIERRA ESTATES, UNITS 1 & 2,** zoned R-1, located on COORS BLVD SW, between ARENAL RD SW and EDUARDO RD SW containing approximately 13 acre(s). [REF: 01420 01513, 01DRB 01512, 01DRB-01510] (M-10) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED. THIS APPROVAL INCLUDES THE EXTENSION OF THE INFRASTRUCTURE LIST DATED 3/20/02. A ONE-YEAR EXTENSION TO THE FOUR-YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

15. **Project # 1001876**
03DRB-00296 Minor-Preliminary Plat Approval
03DRB-00297 Minor-Subd Design Variance

SURV-TEK INC agent(s) for WILLIAM OSOFSKY request(s) the above action(s) for all or a portion of Tract(s) 323 and "A", MRGCD MAP 35, **ACEQUIA ESCONDIDA SUBDIVISION, zoned** R-1 residential zone, located on ASPEN AVE NW, NORTH OF ZEARING NW and WEST OF RIO GRANDE NW containing approximately 3 acre(s). [DEFERRED FROM 3/19/03] (H-13) **DEFERRED AT THE AGENT'S REQUEST TO 3/26/03.**

16. **Project # 1002472**
03DRB-00403 Minor-Prelim&Final Plat Approval
03DRB-00404 Minor-Sidewalk Variance
03DRB-00405 Minor-Temp Defer SDWK

THE GROUP agent(s) for ESMAIL HAIDARI request(s) the above action(s) for all or a portion of Lot(s) 17 & 18, Block(s) 13, NORTH ALBUQUERQUE ACRES - TRACT 2, UNIT 3, (to be known as **COURTYARDS @ ALAMEDA SUBDIVISION)** zoned R-D residential and related uses zone, developing area, located on ALAMEDA BLVD NE, between BARSTOW NE and ALAMEDA NE containing approximately 2 acre(s). [REF: 03DRB-00204] [Deferred from 3/19/03] (C-19) **DEFERRED AT THE AGENT'S REQUEST TO 3/26/03.**

17. **Project # 1002324**
03DRB-00298 Minor-Prelim&Final Plat Approval

ISAACSON & ARFMAN, PA agent(s) for MOCHO, CHANEY, OLSON & MOCHO LLP request(s) the above action(s) for all or a portion of Lot(s) 7A1, Tract(s) A, Block(s) 4, Unit(s) B, **NORTH ALBUQUERQUE ACRES,** zoned IP, located on VENICE AVE. NE, between BEVERLY HILLS AVE NE and SAN MATEO NE containing approximately 3 acre(s). [REF: 00410-01540, #1000907, PROJECT #1002324 - Site Plans, revised from Proj. #1002504 now void] [Deferred from 3/19/03] (B-18) **DEFERRED AT THE AGENT'S REQUEST TO 3/26/03.**

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

18. **Project # 1002523**
03DRB-00362 Minor-Sketch Plat or Plan

CARTESIAN SURVEYS agent(s) for HAROLD D. BARNETT request(s) the above action(s) for all or a portion of Lot(s) 1-A & 1-B, **ARIAS ACRES,** zoned SR, located on 15th ST NW, between BELLAMAH AVE NW and SAWMILL RD NW containing approximately 1 acre(s). (J-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

19. **Project # 1002529**
03DRB-00390 Minor-Sketch Plat or Plan

MARK GOODWIN & ASSOCIATES, PA agent(s) for STV INVESTMENTS, LLC request(s) the above action(s) for all or a portion of Lot(s) 6-B, **BLACK RANCH, UNIT 2,** zoned RD, located on COORS BLVD NW, between WESTSIDE DR NW and CALABACILLAS ARROYO containing approximately 6 acre(s). (B-14/B-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

20. **Project # 1002530**
03DRB-00396 Minor-Sketch Plat or Plan

WAYJOHN SURVEYING INC agent(s) for WILLIAM WENDT request(s) the above action(s) for all or a portion of Tract(s) 89-A-1 and East 60 Feet of West 188 Feet **HARALSON ADDITION**, MRGCD MAP 33, zoned R-1 residential zone, located on 12th ST NW, between MC MULLEN AVE NW and MAJOR AVE NW containing approximately 1 acre(s). [REF: DRB-98-384] (G-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

21. **Project # 1002531**
03DRB-00397 Minor-Sketch Plat or Plan

JILL BOLAND & LONNA DEXTER agent(s) for WAYNE MC FADDEN request(s) the above action(s) for all or a portion of Lot(s) 34, **ALVARADO GARDENS,** zoned RA-2 residential and agricultural zone, located on RIO GRANDE BLVD NW, between MATTHEW AVE NW and CONTREAS PL. NW containing approximately 3 acre(s). [REF: ZA-97-249, 1001941 (S. 1/2)] (G-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

22. Approval of the Development Review Board Minutes for March 5, 2003. **MINUTES WERE APPROVED SUBJECT TO CHANGES BY THE BOARD.**

Other Matters: None

ADJOURNED: 11:20 a.m.

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
Development Review Board Comments
3/5/03

Item # 17

Project # 1001876 **Application #** 03DRB-00296 & 00297

Subject Acequia Escondida Subdivision, MRGCD Map 35

A sidewalk design waiver exhibit is needed.

Be sure to observe setbacks for R-1 zoning.

Sheran Matson, AICP
DRB Chairperson
924-3880 Fax: 924-3864

F

City of Albuquerque
Parks and Recreation Department

PO Box 1293, Albuquerque, New Mexico 87103
Inter-Office Correspondence

Development Review Board Comments

Project Number: 1001876
Application Number: 03DRB-00296

DRB Date: 3/5/03
Item Number: 17

Subdivision: Acequia Escondida Subdivision
Tract 323 and "A", MRGCD Map 35

Request for:

- ☐ Sketch Plat Review & Comment
- ☐ Bulk Land Variance
- ☐ Site Development Plan for Subdivision
- ☐ Site Development Plan for Building Permit
- ☑ Preliminary Plat
- ☐ Final Plat
- ☐ Vacation of Public RoW
- ☐ Vacation of Public Easement
- ☐ Vacation of Private Easement
- ☐ Temp. Deferral of Sidewalk Construction
- ☐ Sidewalk Variance
- ☐ SIA Extension
- ☑ Other
  Sidewalk waiver

Zoning: R-1

Zone Page: H-13

New Lots (or units) : 9

Parks and Recreation Comments:

This request will be subject to the following requirements of the City Park Dedication and Development Ordinance:

Prior to sign-off on the final plat, a fee in-lieu of and equal to the value of the required park land dedication for 9 new residential lots will be required. The fee will be based on an estimate of land value to be provided by the City Real Property office. Alternatively, the applicant may submit current appraisal information mutually acceptable to the applicant and the City.

The park development requirement will be met via the payment of a fee prior to issuance of building permit for each new dwelling unit.

For informational purposes only: The Trails & Bikeways Facility Plan proposes a secondary trail in this location along the Alameda Drain. There are no requirements for the trail associated with this request.

Signed: CS

Christina Sandoval, (PRD) Phone: 768-5328

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

DEVELOPMENT REVIEW BOARD
TRANSPORTATION DEVELOPMENT
Standard Comment Sheet

DRB-1001876 Item No. 17 Zone Atlas H-13

DATE ON AGENDA 3-05-03

INFRASTRUCTURE REQUIRED (x)YES ( )NO

CROSS REFERENCE: _____

_____

TYPE OF APPROVAL REQUESTED:

( )SKETCH PLAT (x)PRELIMINARY PLAT ( )FINAL PLAT

( )SITE PLAN REVIEW AND COMMENT ( )SITE PLAN FOR SUBDIVISION

( )SITE PLAN FOR BUILDING PERMIT

No.	Comment
☐	Note on the infrastructure list the depth of the crusher fine surface.

If you have any questions or comments please call Richard Dourte at 924-3990. Meeting notes:

THE CITY OF ALBUQUERQUE IS AN EQUAL OPPORTUNITY/REASONABLE ACCOMMODATION EMPLOYER

City of Albuquerque
CITY OF ALBUQUERQUE P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103
PUBLIC WORKS DEPARTMENT
DEVELOPMENT SERVICE
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1001876 **AGENDA ITEM NO: 17**

SUBJECT:

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

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

An approved drainage report is required for Preliminary Plat approval.
An approved infrastructure list is required for Preliminary Plat approval.
MRGCD approval required.

RESOLUTION: 3-19-03

APPROVED ____; DENIED ____; DEFERRED X; 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 5, 2003

THE CITY OF ALBUQUERQUE IS AN EQUAL OPPORTUNITY/REASONABLE ACCOMMODATION EMPLOYER

DEVELOPMENT REVIEW BOARD
ACTION SHEET
Plaza del Sol Hearing Room, Basement, Plaza del Sol Building

March 5, 2003 9:00 a.m.

MEMBERS:

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

Richard Dourte, 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 (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.

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 BOARD SECRETARY 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. ADJOURNED: 12:12 P.M.
B. Changes and/or Additions to the Agenda
C. Announcements

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

1.	**Project # 1000376** 03DRB-00188 Major-Two Year SIA	TIERRA WEST LLC agent(s) for BUILDERS INVESTment COMPANY OF NM request(s) the above action(s) for all or a portion of Lot(s) 1-117, UNIT 1 AND Lots 1-35 UNIT 2, **PARADISE SKIES, UNITS 1 & 2,** zoned R-T residential zone, located SOUTH & WEST OF BANDELIER DR NW, between MC MAHON BLVD NW and UNSER BLVD NW containing approximately 29 acre(s). [REF:03DRB-00113, 00410-00391,00410-00908,02400-00034,DRB-94-107](A-11) **A ONE-YEAR EXTENSION OF THE SIA WAS APPROVED.**

2. **Project # 1000122**
03DRB-00184 Major-Vacation of Public Easements
03DRB-00185 Minor-Vacation of Private Easements
03DRB-00186 Minor-Extension of Preliminary Plat

KIM R. KEMPER agent(s) for HIGH LONESOME RANCH request(s) the above action(s) for all or a portion of Tract(s) 1A & 1C, **EDEN LANDS,** zoned RA-1 residential and agricultural zone, semi-urban area & SU-1, located on GABALDON RD NW, between MOUNTAIN RD NW and I-40 NW containing approximately 21 acre(s). [REF: 00DRB-00104, 01DRB-00097, 02DRB-00142 & 143, SV-99-7, DRB-98-146, Z-98-70] (H-12) **THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**

3. **Project # 1000809**
03DRB-00169 Major-Vacation of Pub Right-of-Way

ALBUQUERQUE SURVEYING CO., INC agent(s) for JOHN SANCHEZ request(s) the above action(s) for **SUNSET FARM SUBDIVISION (UNITS 1 & 2),** zoned R-1, located on SUNSET RD SW, between CENTRAL AVE SW and GONZALES RD SW containing approximately 4 acre(s). [REF: 00DRB-01295, 00DRB-01296, 00DRB-01297, 01DRB-01254, 01DRB-01255] [DEFERRED FROM 3/5/03] (K-12) **DEFERRED AT THE AGENT'S REQUEST TO 3/19/03.**

4. **Project # 1001226**
03DRB-00173 Major-Vacation of Public Easements
03DRB-00174 Minor-Prelim&Final Plat Approval

MARK GOODWIN & ASSOCIATES, PA agent(s) for VISTA DEL NORTE DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Tract(s) C-1-A, **BERNARDO TRAILS UNIT 3 SUBDIVISION,** zoned R-2, located on BRIDLE WOOD RD NW, between LAS LOMITAS DR NW and AMAFCA NORTH DIVERSION CHANNEL containing approximately 1 acre(s). [REF: 01410 00605/01440 00606/607/0700] (D-16) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER, FOR GRADING AND DRAINAGE CERTIFICATION BY CITY ENGINEER AND PLANNING FOR THE DXF FILE.**

5. **Project # 1002245**
03DRB-00181 Major-Vacation of Public Easements
03DRB-00182 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST, LTD. agent(s) for MARK ADDY request(s) the above action(s) for all or a portion of Tract(s) A-1, **4 HILLS VILLAGE SHOPPING CENTER & APARTMENT COMPLEX,** zoned SU-1 special use zone, PDA, RES. & COMM., located on CENTRAL AVE SE, between DORADO PL SE and TRAMWAY BLVD SE containing approximately 1 acre(s). [REF: ZA-80-52, ZA-82-70, 02DRB-01464, 02DRB-01907] (L-22) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE PRELIMNARY PLAT WAS APRPOVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR THE DXF FILE.**

6. **Project # 1001267**
03DRB-00021 Major-Preliminary Plat Approval
03DRB-00022 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES PA agent(s) for KB HOMES OF NEW MEXICO request(s) the above action(s) for all or a portion of Tract(s) 46-48, **DESERT PINE UNIT 4,** TOWN OF ATRISCO GRANT**,** zoned RD-9, located on SUNSET GARDENS SW, between EUCARIZ AVE SW and SUNSET GARDENS SW containing approximately 16 acre(s). [REF: 01DRB-01009, 01EPC-00728] [Deferred from 2/19/03 AND 3/5/03] (L-9) **DEFERRED AT THE AGENT'S REQUEST TO 3/12/03.**

7. **Project # 1001376**
02DRB-01965 Major-Preliminary Plat Approval
02DRB-01966 Major-Vacation of Pub Right-of-Way
02DRB-01967 Minor-Sidewalk Waiver
02DRB-01968 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES agent(s) for MESA VERDE DEVELOPMENT request(s) the above action(s) for all or a portion of Lot(s) 8-25 & 10-23, Block(s) 3 & 4, Tract(s) 1, (to be known as **DESERT RIDGE TRAILS**, **NORTH**, NORTH ALBUQUERQUE ACRES**,** zoned R-D residential and related uses zone, developing area, 4 D/U per AC, located WEST OF WYOMING BLVD NE, between BEVERLY HILLS AVE NE and FLORENCE AVE NE containing approximately 32 acre(s). [REF: 02DRB-01363] [Deferred from 2/19/03 AND 3/5/03] (B-19) **DEFERRED AT THE AGENT'S REQUEST TO 3/12/03.**

8. **Project # 1002141**
02DRB-01230 Major-Vacation of Pub Right-of-Way

TIERRA WEST, LLC agent(s) for PAUL SLONE request(s) the above action(s) for all or a portion of Lot(s) 24, Block(s) 2, **PUEBLO ALTO ADDITION,** zoned C-2 community commercial zone, located south of MARBLE AVE NE, between MANZANO ST NE and TRUMAN ST NE. [REF: DRB-99-193, 1001686,02-00489] [DEFERRED FROM 11/13/02, 12/4/02 & 2/12/03 & 2/26/03] (J-17) WITHDRAWN **AT THE AGENT'S REQUEST.**

9. **Project # 1002400**
03DRB-00094 Major-Preliminary Plat Approval

ABQ ENGINEERING INC agent(s) for JAY REMBE request(s) the above action(s) for all or a portion of Lot(s) 5 and 6 and the westerly portion of Lot 4, Block(s) 18 MONKBRIDGE ADDITION, **LOS CANDELARIAS SUBDIVISION,** zoned SU-2/R-T/R-C, and located on the NORTH SIDE OF CANDELARIA RD NW, between OTRA VEZ CT NW and CUERVO CT NW containing approximately 5 acre(s). [REF: ZA-86-17, 02DRB-01935 (SK)] [Deferred from 2/19/03 & 2/26/03] (G-14) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 3/5/03 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 2/19/03 THE PRELIMINARY PLAT WAS APPROVED.**

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.

10. **Project # 1000651**
03DRB-00285 Minor-SiteDev Plan BldPermit/EPC

LEE GAMELSKY ARCHITECTS agent(s) for TIJERAS PLACE LLC request(s) the above action(s) for all or a portion of Tract(s) A29A, **TOWN OF ATRISCO GRANT - NORTHEAST UNIT,** zoned SU-1 PDA / C-1 uses & Office, located on REDLANDS BLVD NW, between COORS NW, containing approximately 4 acre(s). [REF: 02EPC-01672, 02EPC-01673] **[Debbie Stover, EPC Case Planner]** (G-11) **SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR RECORDED AGREEMENT FOR SHARED SEWER.**

11. **Project # 1002331**
03DRB-00265 Minor-SiteDev Plan Subd/EPC
03DRB-00263 Minor-SiteDev Plan BldPermit/EPC

MASTERWORKS ARCHITECTS INC agent(s) for AMERICAN SOCIETY OF RADIOLOGIC TECHNOLOGISTS request(s) the above action(s) for all or a portion of Tract(s) A1, A2, A3, **CHANT PROPERTY ADDITION,** zoned SU-1 Industrial Development, located on CENTRAL AVE SE EAST OF CARMELLA DR SE, containing approximately 10 acre(s). [REF: 02EPC-01689, 02EPC-01686] [Deferred from 3/5/03] **[Russell Brito, EPC Case Planner]** (L-23) **DEFERRED AT THE AGENT'S REQUEST PENDING SUBMITTAL OF PRELIMINARY AND FINAL PLAT AND INFRASTRUCTURE LIST TO 3/19/03.**

12. **Project # 1002357**
03DRB-00287 Minor-SiteDev Plan BldPermit/EPC

MASTERWORKS ARCHITECTS INC agent(s) for RNG LLC request(s) the above action(s) for all or a portion of Lot(s) 11, **NZ COMMERCIAL OFFICE CENTER,** zoned IP, located on RANDOLPH CT SE, between UNIVERSITY BLVD SE and YALE BLVD SE, containing approximately 2 acre(s). [REF: 02EPC-01767, Z-75-131-4] **[Debbie Stover, EPC Case Planner]** (M-15) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR REVISED UTILITY PLAN AND TO PLANNING FOR EPC STAFF APPROVAL.**

13. **Project # 1002325**
03DRB-00290 Minor-SiteDev Plan BldPermit/EPC
03DRB-00291 Minor-Prelim&Final Plat Approval

VAN H. GILBERT ARCHITECT agent(s) for ED GARCIA request(s) the above action(s) for all or a portion of Lot(s) 20 & 21, Block(s) 23, EAST **END ADDITION,** zoned SU-1 for Auto Sales & Storage, located on MARBLE AVE. NE, between LOMAS BLVD. NE and MARBLE AVE. NE containing approximately 1 acre(s). **[Juanita Vigil, EPC Case Planner]** (J-19) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD. THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR THE DXF FILE.**

14. **Project # 1002326**
03DRB-00292 Minor-SiteDev Plan BldPermit/EPC
03DRB-00294 Minor-Prelim&Final Plat Approval

VAN H. GILBERT ARCHITECT agent(s) for ED GARCIA request(s) the above action(s) for all or a portion of Lot(s) 16-18, Block(s) 25, EAST **END ADDITION,** zoned SU-1 for Auto Sales & Storage, located on LOMAS BLVD NE and MARBLE NE containing approximately 1 acre(s). **[Juanita Vigil, EPC Case Planner]** (J-19) **THE SITE DEVELOPMENT PLAN WAS APPROVED AND SIGNED OFF BY THE BOARD. THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR DXF FILE.**

15. **Project # 1001104**
03DRB-00288 Minor- SiteDev Plan Subd
03DRB-00289 Minor-Prelim&Final Plat Approval

RHOMBUS PA agent(s) for TOR & RAQUEL RASMUSSEN request(s) the above action(s) for all or a portion of Lot(s) 31 and 32, Block(s) 2, Tract(s) 3, Unit 3, NORTH ALBUQUERQUE ACRES (to be known as **OAKLAND MEADOWS SUBDIVISON)** zoned R-D, located on BARSTOW ST NE, between OAKLAND AVE NE and the NORTHEAST CORNER OF THE INTERSECTION, containing approximately 2 acre(s). [REF: 01DRB-00312] [Deferred from 3/5/03] (C-20) **DEFERRED AT THE AGENT'S REQUEST TO 3/26/03.**

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

16. **Project # 1000363**
03DRB-00251 Minor-Prelim&Final Plat Approval

BOHANNAN HUSTON, INC. agent(s) for CITY OF ALBUQUERQUE request(s) the above action(s) for all or a portion of Tract(s) I, **BALLOON FIESTA PARK,** zoned SU-2, located on ALAMEDA BLVD NE, between ALAMEDA BLVD NE and PASEO DEL NORTE NE containing approximately 83 acre(s).(C-17) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

17. **Project # 1001876**
03DRB-00296 Minor-Preliminary Plat Approval
03DRB-00297 Minor-Subd Design Variance

SURV-TEK INC agent(s) for WILLIAM OSOFSKY request(s) the above action(s) for all or a portion of Tract(s) 323 and "A", MRGCD MAP 35, **ACEQUIA ESCONDIDA SUBDIVISION, zoned** R-1 residential zone, located on ASPEN AVE NW, NORTH OF ZEARING NW and WEST OF RIO GRANDE NW containing approximately 3 acre(s). [DEFERRED FROM 3/5/03] (H-13) **DEFERRED AT THE AGENT'S REQUEST TO 3/19/03.**

18. **Project # 1002400**
03DRB-00267 Minor-Temp Defer SDWK
03DRB-00256 Minor-Sidewalk Waiver

ABQ ENGINEERING INC agent(s) for JAY REMBE request(s) the above action(s) for all or a portion of Lot(s) 4 5 AND 6, **MONKBRIDGE ADDITION,** zoned SU-2 RT / RC, located on CANDELARIA BLVD NW, between OTRA VEZ CT NW and CUERVO CT NW containing approximately 5 acre(s). [REF: 03DRB-00094] (G-14) **THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS WAS APPROVED FOR THE FRONT AND SIDE YARDS OF THE DEVELOPABLE LOTS ON THE INTERIOR STREETS 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.**

19. **Project # 1002497**
03DRB-00278 Minor-Prelim&Final Plat Approval

CRAWFORD DEVELOPMENT agent(s) for COORS/CENTRAL LLC request(s) the above action(s) for all or a portion of Tract(s) C, **ATRISCO VILLAGE,** zoned C-2, located on COORS BLVD NW, between CENTRAL AVE NW and AVALON NW containing approximately 1 acre(s). (K-10) **THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER, FOR MAINTENANCE AND BENEFICIARIES OF PRIVATE EASEMENT, TO TRANSPORTATION DEVELOPMENT FOR A COPY OF ACCESS AGREEMENT AND TO PLANNING FOR A DXF FILE.**

20. **Project # 1002504**
03DRB-00298 Minor-Prelim&Final Plat Approval

ISAACSON & ARFMAN, PA agent(s) for MOCHO, CHANEY, OLSON & MOCHO LLP request(s) the above action(s) for all or a portion of Lot(s) 7A1, Tract(s) A, Block(s) 4, Unit(s) B, **NORTH ALBUQUERQUE ACRES,** zoned IP, located on VENICE AVE. NE, between BEVERLY HILLS AVE NE and SAN MATEO NE containing approximately 3 acre(s). [REF: 00410-01540, #1000907, PROJECT #1002324 - Site Plans] [Deferred from 3/5/03] (B-18) **DEFERRED AT THE AGENT'S REQUEST TO 3/19/03.**

21. **Project # 1000150**
03DRB-00284 Minor-Final Plat Approval

BOHANNAN HUSTON INC agent(s) for WESTLAND DEVELOPMENT CORP request(s) the above action(s) for all or a portion of Tract(s) A, **THE CROSSING - UNIT 2,** zoned SU-2 / R-LT, located WEST OF UNSER BLVD NW, between LADERA NW and 98TH ST NW containing approximately 14 acre(s). [REF: 02DRB-01877] [Deferred from 3/5/03] (H-9) **DEFERRED AT THE AGENT'S REQUEST TO 3/19/03.**

22. **Project # 1002369**
03DRB-00202 Minor-Prelim&Final Plat Approval

RALPH CORRIZ request(s) the above action(s) for all or a portion of Tract(s) 224-C, MRGCD MAP # 35, LANDS OF CORRIZ, **SYMPHONY SUBDIVISION,** zoned R-1 residential zone, located EAST OF INDIAN SCHOOL RD NW, between RIO GRANDE BLVD NW and CAMPBELL DITCH NW containing approximately 1 acre(s). [REF: 02DRB-01812, 03DRB-00178] [Deferred from 2/19/03](H-13) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 3/5/03 THE PRELIMINARY PLAT WAS APPROVED. FINAL PLAT WAS INDEFINITELY DEFERRED.**

NO ACTION IS TAKEN ON THESE CASES:
IF APPLICANT IS NOT PRESENT, COMMENTS WILL BE FORWARDED

23. **Project # 1002502**
03DRB-00293 Minor-Sketch Plat or Plan

MIKE RENFRO request(s) the above action(s) for all or a portion of Tract(s) 338A-1-B-1 (to be known as **HERRERA ADDITION**, MRGCD MAP 38, zoned R-1, located on HERRERA RD NW, between ATRISCO NW and 47TH ST NW containing approximately 2 acre(s). (J-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

24. **Project # 1002503**
03DRB-00295 Minor-Sketch Plat or Plan

WILSON & COMPANY, INC. agent(s) for VOLCANO CLIFFS PROPERTY OWNERS ASSOCIATION, request(s) the above action(s) for all or a portion of Lots 7 thru 9, inclusive, Block 10; Lots 8 thru 11, Inclusive, Block 11, Lots 1 and 8 thru 14, Inclusive, Block 12 and Lots 1 thru 3, includsive, Block 14 all in **VOLCANO CLIFFS SUBDIVISION, UNIT 5**, ***TOGETHER WITH,*** Lots 1 thru 12, inclusive, Block 1, Lots 1 thru 10, inclusive, Block 2, Lots 1 thru 12, Block 3; Lots 1 thru 15, Block 4 and Lots 13 thru 20, inclusive, Block 5, all in **VOLCANO CLIFFS SUBDIVISON UNIT 24,** zoned R-1, located on 81st ST NW, between UNSER BLVD NW and MARIGOLD DR NW containing approximately 41 acre(s).(D-10/E-10) **COMMENTS WERE RECEIVED BY THE AGENT.**

25. Approval of the Development Review Board Minutes for February 19, 2003. **MINUTES WERE APPROVED SUBJECT TO CHANGES BY THE BOARD.**

Other Matters: **A NEW REQUIREMENT WAS APPROVED BY THE DEVELOPMENT REVIEW BOARD STATING THAT: EFFECTIVE MARCH 12, 2003, THE APPLICANT/AGENT MUST BE PRESENT FOR THE SKETCH PLAT REVIEW AND COMMENT CASES.**

ADJOURNED: 12:12 P.M.

City of Albuquerque
CITY OF ALBUQUERQUE
P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103
PUBLIC WORKS DEPARTMENT
DEVELOPMENT SERVICE
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1001876 **AGENDA ITEM NO: 14** ~~14~~ 13

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 Development Plan
(14) Other

ACTION REQUESTED:

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

ENGINEERING COMMENTS:

An approved Grading and Drainage plan required for Preliminary Plat approval.
Written MRGCD approval required.

RESOLUTION:

APPROVED ____; DENIED ____; DEFERRED ____; COMMENTS PROVIDED X; 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 24, 2002

THE CITY OF ALBUQUERQUE IS AN EQUAL OPPORTUNITY/REASONABLE ACCOMMODATION EMPLOYER

City of Albuquerque
Parks and Recreation Department

PO Box 1293, Albuquerque, New Mexico 87103
Inter-Office Correspondence

Development Review Board Comments

Project Number: 1001876
Application Number: 02DRB-00571

DRB Date: 4/24/02
Item Number: ~~13~~

Subdivision:

Tract 323 MRGCD Map 35

Zoning: R-1

Zone Page: H-13

New Lots (or units) : 9

Request for:

- [x] Sketch Plat Review & Comment
- [ ] Bulk Land Variance
- [ ] Site Development Plan for Subdivision
- [ ] Site Development Plan for Building Permit
- [ ] Preliminary Plat
- [ ] Final Plat
- [ ] Vacation of Public RoW
- [ ] Vacation of Public Easement
- [ ] Vacation of Private Easement
- [ ] Temp. Deferral of Sidewalk Construction
- [ ] Sidewalk Variance
- [ ] SIA Extension
- [ ] Other

Parks and Recreation Comments:

This request will be subject to the following requirements of the City Park Dedication and Development Ordinance:

Prior to sign-off on the final plat, a fee in-lieu of and equal to the value of the required park land dedication for 9 new residential lots will be required. The fee will be based on an estimate of land value to be provided by the City Real Property office. Alternatively, the applicant may submit current appraisal information mutually acceptable to the applicant and the City.

The park development requirement will be met via the payment of a fee prior to issuance of building permit for each new dwelling unit.

For informational purposes only: The Trails & Bikeways Facility Plan proposes a secondary trail in this location along the Alameda Drain. There are no requirements for the trail associated with this request.

Signed: Adrienne E Candelaria

Adrienne Candelaria, DRB/EPC Senior Planner (PRD) Phone: 768-5328

DEVELOPMENT REVIEW BOARD
ACTION SHEET
Plaza del Sol Hearing Room, Basement, Plaza del Sol Building

April 24, 2002 9:00 a.m.

MEMBERS:

Janet Stephens, DRB Chair
Claire Senova, Administrative Assistant

Richard Dourte, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Adrienne Candelaria, 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 (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.

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 BOARD SECRETARY 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
B. Changes and/or Additions to the Agenda
C. Announcements

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

1. **Project # 1000389**
02DRB-00480 Major-Amnd SiteDev Plan BldPermit

FANNING BARD TATUM ARCHITECTS agent(s) for GOODMAN REALTY GROUP, JOURNAL CENTER CORPORATION request(s) the above action(s) for Tracts 2A-2B3, 3A-1A-1B and 4AA-3B, **JOURNAL CENTER SUBDIVISION,** zoned IP industrial park zone, located on SAN FRANCISCO NE, between PASEO DEL NORTE NE and OSUNA NE containing approximately 10 acre(s). [REF: ZA-96-341, ZA-99-46, 00236-00407] (D-17) **THE AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WS APPROVED WITH FNAL SIGN OFF DELEGATGED TO PLANNING.**

2. **Project # 1001825**
02DRB-00448 Major-Vacation of Pub Right-of-Way

PRECISION SURVEYS agent(s) for YDI request(s) the above action(s) for Lots 1-4, Block 15, **FRANCISCO ARMIJO Y OTERO,** zoned SU-3, DOWNTOWN, located on 1ST ST NW, between ROMA AV. NW and GRAND AV. NW containing approximately 1 acre(s). [REF: ZA-85-81] (J-14) **WITHDRAWN AT THE AGENT'S REQUEST.**

3. **Project # 1001496**
02DRB-00374 Minor-Temp Defer SDWK
02DRB-00373 Major-Preliminary Plat Approval
02DRB-00368 Major-Bulk Land Variance

MARK GOODWIN & ASSOC., PA agent(s) for STV INVESTMENTS request(s) the above action(s) for Tracts 348A & 349B, **LADERA VISTA SUBDIVISION**, TOWN OF ATRISCO GRANT, UNIT 8, zoned R-D residential and related uses zone, developing area, located on the southside of LADERA DR NW, between OURAY RD. NW and MIAMI RD. NW containing approximately 20 acre(s). [REF: DRB-94-419,01400-01756, 01460-01377, 02400-00368] [Deferred from 4/24/02] (H-10) **DEFERRED AT THE AGENT'S REQUEST TO 5/8/02.**

4. **Project # 1001347**
01DRB-00961 Major-Vacation of Pub Right-of-Way
01DRB-00962 Major-Vacation of Public Easements
01DRB-00960 Major-Preliminary Plat Approval

ISAACSON & ARFMAN PA agent(s) for CURB INC. request(s) the above action(s) for Tract A, B, D, **EL RANCHO GRANDE, UNITS 6, 7 & 8,** ALBUQUERQUE SOUTH UNIT 3, zoned RLT, located on SNOW VISTA BLVD. SW, between ATRISCO VILLAGE CIRCLE SW and VALLEY VIEW DRIVE SW containing approximately 43 acre(s). [Deferred from 4/24/02] (M-9) **DEFERRED AT THE AGENT'S REQUEST TO 5/1/02.**

5.	**Project # 1001796** 02DRB-00396 Major-Vacation of Public Easements	SAMUEL C DE BACA agent(s) for SAMUEL C DE BACA request(s) the above action(s) for Lot 1, **STOUT SUBDIVISION,** zoned SU-1 for O-1 permissive uses, located on COORS BLVD NW, between EAGLE RANCH RD NW and PASEO DEL NORTE NW containing approximately 18 acre(s). [REF: Z-98-17, Z-84-122, DRB-97-507 / S-98-25] [Deferred from 4/17/02] (C-13) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**
6.	**Project # 1001779** 02DRB-00369 Major-Vacation of Pub Right-of-Way	ESMAIL HAIDARI agent(s) for MEHDI DEHGANIAN request(s) the above action(s) for Lot 8, **INDIAN ACRES ADDITION,** zoned O-1 & C-1, located on ALTAMONTE AVE. NE, between TULANE NE and CARLISLE NE [REF: V-80-7][Deferred from 4/24/02] (G-16) **DEFERRED AT THE AGENT'S REQUEST TO 5/22/02.**

7. **Project # 1001789**
02DRB-00405 Major-Vacation of Pub Right-of-Way

JOSE A VENZOR agent(s) for JOSE A. VENZOR request(s) the above action(s) for Lots 15 & 16, Block 6, 17-28 & LOTS 1-3, **MONTE VISTA ADDITION,** zoned SU-2, CCR, located on E/W ALLEY N. OF CENTRAL AV NE, between WELLESLEY DR. NE and TULANE DR. NE containing approximately 3 acre(s). [REF: Z-76-42, ZA-78-71, VAC. ORD. 76-37] [Deferred from 4/24/02] (K-16) **DEFERRED AT THE AGENT'S REQUEST TO 6/5/02.**

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 PLANS THIS WEEK

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

8. **Project # 1000217**
02DRB-00572 Minor-Amnd Prelim Plat Approval

MARK GOODWIN & ASSOCIATES, PA agent(s) for WESTLAND DEVELOPMENT CO., INC. request(s) the above action(s) for PARCEL 2-A, **PAINTED SKY SUBDIVISION,** zoned RLT, located on GABIN ROAD NW, between LADERA ROAD NW and ENDEE ROAD NW containing approximately 24 acre(s). [REF: S-98-65, Z-99-8/AX-99-2, SPR-96-2-1] (J-9) **THE AMENDED PRELIMNARY PLAT WS APPROVED WITH CONDITIONS. THE AMENDED GRADING PLAN ENGINEER STAMP DATED 4/16/02 WAS APPROVED. THIS AMENDMENT DOES NOT EXTEND THE EXPIRATION DATE OF THE APPROVED PRELMINARY PLAT.**

9.	**Project # 1000338** 02DRB-00562 Minor-Ext of SIA for Temp Defer SDWK	TIERRA WEST, LLC agent(s) for VOLCAN VISTA LTD. PARTNERSHIP request(s) the above action(s) for, **VOLCAN VISTA,** zoned R-T residential zone, located on E. SIDE OF UNSER BLVD NW, between DELLYNE AV. NW and DRAINAGE CHANNEL containing approximately 6 acre(s). [REF: S-94-65, V-94-118, SV-94-58, DRB-93-341, 01440-00538, 00450-00324] (F-10) **A TWO-YEAR EXTENSION TO THE FOUR-YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED TO THE CONSTRUCTION COMPLETION DEADLINE DATE OF 3/24/04.**
10.	**Project # 1000408** 02DRB-00492 Major-Amnd Prelim Plat Approval	MARK GOODWIN & ASSOCIATES, PA agent(s) for C & W LAND DEVELOPMENT ENTERPRISE, INC request(s) the above action(s) for Tracts 490 & 491, TOWN OF ATRISCO GRANT, **SAGE POINTE SUBDIVISION,** zoned R-D residential and related uses zone, developing area, located on Sage Road SW between 86th St SW and 82nd St SW, containing approximately 10 acre(s). [REF: DRB-99-21, 02400-00000-00492] [Deferred from 4/17/02] (M-9) **DEFERRED AT THE AGENT'S REQUEST TO 5/1/02.**

11. **Project # 1001791**
02DRB-00569 Minor-Prelim&Final Plat Approval

HALL SURVEYING CO agent(s) for FAIRFIELD FINANCIAL GROUP request(s) the above action(s) for Lot 12-29, **MESA DEL NORTE PETERMANS,** zoned SU-1 Apt Inn, located on LOUISIANA BLVD NE, between LOMAS NE and MARBLE NE containing approximately 3 acre(s). [REF: 02400-00387, 02400388] (J-19) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING.**

12. **Project # 1001864**
02DRB-00530 Minor-Prelim&Final Plat Approval

PRECISION SURVEYS agent(s) for GRAND AVE PARTNERS / SG PROPERTIES LLC request(s) the above action(s) for Lots D, E, F, J and 32, also the South 10 foot portion of Lot N, **COUNTRY CLUB ADDITION / W. T. COOPER'S REPLAT,** zoned R-1/R-2/ SU2/MD1, located on DR. MARTIN LUTHER KING JR. AVE NE, between MULBERRY NE and CEDAR NE containing approximately 1 acre(s) [Deferred from 4/17/02] .(K-15) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER, UTILITIES DEVELOPMENT AND PLANNING.**

NO ACTION IS TAKEN ON THESE CASES:
IF APPLICANT IS NOT PRESENT, COMMENTS WILL BE FORWARDED

13. Project # 1001876
02DRB-00571 Minor-Sketch Plat or Plan

RICHARD DINEEN agent(s) for WILLIAM OSOFSKY request(s) the above action(s) for Tract 323 also fee simple ownership of easterly portion w/easement for Alameda Drain, **MRGCD MAP 35,** zoned R-1 residential zone, located on ZEARING AVE NW, between RIO GRANDE NW and MONTOYA NW containing approximately 3 acre(s). (H-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

14. Project # 1001871
02DRB-00559 Minor-Sketch Plat or Plan

MARK GOODWIN & ASSOCIATES, PA agent(s) for RANDY SCHMILLE request(s) the above action(s) for Lots 28 & 29, Tract 1, **NORTH ALBUQUERQUE ACRES,** zoned RD 3 Du/AC, located on MODESTO AVE. NE, between WYOMING BLVD. and BARSTOW ST. NE containing approximately 2 acre(s). (B-19) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

15. Project # 1001875
02DRB-00570 Minor-Sketch Plat or Plan

TIERRA WEST LLC agent(s) for ARGUS DEVELOPMENT request(s) the above action(s) for Tract 2 & Unplatted land in Presley Co. of NM, **KINSCHERFF SUBDIVISION,** zoned SU-1 PRD, located on COORS BLVD. NW, between WESTERN TRAILS NW and SAN ANTONIO ARROYO containing approximately 22 acre(s). [REF: Z-71-124] (F-11) **COMMENTS RECEIVED BY THE AGENT.**

16. **Project # 1001877**
02DRB-00573 Minor-Sketch Plat or Plan

BRASHER & LORENZ agent(s) for MIKE MARRA request(s) the above action(s) for Tract 1, **SAWAYA ADDITION,** zoned C-2 community commercial zone, located on WEST PAN AMERICAN FRWY NE, between PAN AMERICAN PL. NE and OSUNA RD. NE containing approximately 2 acre(s). [REF: 1001025 / 01DRB-00100, 1001445 / 01EPC-001244] (E-17) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

ADJOURNED: 10:57 A.M.

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

April 24, 2002

13. Project #1001876
Application # 02DRB-00571
Aspen Compound

---

1. The City Surveyor and property owner must sign the preliminary plat prior to submittal to the DRB.
2. Minor subdivision proposals may be heard at a public meeting before the DRB. The application deadline is every Tuesday at noon. Cases are heard 8 days later.
3. A licensed professional surveyor must prepare the subdivision plat.

Janet Cunningham-Stephens, DRB Chair
Manager, Land Development Coordination Division
Tel: 924-3880 FAX: 924-3864

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

DEVELOPMENT REVIEW BOARD

TRANSPORTATION DEVELOPMENT

Standard Comment Sheet

DRB-1001876 Item No. ~~14~~ 13 Zone Atlas H-13

DATE ON AGENDA 4-24-02

INFRASTRUCTURE REQUIRED (x)YES ( )NO

CROSS REFERENCE: _____

_____

TYPE OF APPROVAL REQUESTED:

(x)SKETCH PLAT ( )PRELIMINARY PLAT ( )FINAL PLAT

( )SITE PLAN REVIEW AND COMMENT ( )SITE PLAN FOR SUBDIVISION

( )SITE PLAN FOR BUILDING PERMIT

No.	Comment
❑	As previously discussed, the same transportation conditions required on the site developed just to the east of this one will be placed on this site, with respect to Zearing.
❑	The streets need to meet the DPM criteria.
❑	The standard street improvements are required on an infrastructure list.

If you have any questions or comments please call Richard Dourte at 924-3990. Meeting notes:

_____

_____

_____

_____

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

April 24, 2002

13. Project #1001876
Application # 02DRB-00571
Aspen Compound

---

1. The City Surveyor and property owner must sign the preliminary plat prior to submittal to the DRB.
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3. A licensed professional surveyor must prepare the subdivision plat.

Janet Cunningham-Stephens, DRB Chair
Manager, Land Development Coordination Division
Tel: 924-3880 FAX: 924-3864

MIDDLE RIO GRANDE CONSERVANCY DISTRICT

P.O. Box 581 • 87103-0581
1931 Second St. SW
Albuquerque, NM • 87102-4515

Ms. Sheran Matson, DRB Chairperson
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

We're concerned about the environment!

recycled paper

This envelope is made of recycled paper.

****

****

MIDDLE RIO GRANDE CONSERVANCY DISTRICT

KEEPING THE VALLEY GREEN

Current DRC
Project Number: ORIGINAL

Claire

FIGURE 12

INFRASTRUCTURE LIST

Date Submitted: 3/24/03
Date Site Plan Approved: ~~3-26-03~~
Date Preliminary Plat Approved: 3-26-03
Date Preliminary Plat Expires: 3-26-04
DRB Project No.: ~~1002520~~ 1001876
DRB Application No.: 03DRB-00296

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

~~ASPEN COMPOUND~~ ACEQUIA ESCONDIDA
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

PARCEL 323 AND PARCEL 2, MRGCD MAP 35
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		STD	FIRE HYDRANT - 4' BURY	SE CORNER OF LOT 1			/	/	/
		6" ~~8"~~ 1	SANITARY SEWER	INTERNAL ROADWAY	NE CORNER LOT 4	EXIST ASPEN SAS	/	/	/
		~~8"~~ 6" 1	WATER LINE	WEST SIDE OF DRAIN	EXIST WL ASPEN	EXIST WL ZEARING	/	/	/
		4"	WATER LINE	INTERNAL ROADWAY	NORTH SIDE OF LOOP ROADWAY	SOUTH SIDE OF LOOP ROADWAY	/	/	/
		18"	RCP STORM DRAIN	EAST ~~WEST~~ OF LOT 7	DETENTION POND	EXIST SD IN ZEARING	/	/	/
		20'	ONE WAY PRIVATE ROADWAY 2" CRUSHER FINE SURFACE OVER 6" AGGREGATE BASE COURSE WITH ROLL CURB	LOOP ROADWAY	ASPEN WEST OF CHANNEL	ASPEN EAST OF CHANNEL	/	/	/
							/	/	/
		10' DIA.	30 lf CMP PIPE WITH CONCRETE HEADWALLS AND RAILS	LOOP ROADWAY	MRGCD DRAIN CORSSING		/	/	/
							/	/	/

ORIGINAL

NAME OF PLAT AND/OR SITE PLAN ~~ASPEN COMPOUND~~ ACEQUIA ESCONDIDA

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		10' BOTTOM	STABILIZED CHANNEL SECTION PER MRGCD REQUIREMENTS	ALAMEDA DRAIN	ASPEN	ZEARING	/	/	/
		POND	DETENTION POND WITH DRAINAGE COVENANT	TRACT A	~~WEST~~ EAST OF LOT 7		/	/	/
		STD	CURB AND GUTTER BOTH SIDES OF ALAMEDA DRAIN	ALAMEDA DRAIN	ASPEN	LOOP ROAD (SOUTH)	/	/	/
							/	/	/

NOTES

1 STREET LIGHTING PER DPM REQUIREMENTS

2 ENGINEER'S CERTIFICATION OF COMPLETED GRADING PER DPM REQUIREMENTS BEFORE FINANCIAL GUARANTEE CAN BE RELEASED

3

AGENT / OWNER

WILLIAM G. OSOFSKY
NAME (print)

OWNER/DEVELOPER
FIRM

SIGNATURE - date

MAXIMUM TIME ALLOWED TO CONSTRUCT THE IMPROVEMENTS WITHOUT A DRB EXTENSION: 3-26-05

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

DRB CHAIR - date 3/26/03

TRANSPORTATION DEVELOPMENT - date

UTILITY DEVELOPMENT - date 3/26/03

CITY ENGINEER - date 3/26/03

PARKS & ~~GENERAL SERVICES~~ Recreation - date Christina Sandoval 3/26/03

AMAFCA - date

_____ - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER
1	01-19-06		William G. Baker	

revised 07/01/01

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: William OsoFsky PHONE: 242-1799
ADDRESS: 2515 Zearing Ave NW. FAX: ___
CITY: ABQ STATE NM ZIP 87110 E-MAIL: ___

Proprietary interest in site: Owner.

AGENT (if any): Surv-Tek Inc. PHONE: 505 897 3364
ADDRESS: 5643 Paradise Blvd NW FAX: 505 897 3377
CITY: ABQ STATE NM ZIP 87114 E-MAIL: ~~Russ@survtek.com~~ Russ Hugg @ survtek.com

DESCRIPTION OF REQUEST: Lot Line Adjustments. Preliminary / Final Plat

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. Lots 1-A - 5A Block: ___ Unit: ___

Subdiv. / Addn. Acequia Escondida

Current Zoning: R-1D Proposed zoning: Same.

Zone Atlas page(s): K-13 No. of **existing** lots: 9 No. of **proposed** lots: 5

Total area of site (acres): 1.2325 Density if applicable: dwellings per gross acre: — dwellings per net acre: —

Within city limits? ✓ Yes. No___, but site is within 5 miles of the city limits (DRB jurisdiction.) Within 1000FT of a landfill? N/A

UPC No. ___ MRGCD Map No. ___

LOCATION OF PROPERTY BY STREETS: On or Near: Aspen Ave

Between: NO OF Zearing and West OF Rio Grande.

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 1001876 03DRB 02087

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

SIGNATURE For Swvtek. DATE 4-15-04

(Print) Howard Dedrick ___ 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
04DRB - ___ - 00587	P&F	___	$ 495.00
___ - ___ - ___	CMF	___	$ 20.00
___ - ___ - ___	___	___	$ ___
___ - ___ - ___	___	___	$ ___
___ - ___ - ___	___	___	$ ___
			Total $ 515.00

Hearing date IR Internal Rtg.

Leslie Duranceaux 4-15-04
Planner signature / date

Project # 1001876

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

YOUR ATTENDANCE IS REQUIRED.

☐ **SKETCH PLAT REVIEW AND COMMENT**

__ 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 LATEST Official D.R.B. Notice of approval for Preliminary Plat Extension request
__ 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.
__ Design elevations & cross sections of perimeter walls
__ 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.
N/A 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
N/A 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.** Will Deliver to agis

☐ **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.
__ Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings
__ 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.

Mario Dubrin 4/15/04
Applicant name (print)

Applicant signature / date

Form revised 3/03, 8/03 and **11/03**

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

Application case numbers
04DRB - ____ - 00587
____ - ____ - ____
____ - ____ - ____

Leslie Duranceaux 4-15-04
Planner signature / date

Project # 1001876

William Osofsky Associates, PA
Architects/Planners/Developers

2515 Zearing Ave NW
P.O. Box 7351
Albuquerque, NM 87194
505/242/1799
FAX 505/247/1214
email: wgo2515@msn.com

April 15, 2004

City of Albuquerque
Planning Dept. Review Board
600 Second Street, NW
Albuquerque, NM 87102

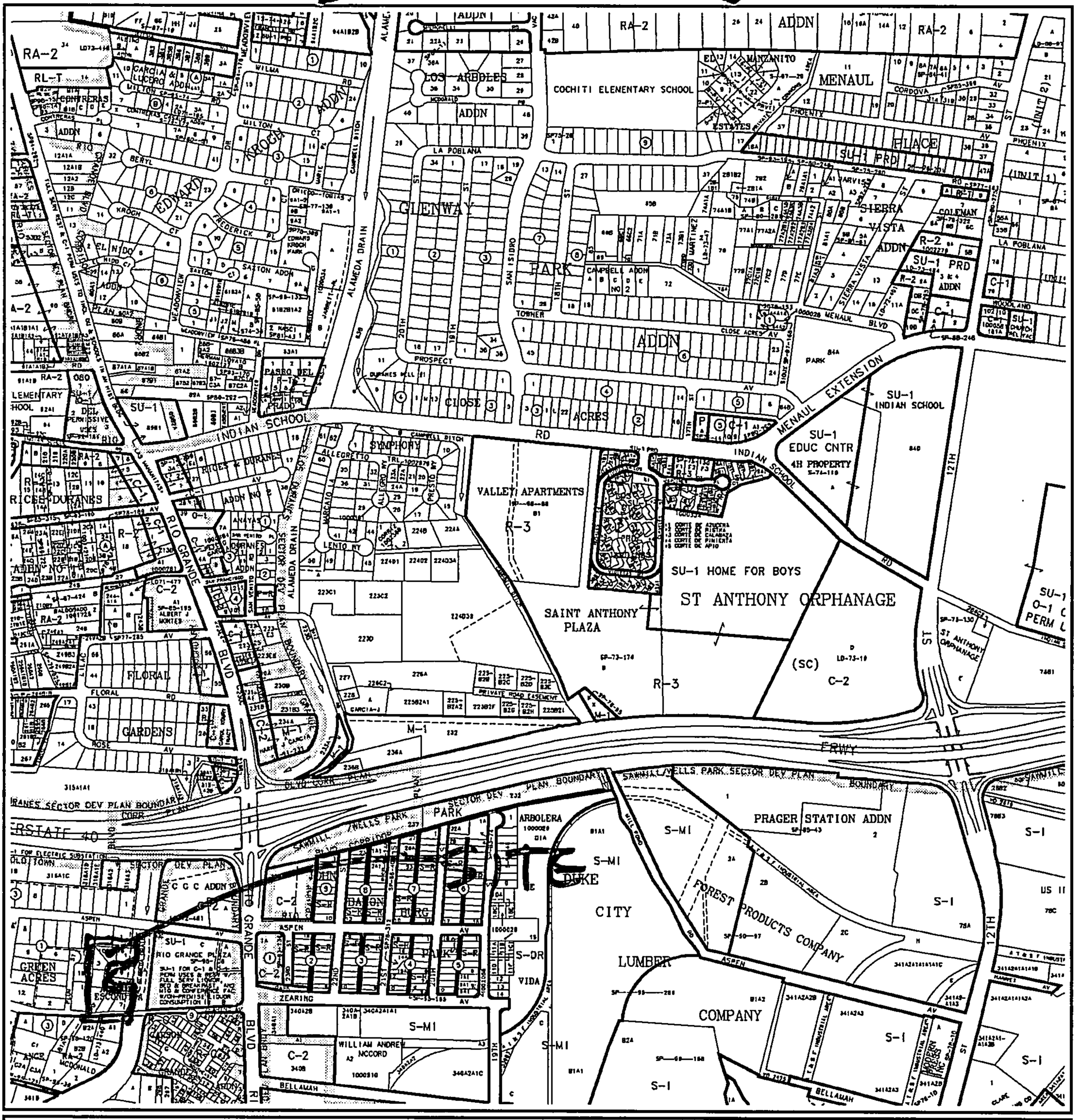
RE: Project No.1001876, "Acequia Escondida" Subdivision

To Whom It May Concern

This letter is to authorize SURV-TEK, Inc. to act as my agent for submittal for the Replat of the " Acequia Escondida" Subdivision. We are reducing the approved nine (9) lots into seven (7) larger lots. The lot lines changes are simply elimination of internal boundaries between lots one thru seven (1-7), which now become 1-A thru 5-A. The approved Infrastructure list remains unchanged. Two (2) sewer stub outs, and two (2) water meters are eliminated. There are no changes in sewer stub locations. Two (2) water meters locations are moved to over between the new lot lines. Jane Rael, PE, felt the instructed Larry Read, PE to simply show them on the As-Built drawings.

Thank you,

William G. Osofsky, AIA


RA-2
RL-T
CONTRERAS
GARCIA LUCERO ADDN
MILTON
WILMA RD
ADDN
KROCH CT
BERYL
EDWARD
FREDERICK PL
SAXTON ADDN
MEADOWVIEW
EL NIDO
PASEO DEL PRADO
ALAMEDA DRAIN
LOS ARBOLES
MCDONALD
LA POBLANA
GLENWAY
PARK
SAN ISIDRO
20TH
19TH
PROSPECT
CLOSE
ACRES
COCHITI ELENENTARY SCHOOL
ESTATES
MANZANITO
MENAUL
CORDOVA
PHOENIX
SU-1 PRD
PLACE
SIERRA VISTA
HARVIS
COLEMAN
R-2
C-1
WOODLAND
CAMPBELL ADDN
TORNER
MARTINEZ
CLOSE ACRES AV
MENAUL BLVD
MENAUL EXTENSION
SU-1 INDIAN SCHOOL
SU-1 EDUC CNTR
4H PROPERTY
INDIAN SCHOOL RD
12TH ST
SU-1 HOME FOR BOYS
ST ANTHONY ORPHANAGE
SAINT ANTHONY PLAZA
(SC)
C-2
R-3
VALLEY APARTMENTS
SYMPHONY
ALLEGRETTO
MARCAIO
LENIO RY
PRESTO
RICES & DURANES
ADDN NO 2
RIO GRANDE BLVD
RIO GRANDE PLAZA
SU-1 FOR C-1 & C-2 PERM USES & BEER & FULL SERV LIQUOR, BED & BREAKFAST, AND MIS & CONFERENCE FAC W/NON-PROVISE LIQUOR CONSUMPTION
GREEN ACRES
ESCONDIDA
FLORAL
FLORAL RD
GARDENS
ROSE AV
ASPEN
ZEARING
2ND
22ND
HIGH
S-MI
S-DR
VIDA
WILLIAM ANDREW MCCORD
BELLAMAH
FRWY
SAWMILL/WELLS PARK SECTOR DEV PLAN BOUNDARY
SAWMILL WELLS PARK CORRIDOR
ARBOLERA
DUKE CITY LUMBER COMPANY
FOREST PRODUCTS COMPANY
PRAGER STATION ADDN
S-1
US 11
ATSF INDUSTRIAL AREA
HOOPER PAPER CO INC
INTERSTATE 40
INTERSTATE 25
RIO GRANDE
NOTE: GREY SHADING REPRESENTS AREA OUTSIDE OF THE CITY LIMITS
CITY OF ALBUQUERQUE NEW MEXICO 1706
Albuquerque Geographic Information System
PLANNING DEPARTMENT
© Copyright 2004
GRAPHIC SCALE IN FEET
250 0 750 1000
Zone Atlas Page
H-13-Z
Map Amended through April 02, 2004

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

PAID RECEIPT

APPLICANT NAME William Osofsky

AGENT Sun Tek Inc.

ADDRESS 5643 Paradise Blvd nw

PROJECT & APP # 1001876 04DEB-00587

PROJECT NAME Acequia Escondida

$ 20.00 469099/4916000 **Conflict Management Fee**

$ 495.00 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

$ 515.00 **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

04/15/2004 3:08PM LOC: ANNX
RECEIPT# 00024344 WS# 007 TRANS# 0031
Account 441006 Fund 0110
Activity 4983000 TRSLJS
Trans Amt $515.00
J24 Misc $495.00
VI $515.00
CHANGE $0.00

DUPLICATE
City Of Albuquerque
Treasury Division

04/15/2004 3:08PM LOC: ANNX
RECEIPT# 00024343 WS# 007 TRANS# 0031
Account 469099 Fund 0110
Activity 4916000 TRSLJS
Trans Amt $515.00
J24 Misc $20.00

Thank You

City of Albuquerque

DEVELOPMENT REVIEW APPLICATION

Supplemental form

SUBDIVISION **S**

- ✓ Major Subdivision Plat
- ____ Minor Subdivision Plat
- ____ 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
- ____ Special Exception **E**

APPEAL / PROTEST of... **A**

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

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: William Osofsky PHONE: 242-1799

ADDRESS: 2515 Zearing Ave NW. FAX: ____

CITY: ABQ STATE NM ZIP 8711 E-MAIL: ____

Proprietary interest in site: Owner

AGENT (if any): Surv-Tek Inc. PHONE: 897-3362

ADDRESS: 5643 Paradise Blvd NW FAX: 897-3377

CITY: ABQ STATE NM ZIP 87114 E-MAIL: Hugo@swcp.com

DESCRIPTION OF REQUEST: Final Plat

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

Lot or Tract No. Tracts 323 + "A" Block: — Unit: —

Subdiv. / Addn. Acequia Escondida.

Current Zoning: R-1 Proposed zoning: Same

Zone Atlas page(s): H-13 No. of **existing** lots: 2 No. of **proposed** lots: 9

Total area of site (acres): 2.752 Density if applicable: dwellings per gross acre: ____ dwellings per net acre: ____

Within city limits? ✓Yes. No___, but site is within 5 miles of the city limits (DRB jurisdiction.) Within 1000FT of a landfill? N/A

UPC No. ____ MRGCD Map No. 35

LOCATION OF PROPERTY BY STREETS: On or Near: Aspen Ave. NW

Between: No. Of Zearing NW and West Of Rio Grande NW

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 1001876 DRC Drainage H13D45 PP-03DRB 00296 SDV 03DRB-00297

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

SIGNATURE [signature] DATE 12-8-03

(Print) Margo Dedrick for Russ Hugo. ___ Applicant ✓ Agent

FOR OFFICIAL USE ONLY Form revised September 2000

✓ 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
03DRB - ____ - 02087	FPA	____	$ 0
____ - ____ - ____	____	____	$ ____
____ - ____ - ____	____	____	$ ____
____ - ____ - ____	____	____	$ ____
____ - ____ - ____	____	____	$ ____
____ - ____ - ____	____	____	$ ____
			Total $ 0

Hearing date ~~DRB~~ Internal Rtd.

[signature] 12/9/03 Planner signature / date

Project # 1001876

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

☐ SKETCH PLAT REVIEW AND COMMENT

__ Scale drawing of the proposed subdivision (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings. Sketches are not reviewed through internal routing.
__ Scaled site plan showing existing land use including structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etc. (folded to fit into an 8.5" by 14" pocket) **6** copies.
__ Zone Atlas map with the entire property(ies) 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

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

☐ MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT

__ 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

Extension of preliminary plat approval expires after one year.
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

☑ MAJOR SUBDIVISION FINAL PLAT APPROVAL

1 Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings, **4** copies for internal routing.
1 Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
1 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
N/A Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
1 Fee (see schedule) N/A
1 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.**
Internal routing usually takes 2 to 7 working days.

☐ MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL

☐ MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL IN ETZ (COUNTY)

__ 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 showing existing land use including structures, parking, Bldg. setbacks, street improvements, etc. (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings, **3** 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
__ Copy of CDRA comments, if a County case
__ Copy of County application, if a County case
__ 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

DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**
Internal routing usually takes 2 to 7 working days.

☐ AMENDMENT TO INFRASTRUCTURE LIST (...with minor changes. See note below.)

☐ AMENDMENT TO GRADING PLAN (...with minor changes. See note below.)

☐ AMENDMENT TO MINOR SUBDIVISION PRELIMINARY PLAT (See note below.)

NOTE: These actions are for Major Subdivision infrastructure lists and grading plans with minor changes or Minor Subdivision Plats approved with final sign-off delegated.

__ 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.
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**
Internal routing usually takes 2 to 7 working days.

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

Mary Dedrick
Applicant name (print)

[signature] 12-8-03
Applicant signature / date

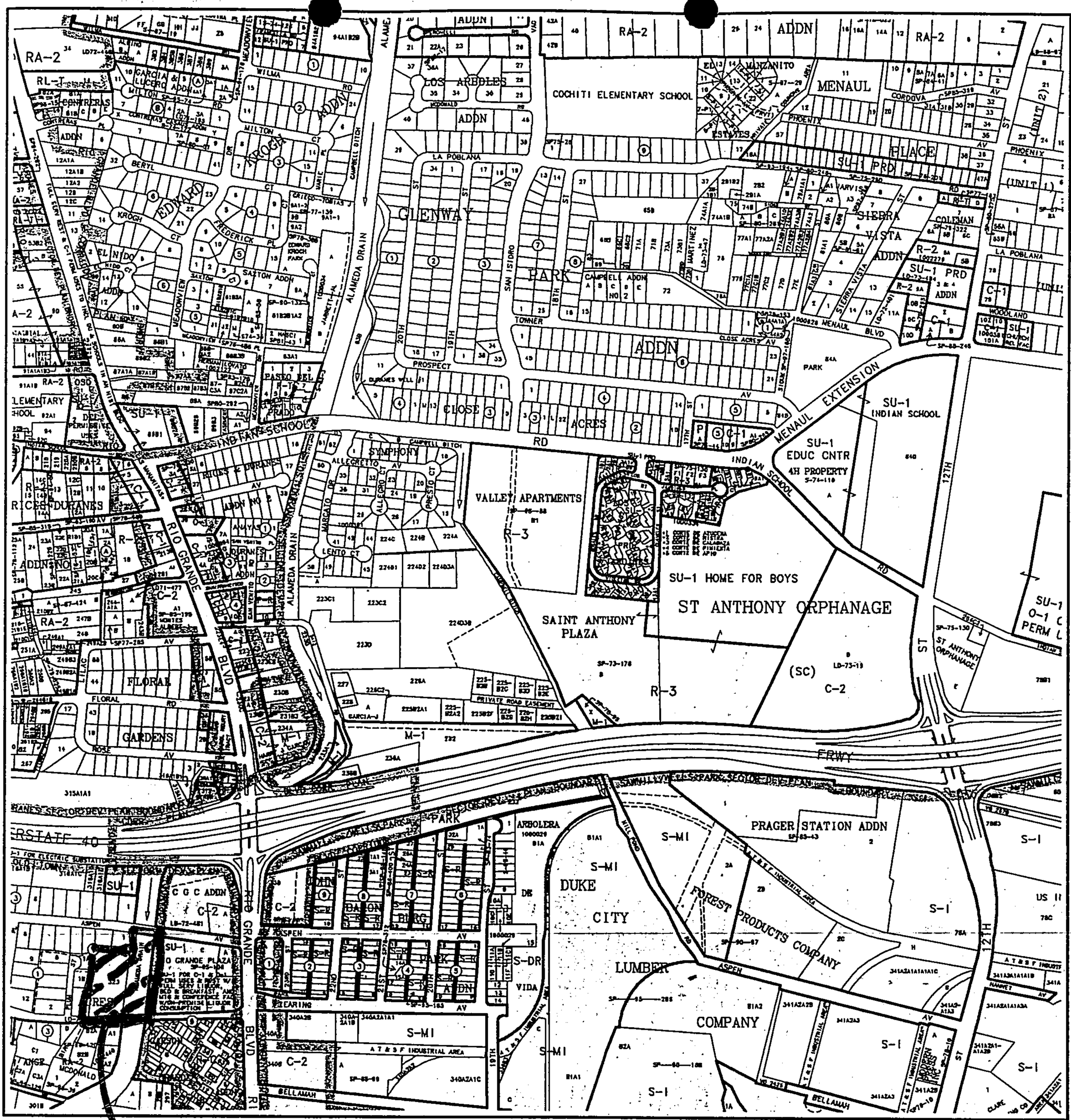
Form revised September 2000

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

Application case numbers
D3DRB - ____ - 02087
____ - ____ - ____
____ - ____ - ____

[signature] 12/9/03
Planner signature / date

Project # 1001876


RA-2
RL-T
ADDN
GARCIA & LUCERO ADDN
CONTRERAS
WILMA RD
MILTON CT
BERYL
KROGH CT
EDWARD
FREDERICK PL
EL NIDO
SAXTON ADDN
MEADOWVIEW
ALAMEDA DRAIN
CAMPBELL DITCH
GLENWAY
LA POBLANA
LOS ARBOLES
COCHITI ELEMENTARY SCHOOL
MINZANITO
ESTATES
MENAUL
CORDOVA
PHOENIX
PLACE
SU-1 PRD
HARVIS
SIERRA VISTA
COLEMAN
R-2
C-1
WOODLAND
20TH
19TH
18TH
SAN ISIDRO
PARK
CAMPBELL ADDN
MARTINEZ
TOWNER
CLOSE ACRES AV
PROSPECT
CLOSE
ACRES
MENAUL BLVD
EXTENSION
SU-1
INDIAN SCHOOL
SU-1 EDUC CNTR
4H PROPERTY
SYMPHONY
ALLEGRETTO
MARCATO DR
LENTO CT
VALLEY APARTMENTS
R-3
SU-1 HOME FOR BOYS
ST ANTHONY ORPHANAGE
SAINT ANTHONY PLAZA
(SC)
C-2
M-1
FRWY
RIO GRANDE BLVD
FLORAL
GARDENS
ROSE AV
LILAC
RICES-DURANES
ADDN NO 1
AUYAS
SAN YSIDRO
SAN FERNANDO
SAN FRANCISCO
SAN MATEO
SAN PEDRO
SAN RAFAEL
SAN VICENTE
SAN YGNACIO
SAN ANTONIO
SAN ANDRES
SAN ANTONIO
SAN ANDRES
SAN ANTONIO
SAN ANDRES

INTERNALLY ROUTE completed 3-9-04 BA

APPLICATION NO. 03DRB-02087	PROJECT NO. 1001876
PROJECT NAME ACEQUIA ESCUNDIDA	
APPLICANT / AGENT SURV-TEK	PHONE NO. 897-3366 FAX-3377
ZONE ATLAS PAGE H-13	DATE SUBMITTED 12/09/03

ONE STOP CASE TRACKING LOG

(This tracking log is for DRB Delegation Actions / Over the Counter Routing)

(rev. 7/03)

TYPE OF APPROVAL	TRANSP DEV	UTILITY DEV	PARKS & REC	HYD DEV (City Engr)	PLANNING	
					CASE PLANNER	DRB CHAIR
SDP-Building Permit / SDP-Subdivision	F: D: F: D: A:	F: D: F: D: A:	F: D: F: D: A:	F: D: F: D: A:	F: D: F: D: A:	F: D: F: D: A:
Administrative Amendments (AA's)	F: D: F: D: A:	F: D: F: D: A:		F: D: F: D: A:	F: D: F: D: A:	
Minor Plat / Major Final Plat	F: 12-10-03 D: F: D: A: 12-12-03	F: 12-12-03 D: 12-12-03 F: 12-15-03 D: A: 12-16-03	F: 12-22-03 D: 12-22-04 F: 3-8-04 D: A: 3-09-04	F: 12-14-03 D: F: 12-16-03 D: F: 3-9-04 A: 3-9-04		F: ? D: F: D: A: 3-8-04
Vacation-Private Easement	F: D: F: D: A:	F: D: F: D: A:	F: D: F: D: A:	F: D: F: D: A:		F: D: F: D: A:

Project Number 1001876

First Review-Total City Days	
Second Review-Total City Days	
Third Review-Total City Days	
Subtotal	
Total Number of Developer Days (from back of form)	
Total Days	

***Business Days**
****Pulled by Agent (P)**

F = forwarded
D = disapproved
A = approved

12-14 Call & Fax Margo copy of Util. comment, rej. BA
12-24 called & refaxed yellow sheet comments.. hydrol.. no SIA submitted.. BA.. & park fee pmt; set aside for P/U.. BA..
1-5-04 Called lft. mssg for Margo Again. BA.
1/8/04 pu and working on comments....
3/8/04 returned BA. re-route -
3/ m.o picked up.. for mrged. NA BA..

Completed 3/9/04 DONE 12-10-03 LRD

APPLICATION NO. 03DRB-02087	PROJECT NO. 1001876
PROJECT NAME ACEQUIA ESCONDIDA	
EPC APPLICATION NO.	
APPLICANT / AGENT SURV-TEK Inc	PHONE NO. 897-3366
ZONE ATLAS PAGE H-13	margo → FAX 897-3377
(SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEV PLAN), (IR), (AA)	

ONE STOP COMMENT FORM LOG

TRANSPORTATION DEV (505) 924-3990

PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED WG	DATE 12-12-03	DATE

COMMENTS:

UTILITY DEV (505) 924-3989

PLANS DISAPPROVED [illegible]	DATE 12/2/03	DATE
PLANS APPROVED [illegible]	DATE 12/16/03	DATE

COMMENTS:

OK Need to provide recently revised Plat with revised Water & meter coments.

HYDROLOGY DEV (505) 924-3986

PLANS DISAPPROVED BLB	DATE 12/19/03	DATE
PLANS APPROVED BLB	DATE 3/9/04	DATE

COMMENTS:

- SIA not submitted
- ~~EC~~

SIA completed 3/9/04

PARKS AND REC (505) 768-5328

PLANS DISAPPROVED CS	DATE 12/22/03	DATE
PLANS APPROVED CS	DATE 3/09/04	DATE

COMMENTS:

Need verification of park fee payment

PLANNING (505) 924-3858

PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED 3-08-04	DATE	DATE

COMMENTS:

12/15/03 Replaced # Pg 3 JM Route to Utilities
1/5/04 Ray Hamden, MRGCD to Sending mea
Kathy Brown

(Return form with plat / site plan)

SURV TEK, INC.
Consulting Surveyors
5643 Paradise Blvd. N.W. Albuquerque, New Mexico 87114
Phone: 505-897-3366 Fax: 505-897-3377 E-mail: hugg @ swcp.com

#5

March 18, 2003

Albuquerque Development Review Board
P O Box 1293
Albuquerque, New Mexico 87103

Attention : Claire Senova, DRB Administrative Assistant

Re: DRB-Project No. 1001876: Preliminary Plat of Proposed Acequia Escondida Subdivision (Being a replat of Tracts 323 and Tract "A", M.R.G.C.D. Map 35), City of Albuquerque, Bernalillo County, New Mexico.

Dear Claire:

Please defer the public hearing on this project one (1) week to March 26, 2003, to allow time for hydrology to review revisions to the grading and drainage submittal.

Sincerely,

Russ P. Hugg, PS
Surv-Tek, Inc.

Mar-18-03 08:27am From-SUR TEK INC +5058873377 T-361 P.01/01 F-856

Current DRC
Project Number:_____

FIGURE 12

INFRASTRUCTURE LIST

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

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

Date Submitted:_____
Date Site Plan Approved:_____
Date Preliminary Plat Approved:_____
Date Preliminary Plat Expires:_____
DRB Project No.: 1001876
DRB Application No.:_____

~~ASPEN COMPOUND~~ ACEQUIA ESCONDIDA
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

PARCEL 323 AND PARCEL 2, MRGCD MAP 35
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 guarantee. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		STD	FIRE HYDRANT - 4' BURY	NE CORNER OF LOT 10			/	/	/
		6"	SANITARY SEWER	INTERNAL ROADWAY	NE CORNER LOT 4	EXIST ASPEN SAS	/	/	/
		8"	WATER LINE	WEST SIDE OF DRAIN	EXIST WL ASPEN	EXIST WL ZEARING	/	/	/
		4"	WATER LINE	INTERNAL ROADWAY	NORTH SIDE OF LOOP ROADWAY	SOUTH SIDE OF LOOP ROADWAY	/	/	/
		18"	RDP STORM DRAIN	WEST OF LOT 7	DETENTION POND	EXIST SD IN ZEARING	/	/	/
		20'	ONE WAY PRIVATE ROADWAY CRUSHER FINE SURFACE W/ROLL CURBS	LOOP ROADWAY	ASPEN WEST OF CHANNEL	ASPEN EAST OF CHANNEL	/	/	/
							/	/	/
							/	/	/
							/	/	/

revised 07/01/01

Mar-04-03 03:05pm From-SUR TEK INC +5058873377 T-213 P.02/03 F-653

NAME OF PLAT AND/OR SITE PLAN ASPEN COMPOUND

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

NOTES

1 STREET LIGHTING PER DPM REQUIREMENTS

2 ENGINEER'S CERTIFICATION OF COMPLETED GRADING PER DPM REQUIREMENTS

3

AGENT / OWNER

WILLIAM G. OSOFSKY
NAME (print)

OWNER/DEVELOPER
FIRM

SIGNATURE - date

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

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

DRB CHAIR - date

TRANSPORTATION DEVELOPMENT - date

UTILITY DEVELOPMENT - date

CITY ENGINEER - date

PARKS & GENERAL SERVICES - date

AMAFCA - date

_____ - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

revised 07/01/01

Mar-04-03 03:05pm From-SUR TEK INC +5059873377 T-213 P.03/03 F-653

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: WILLIAM G. OSOFSKY PHONE: 242-1799
ADDRESS: 2515 ZEARING AVE. NW FAX:
CITY: ALBUQ. STATE NM ZIP 87104 1949 E-MAIL:
Proprietary interest in site: OWNER
AGENT (if any): SURV-TEK, INC PHONE: 897-3366
ADDRESS: 5643 PARADISE BLD NW FAX: 897-3377
CITY: ALBUQ STATE NM ZIP 87114 E-MAIL: hugg@swcp.com

DESCRIPTION OF REQUEST: PRELIMINARY ~~FINAL PLAT~~ APPROVAL
~~Sidewalk Variance~~ Subdivision 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. TRACTS 323 AND "A" Block: ___ Unit: ___
Subdiv. / Addn. MRGCD MAP 35
Current Zoning: R-1 Proposed zoning: SAME
Zone Atlas page(s): H-13 No. of existing lots: 2 No. of proposed lots:
Total area of site (acres): 2.75 Density if applicable: dwellings per gross acre: ___ dwellings per net acre:
Within city limits? ___Yes. No___, but site is within 5 miles of the city limits (DRB jurisdiction.) Within 1000FT of a landfill? N/A
UPC No. 101305904603830508 MRGCD Map No. 35
LOCATION OF PROPERTY BY STREETS: On or Near: ASPEN AVENUE
~~Between:~~ NORTH OF ZEARING and WEST OF RIO GRANDE

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 1001876
DRC Drainage H 13 D45
Check-off if project was previously reviewed by Sketch Plat/Plan ☐, or Pre-application Review Team ☐. Date of review:

SIGNATURE DATE 2.17.03
(Print) RUSS HUGG ___ Applicant ✓ Agent

Form revised September 2001

FOR OFFICIAL USE ONLY

☐ **INTERNAL ROUTING**
☐ All checklists are complete PP
☐ 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
03500 - - 00296.	PP	___	$ 285.00
03500 - - 00297.	SPV	___	$ 0.00
- -		___	$
- -		___	$
- -		___	$
			Total
			$ 285.00

Hearing date March 5, 2003

Margita Will 2/25/03
Planner signature / date

Project # 1001876

FORM S(3): SUBDIVISION - D.R.B. MEETING (UNADVERTISED) C[redacted]INTERNAL ROUTING

☐ SKETCH PLAT REVIEW AND COMMENT

__ 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

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

☐ MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT

__ 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.

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

☐ MAJOR SUBDIVISION FINAL PLAT APPROVAL

__ 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

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

☑ MINOR SUBDIVISION PRELIMINARY / ~~FINAL PLAT APPROVAL~~

✓ 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
N/A 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
N/A 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

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

☐ AMENDMENT TO PRELIMINARY PLAT (with minor changes)

☐ 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.

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.

Maria Debrick
Applicant name (print)

2-25-03
Applicant signature / date

Form revised September 2001

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

Application case numbers
03500 - ____ - 00216
03500 - ____ - 00217
____ - ____ - ____

Maria Debrick 2/25/03
Planner signature / date

Project # 1001876

FORM V: SUBDIVISION VARIANCES & VACATIONS

❑ BULK LAND VARIANCE FROM SUBDIVISION DESIGN STANDARDS

__ Application for subdivision (Plat) on FORM S, including those submittal requirements. Variance and subdivision should be applied for simultaneously.
__ 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.**

❑ 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.

Maria Debra
Applicant name (print)

Applicant signature / date 2-25-03

Form revised September 2001

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

Application case numbers
03500 - ____ - 00246
03500 - ____ - 00247
____ - ____ - ____

Maggie Hill 2/25/03
Planner signature / date

Project # 1001676

ONE STOP SHOP • • • FRONT COUNTER
City of Albuquerque • Planning Department

DEVELOPMENT & BUILDING SERVICES (D&B Svcs)
LAND DEVELOPMENT COORDINATION SECTION (LDC)
Plaza Del Sol -2nd & 4TH Floor West - 600 2nd St NW 87102
Front Counter Main Number (505) 924-3858 or 924-3895
Main Fax (505) 924-3864

PAID RECEIPT

APPLICANT NAME William Osofsky

AGENT Surv-Tek Inc.

ADDRESS 5643 Paradise Blvd. 87114

PROJECT NO. L001876

03500 00294

APPLICATION NO. 03500 00297

$ 285.00 441006 / 4983000 (DRB Cases)

$ _____ 441006 / 4971000 (EPC & AA / LUCC / Appeals)

$ _____ 441018 / 4971000 (Notification)

$ 285.00 Total amount due

counterreceipt.doc

DUPLICATE
City Of Albuquerque
Treasury Division

02/25/2003 12:05PM LOC: ANN
X
RECEIPT# 00004754 WS# 008 TRANS# 0020
Account 441006 Fund 0110
Activity 4983000 TRSDMM
Trans Amt : $285.00
J24 Misc $285.00
CK $285.00
CHANGE $0.00

10/28/02

ONE STOP SHOP • • • FRONT COUNTER
City of Albuquerque • Planning Department

DEVELOPMENT & BUILDING SERVICES (D&B Svcs)
LAND DEVELOPMENT COORDINATION SECTION (LDC)
Plaza Del Sol -2nd & 4TH Floor West - 600 2nd St NW 87102
Front Counter Main Number (505) 924-3858 or 924-3895
Main Fax (505) 924-3864

PAID RECEIPT

APPLICANT NAME William Osofsky

AGENT Surv-Tek Inc.

ADDRESS 5643 Paradise Blvd. 87114

PROJECT NO. 1001876

03500 00296

APPLICATION NO. 03500 00297

$ 285.00 441006 / 4983000 (DRB Cases)

$ _____ 441006 / 4971000 (EPC & AA / LUCC / Appeals)

$ _____ 441018 / 4971000 (Notification)

$ 285.00 Total amount due

SURV TEK, INC.
Consulting Surveyors
5643 Paradise Blvd. N.W. Albuquerque, New Mexico 87114
Phone: 505-897-3366 Fax: 505-897-3377 E-mail: hugg @ swcp.com

February 17, 2003

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

Attention: Ms. Sheran Matson, Chair

RE: Proposed Acequia Escondida Subdivision (Being a replat of Tracts 323 and Tract "A", M.R.G.C.D. Map 35), City of Albuquerque, Bernalillo County, New Mexico

The owner of the above captioned property, Mr. William Osofsky, is hereby filing application with the City of Albuquerque Development Review Board for: Preliminary plat approval and sidewalk variance of the above described subdivision. The purpose of this request is to create the ten (10) residential lots; Private Common Area (1) and Private Roadway and Public Utility easements for use by said residential lots.

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

Sincerely,

Russ P. Hugg, PS
Surv-Tek, Inc.

February 17, 2003

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

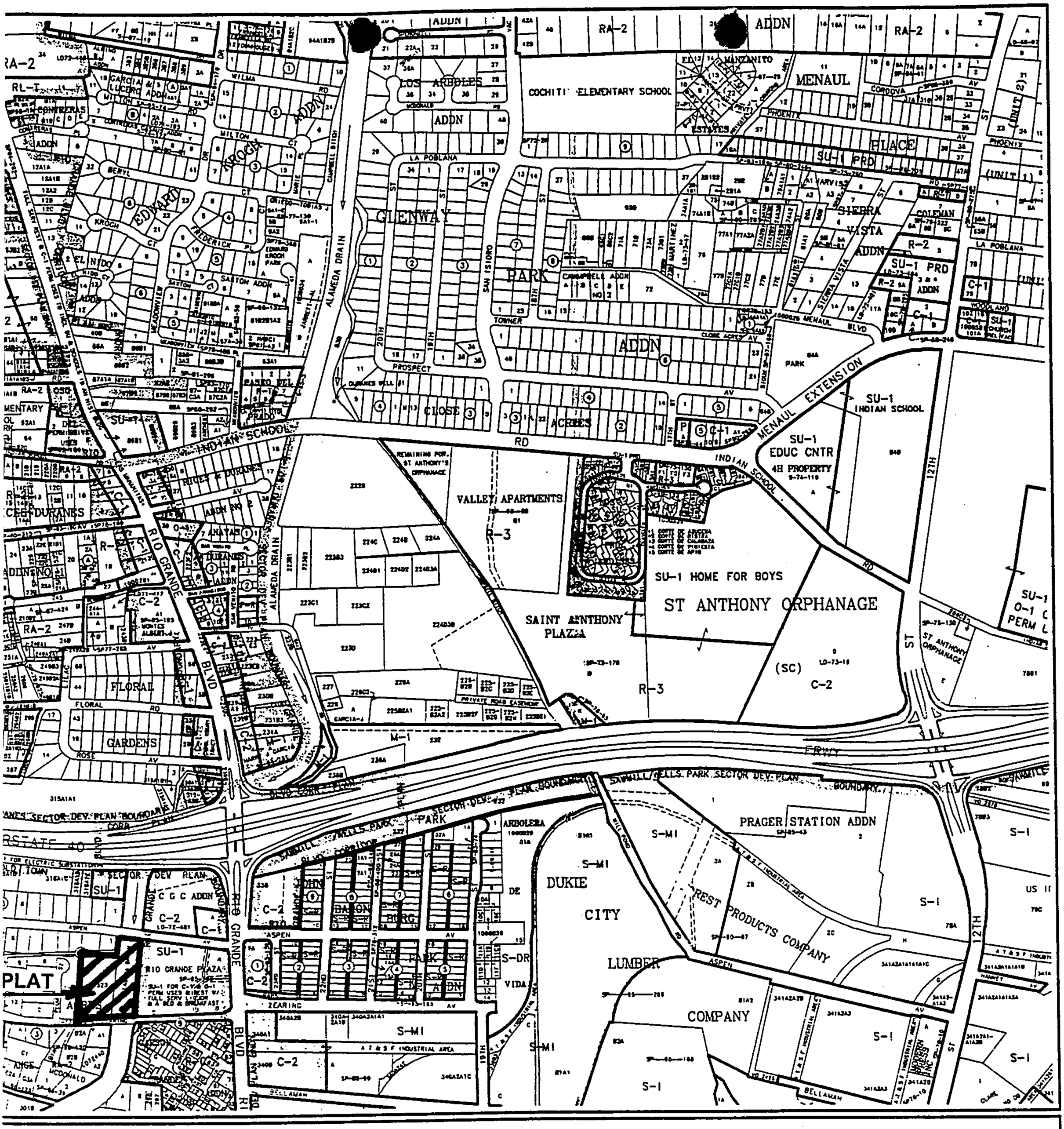
Dear Russ:

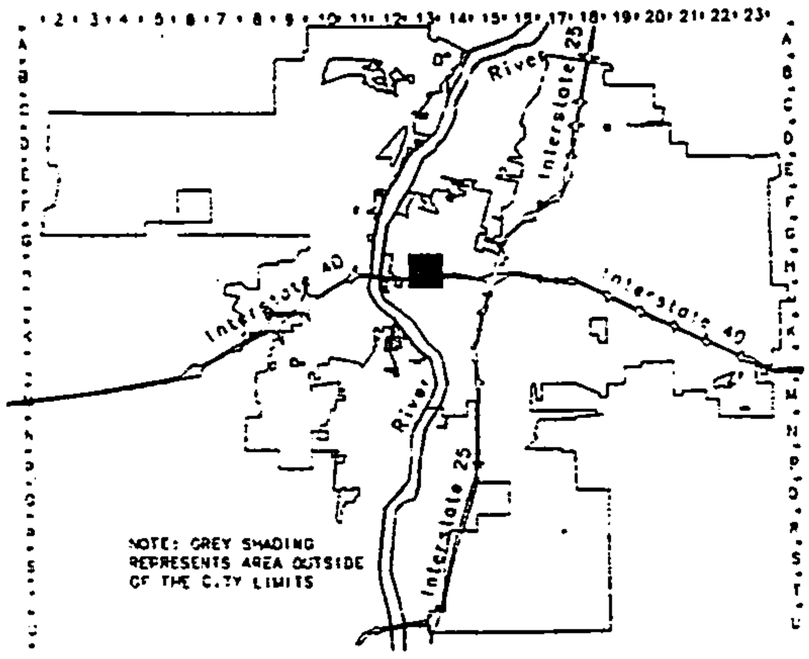
By this letter, I hereby authorize you to act as agent on my behalf for the purpose of re-platting Tracts 323 and Parcel "A", M.R.G.C.D. Map 35, City of Albuquerque, Bernalillo County, New Mexico

Please call me if you have any further questions.

Sincerely,

William G. Osofsky, AIA
2515 Zearing Avenue N.W.
Albuquerque, New Mexico





CITY OF
Albuquerque

A Albuquerque G Geographic I Information S System

PLANNING DEPARTMENT

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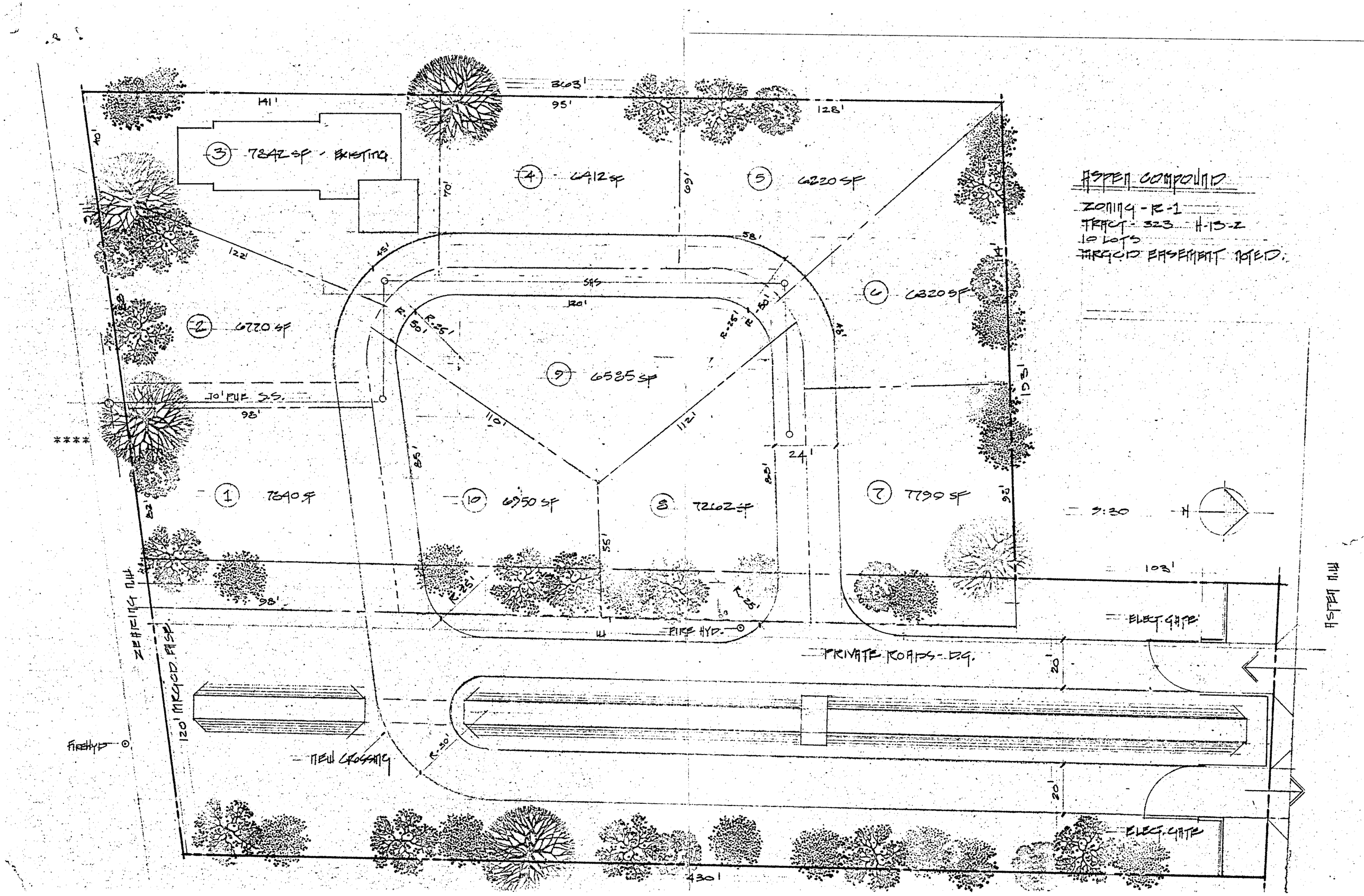
GRAPHIC SCALE IN FEET

250 0 750 1000

Zone Atlas Page

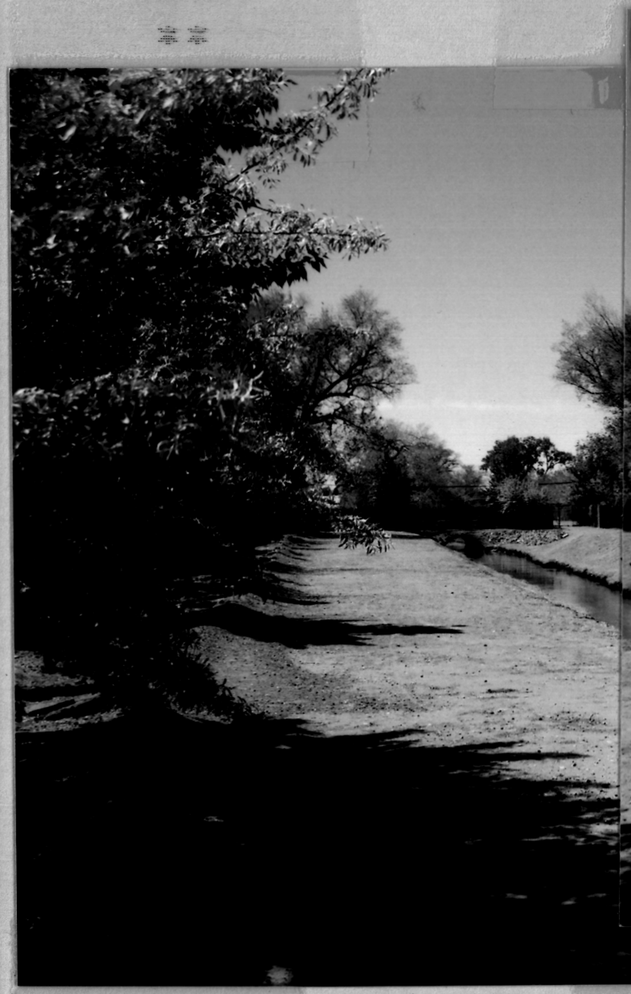
H-13-Z

Map Amended through March 20, 2001


ASPEN COMPOUND
ZONING - R-1
TRACT - 323 H-13-2
10 LOTS
MRGCD EASEMENT NOTED.
3 7842 SF - EXISTING
4 6412 SF
5 6220 SF
6 6320 SF
2 6720 SF
9 6585 SF
1 7840 SF
10 6950 SF
8 7262 SF
7 7790 SF
10' PUE S.S.
FIRE HYD.
PRIVATE ROADS - D.G.
ELECT. GATE
NEW CROSSING
120' MRGCD EASE
ZEARING RD
ASPEN RD
FIREHYD
363'
95'
128'
141'
122'
98'
103'
430'
24'
20'
9:30

9L81001

#14 DRB 24 APRIL 02 PROJECT # 1001876



February 20, 2003

RE: Subdivision Sidewalk Waiver and Paving Variance:

The proposed in-fill development named "Acequia Escondida", located near Old Town is a gated compound of ten (10) single family R-1 courtyard style homes with a private road. Large mature trees, extensive established landscape, the historic adobe home and the drainage ditch have directed the design and site plan.

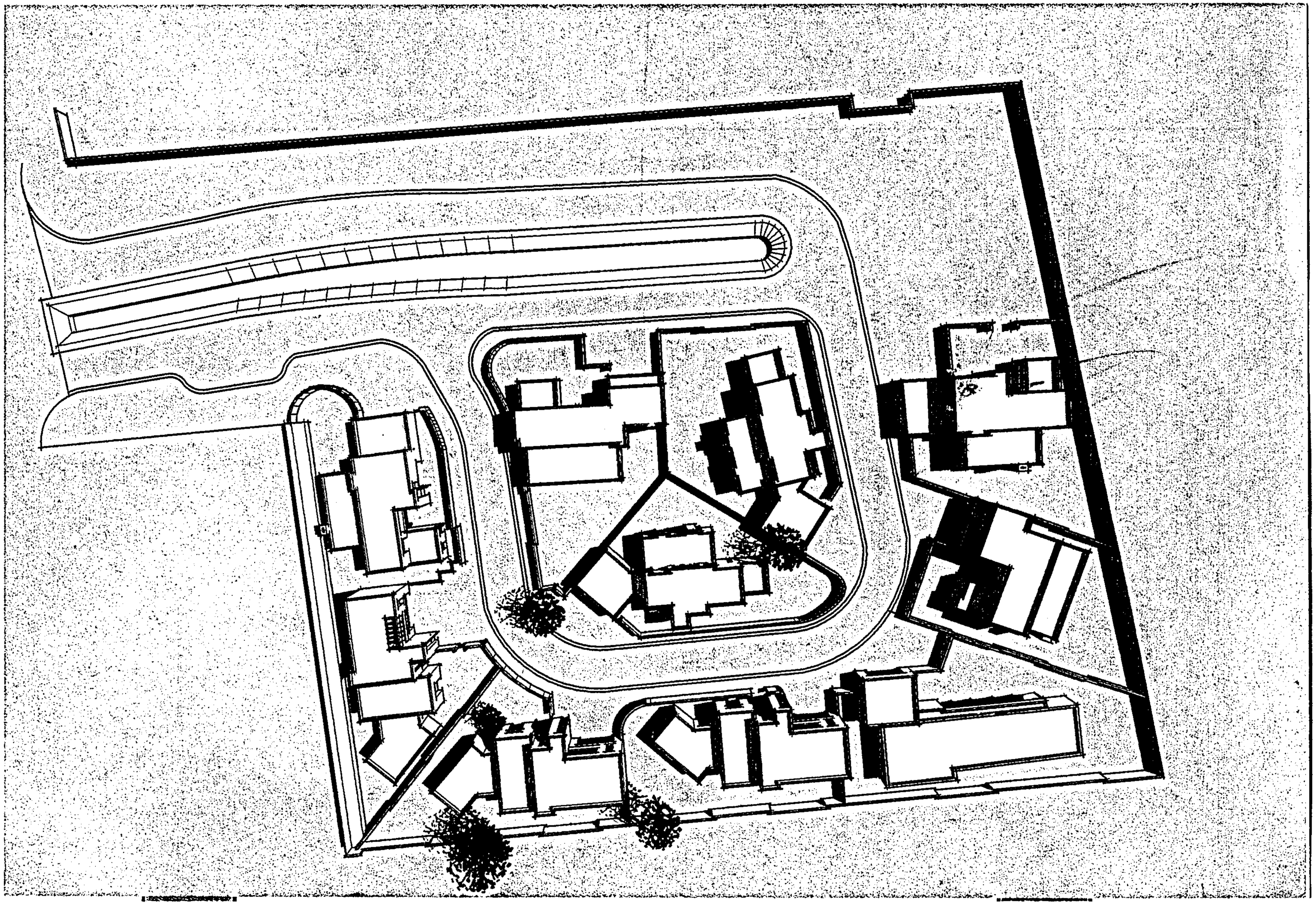
The MRGCD has an easement on the property for the Alemeda drain. The Developer owns the underlying property and thru license with the MRGCD is making significant improvements to the drain. These include a new culvert road crossing, naturalistic rubble/rock bank hydraulic erosion control, landscape and infrastructure. The private one-way gated loop road will ingress and egress from Aspen NW on either side of the drain.

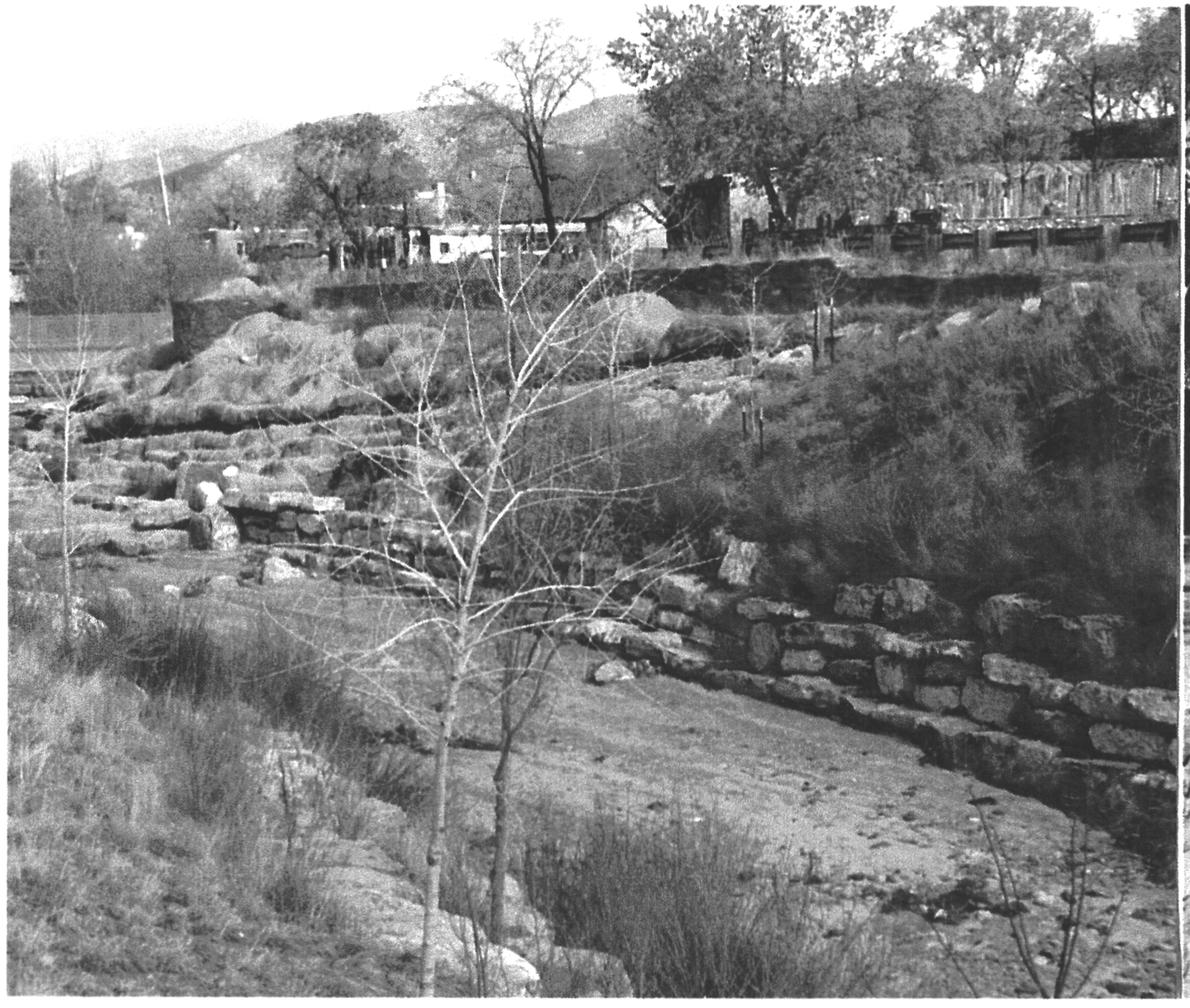
Over one acre of landscaped open space is afforded to the ten home gated compound. The rural architectural character of a north valley adobe compound is enhanced without sidewalks and the road paved with ecologically sensitive natural decomposed granite.

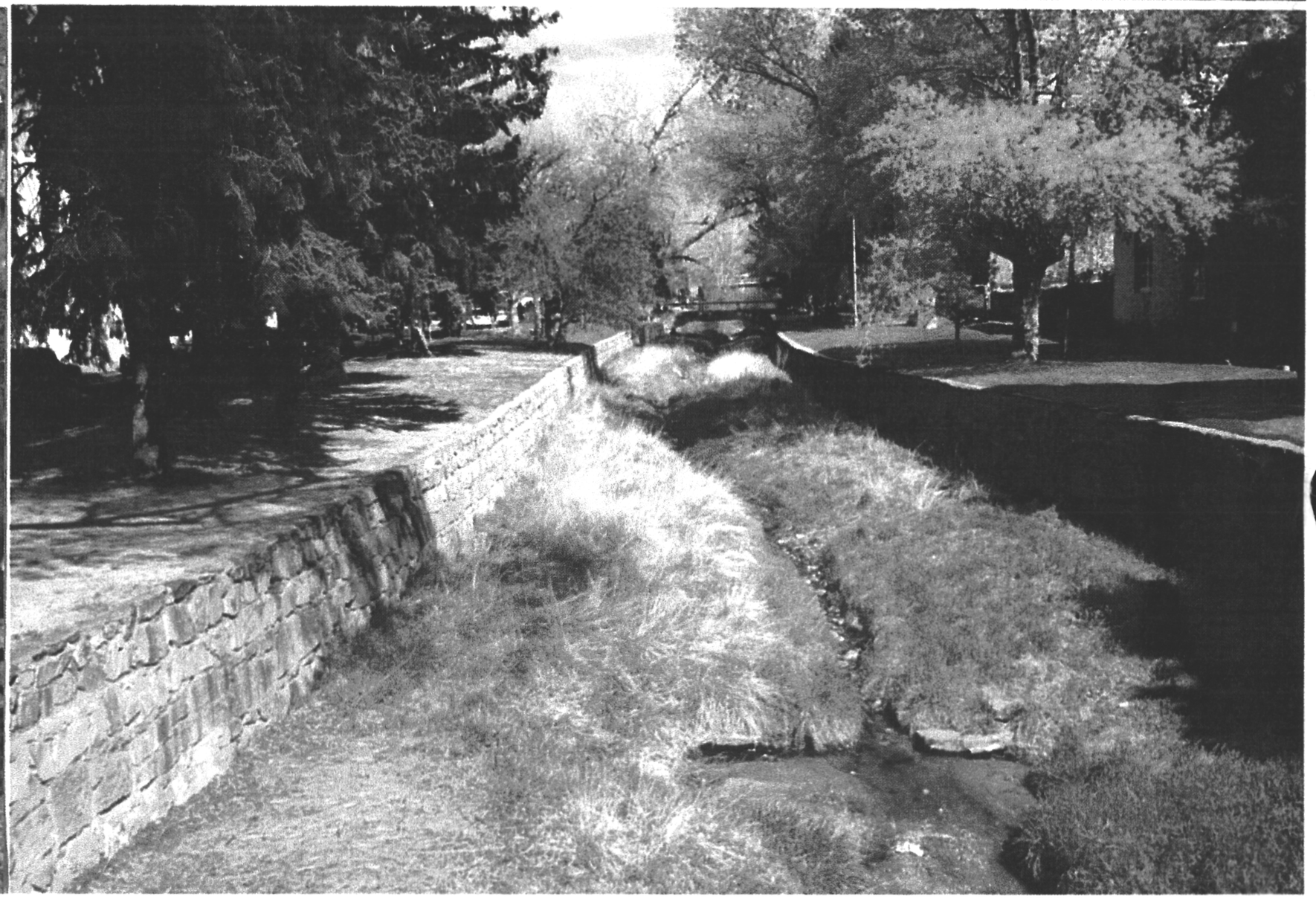
A sidewalk wavier and paving variance request is summarized by the following:

- Private gated street
- Low controlled vehicular traffic
- Secured aesthetically redeveloped drain
- Open space amenity for residents adds to quality of life
- Natural, durable, ecologically sensitive paving
- Architectural character and eco-compatible development
- Home Owner Association maintained

See Attachments:







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Last Fax

Date	Time	Identification	Duration	Pages	Type	Result
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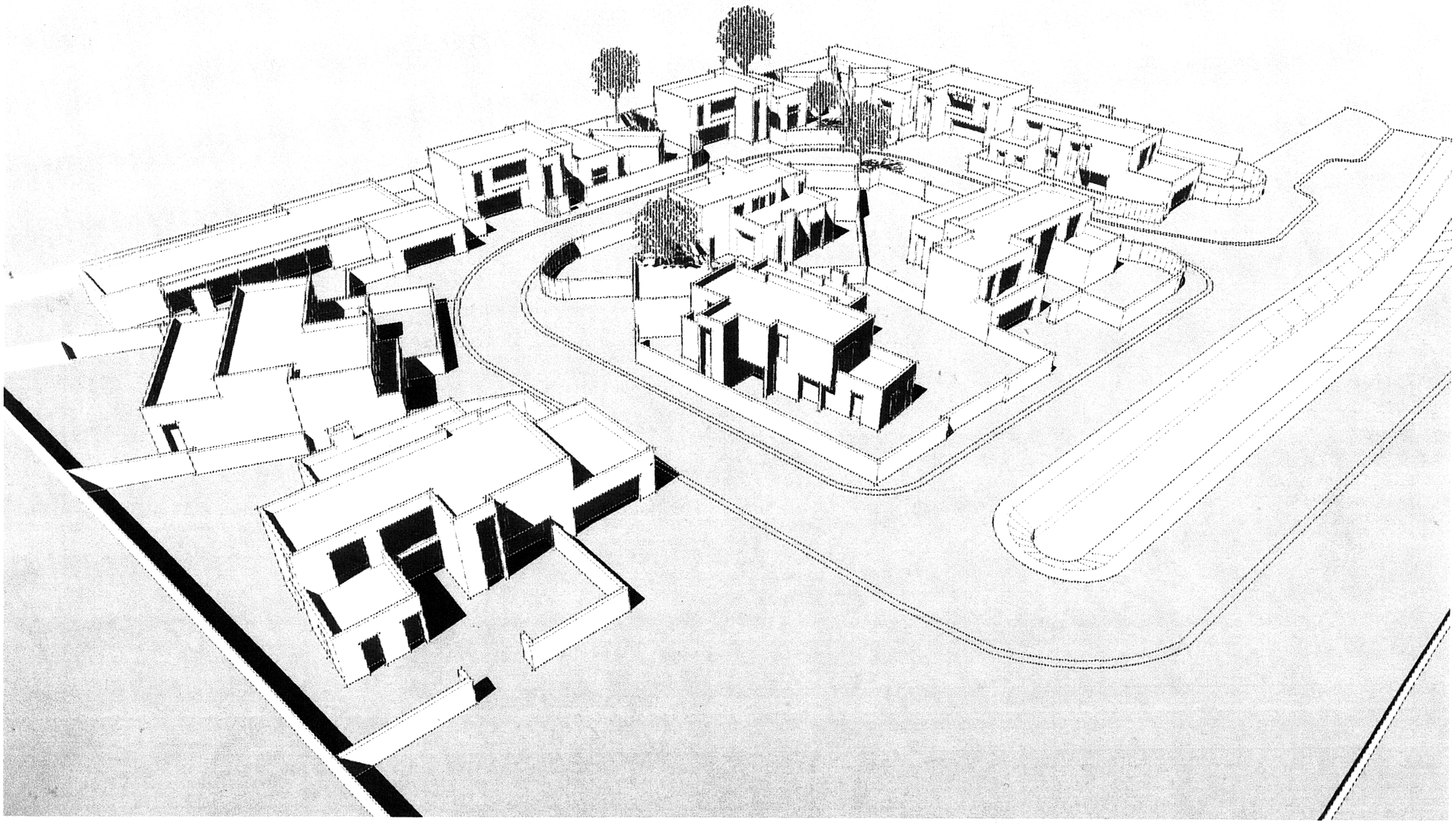


City of Albuquerque

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: WILLIAM OSOFSKY PHONE: 242-1799
ADDRESS: P.O. Box 7351 FAX: 247-1214
CITY: ALBUQUERQUE STATE NM ZIP 87194 E-MAIL:
Proprietary interest in site: OWNER

AGENT (if any): RICHARD DINEEN PHONE: 899-2130
ADDRESS: 2811 Bosque del Sol FAX:
CITY: ALBUR. STATE NM ZIP 87120 E-MAIL:

DESCRIPTION OF REQUEST:
SKETCH

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 323 MRGCD MAP 35 Block: Unit:
Subdiv. / Addn. MRGCD MAP 35 FEE Simple OWNERSHIP OF EASTERLY PORTION W/EASEMENT FOR ALEMEDA DRAIN
Current Zoning: R-1 Proposed zoning: R-1
Zone Atlas page(s): H-13-Z No. of **existing** lots: 1 No. of **proposed** lots: 10
Total area of site (acres): 2.76 Density if applicable: dwellings per gross acre: dwellings per net acre:
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. MRGCD Map No. 35
LOCATION OF PROPERTY BY STREETS: On or Near: RIO GRANDE - ASPEN & ZEARING NW
Between: ASPEN NW and ZEARING NW

CASE HISTORY:
List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): NONE

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

SIGNATURE DATE 4-16-02
(Print) WILLIAM OSOFSKY ✓ 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
02DRB - ____ - 00571	SK	$3	$ 0
____ - ____ - ____	____	____	$ ____
____ - ____ - ____	____	____	$ ____
____ - ____ - ____	____	____	$ ____
____ - ____ - ____	____	____	$ ____
			Total $ 0

Hearing date 24 Apr 2002

4/16/02
Planner signature / date

Project # 1001876

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

☑ **SKETCH PLAT REVIEW AND COMMENT**

- ✓ 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

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

❑ **MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT**

- __ 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.

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

❑ **MAJOR SUBDIVISION FINAL PLAT APPROVAL**

- __ 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

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

❑ **MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL**

- __ 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

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

❑ **AMENDMENT TO PRELIMINARY PLAT (with minor changes)**

❑ **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.

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.

WILLIAM OSOFSKY
Applicant name (print)

William Osofsky 4-16-02
Applicant signature / date

Form revised September 2001

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

Application case numbers
02DRB - ____ - 00571
____ - ____ - ____
____ - ____ - ____

JMM 4/16/02
Planner signature / date

Project # 1001876

William Osofsky Associates, PA
Architects/Planners/Developers

2515 Zearing Ave NW
P.O. Box 7351
Albuquerque, NM 87194
505/242/1799
FAX 505/242/1018

April 15,2002

Janet L.C. Stevens
Manager, Land Development Coordination Division
City of Albuquerque, Planning Department
600 2nd Street NW
Albuquerque, NM 87102

RE: Minor Subdivision Application to the DRB for Tract 323A, zoned R-1 into ten (10) lots. A separate plat of the Easterly Portion of Tract 323 and 323A of MRGCD Map 35, which is also owned fee simple by the applicant, will provide access. Subject properties are located on Zone Map 323A and comprise 2.76 acres.

Dear Ms. Stevens;

The development of Tract 323 is an in-fill development within the Old Town area. Existing zoning is R-1, and all lots are 5000sf or greater. This is a minor subdivision of ten (10) lots. The architectural style of the gated compound will respond to the existing traditional Pueblo abode home, that will occupy the newly created lot #3. All access will be from Aspen Ave. NW, which is a full standard street with 50ft row, 32ft paved. The Easterly portion of Tract 323, and 323A, which has the MRGCD easement, provides vehicular access and open space for the compound. This will be a gated community with private roads and public utilities.

MRGCD: Chuck Easterling, PE and I have met with Mr. Subhas Shah, CEO of the Middle Rio Grande Conservancy District and reached agreement for the proposed subdivision. This agreement covers my ownership of the tracts, shared use of the easement, a license to construct a new crossing, utility connections and improvements to the ditch itself. The city zone atlas does not indicate the easement as privately owned. The Home Owners Association (HOA) would own this separately plated Tract with MRGCD easement. A written agreement between the MRGCD and the HOA for continued maintaince by the Association will be created.

Improvements to the ditch will include a rubble stone slope of 1:1, in order to gain more road area, contain erosion and create a handsome landscape feature. The reference for this is along the Alemeda in Santa Fe with parks and pedestrian amenities. A perimeter stand up curb, bollards, lighting and trees will be used to define the ditch, and the new vehicular crossing will have railings on each side.

INFILL: Infill projects have unique conditions that need to be evaluated individually. Standard development guidelines do not always make sense or apply, and therefore they need to be looked at carefully. This project was one that the Infill Task force chose to look at as a test case for developing such guidelines.

SAS: The existing Sanitary Sewer lines in Aspen are 8 inch and about 5ft. deep. Zearing has a new 8 inch SAS and is 4 ft to 5 ft. deep. Neither line crosses under the Alemeda Drain. Preliminary engineering evaluation indicates that a gravity feed to Zearing would work. Lots 5,6, 7 and 8 might require raising the pads one ft., and a ten (10) ft. P.U.E would be provided on Lot 2 to access the SAS manhole on Zearing. The existing house is already tapped into Zearing.

Water and Fire Protection: There is an existing 8-inch cast iron line in Aspen and a new 6-inch PVC line in Zearing. A proposed 6-inch loop line is installed from Aspen to Zearing along the west edge of the easement. One fire hydrant would be necessary as shown. An existing hydrant is located at the ditch crossing on Zearing. We have reviewed this with Fire inspector Raymond Sanchez for approval.

Roads: This is a gated compound with private roads. They will be owned and maintained by the HOA. The one-way ingress and egress loop roads are 20 ft wide. A two-way second road loop fronting the 10 lots is 24 ft wide. No parking on street will be permitted. Each lot will provide for three (3) cars of off-street parking. Additional guest parking will be provided on the common area of HOA Tract A. The roads will be of compacted decomposed granite (DG), with base course substrates, and have mountable curbs. All radii are 25 ft. inside and 50 ft. outside. Fire and Solid Waste have reviewed and approved the prelimany plat for access, turning and service.

Grading: A flat grading scheme is proposed, which will contain all waters on site. New boundary, topographic surveys and soil testing will to be provided.

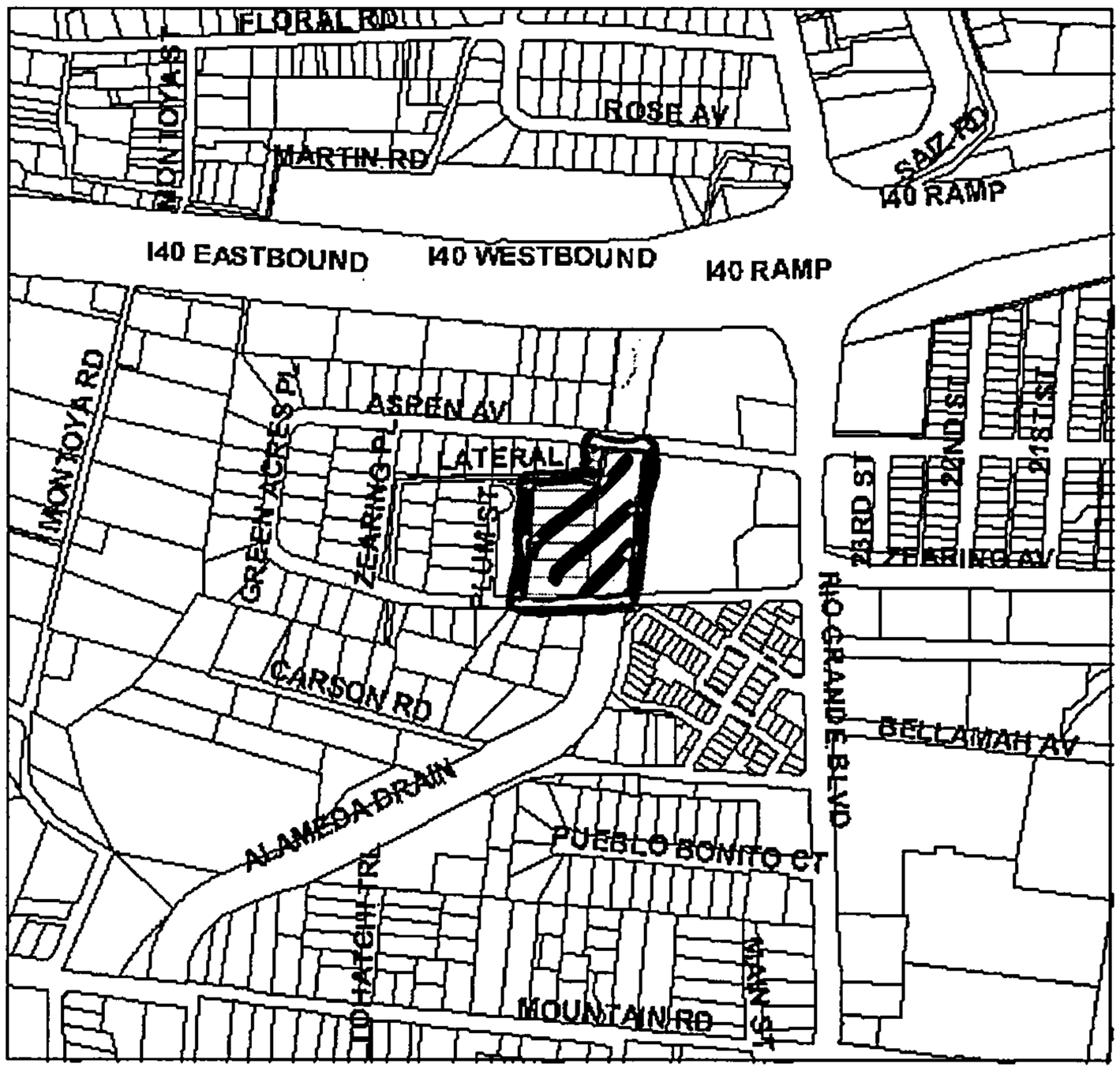
Improvements: Since no access to Zearing is taken, no improvements are warranted. The Rio Grande Plaza mixed-use development of office, retail and restaurants was not required to improve Zearing. Neighborhood concerns at the EPC hearing determined that Zearing not be widened nor sidewalks provided. The Carson Grande townhouse project also, reflected the same decision. Both are walled in projects along the first 400 ft. of Zearing. A sidewalk exception is requested.

I welcome presenting and discussing this sketch plat application to the DRB.

Sincerely,

William G. Osofsky, AIA
Owner of Record

Zh13 aspen



Selected Address: 2515 ZEARING AV NW
Zoning: R-1
Lot/Block/Subd: 323 , 0000 , MRGCD MAP 35
Council District/Name: TWO , V GRIEGO
County Commission: 1
Rep District/Sen District: 11 , 13
Nbr Assoc: WEST OLD TOWN R
Zoning: R-1
Voter Pct: 154
High Sch District: Albuquerque
Mid Sch District: Washington
Elem Sch District: Reginald Chavez
ZoneMap Page: H13
Jurisdiction: CITY
Police Beat: 231/VALLEY
Flood Zone: Nothing Selected
Comm Plan Area: NORTH VALLEY
UPC #: 101305904603830508
Owner Name: OSOFSKY WILLIAM G
Owner Street Adress: PO BOX 7351
Owner City/State/Zip: ALBUQUERQUE / NM / 87194 7351 NM

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

Date: April 19, 1991

OFFICIAL NOTIFICATION OF DECISION

Patty Anderson
2435 Zearing Ave., NW
Albuq., NM; 87104

FILE: Z-89-68-1
LEGAL DESCRIPTION: requests site development plan approval for building purposes, zoned SU-1 for C-1 and O-1 Permissive Uses and Restaurant with Full Service Liquor Uses, T10N, R3E, Sec. 7, MRGCD 35, located west of Rio Grande Boulevard N.W., between Zearing Avenue N.W. and Aspen Avenue N.W., containing approximately 4.28 acres. (H-13)

On April 18, 1991, the Environmental Planning Commission voted to **approve Z-89-68-1**, your request for site development plan approval for building purposes, based on the following findings and subject to the following conditions:

Findings:

1. The proposed site development plan for building purposes meets the requirements of the SU-1 zone.
2. The proposed site development plan meets the requirements of both the Old Town Sector Development Plan and the Rio Grande Corridor Plan.
3. The proposed site development plan is consistent with the site development plan approved by the Environmental Planning Commission in August, 1989.
4. Sidewalk along Zearing shall not be required in deference to concerns of the residents at the May 1989 EPC hearing at which time site development plan for subdivision was approved.

Conditions:

1. The main entrance on Rio Grande Boulevard requires a ten to one taper with twenty-five feet curb returns.
2. Aspen and Rio Grande Boulevard are required to have sidewalks; the six-feet wide meandering sidewalk along Rio Grande will require a sidewalk variance. At the request of the neighborhood no sidewalk shall be provided along Zearing and bonding for future installation of that sidewalk will not be required of the developer.
3. Paving widths and right-of-way widths must be indicated on the site development plan; Rio Grande Boulevard requires some dedication of right-of-way to yield a total of forty-three feet of right-of-way from the centerline and Zearing Avenue requires some dedication of right-of-way to yield a total of twenty feet of right-of-way; the exact width of dedications to be determined by the Traffic Engineer.
4. The final design for the bus bay must be approved by both the Transit and Parking Department and the Traffic Engineer as shown on Figure 23.5.
5. Driving aisles with right turn movements must maintain a fifteen feet corner radius.
6. Building setbacks must be shown on the site development plan.
7. Wheelchair ramps are required for each handicapped parking space as well as upright signs to identify the spaces.
8. Quantities must be given for each type of plant material, particularly for the trees, and must be indicated on the site development plan.
9. The drainage submittal to the Development Review Board must be expanded to include the site development plan for building permit; it must also reflect the proposed changes in ponding.

The materials proposed for the "screen wall" buffering the property to the west, as well as the property the south, must be provided: a solid wall will be necessary.

Concern was voiced at the previous hearing as to the nonenforceable nature of the design standards for complex. The architect has provided a written narrative outlining an acceptable design scheme for project. This narrative should be attached to the submitted drawings, and be part of the approved site p submittal.

Findings:

1. The project is in compliance with the requirements of the Rio Grande Boulevard Corridor Plan, and Old Town Sector Development Plan.

2. Pedestrian access to the site has been improved; however, the sidewalk on the south side of entrance way should be extended through to the roadway area, so as not to dead-end at the entrance the outdoor eating area.

3. The materials proposed for the "screen wall" buffering the property to the west and to the south m be provided: a solid wall will be necessary.

4. The city has a commitment to protect the residential area to the west, and therefore no entrance sho be provided from the site onto Zearing.

5. The written comments contain no reference to the original request for delegation to the Developm Review Board of site plan for building permit purposes approval. It should be clarified that t request is no longer being made.

6. A utility layout plan must be provided.

7. An acceptable refuse plan must be provided (The Refuse Department has not reviewed the new s development plan changes).

8. Adequate project phasing information has not been provided.

9. The written narrative from architect Eric Miller outlining design parameters for the project must attached to the drawings as part of the site plan submittal.

10. The large liquor serving restaurant will have less neighborhood impact if located on the northea instead of the southeast corner of the site.

RECOMMENDATION:

APPROVAL of the Site Development Plan for Subdivision purposes for Z-89-68 is recommended, based on Findi 1 through 10 above, and subject to the following Conditions:

Conditions:

1. The sidewalk on the south side of the entrance way should be extended through to the roadway area, as not to dead-end at the entrance to the outdoor eating area.

2. Materials used for a solid wall screening the property to the west must be provided.

3. The site plan for building permit purposes should be reviewed by the Environmental Planning Commissi and not the Design Review Board.

4. The city has a commitment to protect the residential area to the west, and therefore no entrance shoi be provided from the site onto Zearing.

5. A utility layout plan must be provided.

6. An acceptable refuse plan must be provided.

7. Adequate project phasing information must be provided.

William Osofsky Associates, PA
Architects/Planners/Developers

2515 Zearing Ave NW
P.O. Box 7351
Albuquerque, NM 87194
505/242/1799
FAX 505/242/1018

New Letter
Engineer
4-18-02

April 15,2002

Janet L.C. Stevens
Manager, Land Development Coordination Division
City of Albuquerque, Planning Department
600 2nd Street NW
Albuquerque, NM 87102

RE: Minor Subdivision Application to the DRB for Tract 323A, zoned R-1 into ten (10) lots with standard utilities. A separate plat of the Easterly Portion of Tract 323 and 323A of MRGCD Map 35, which is also owned fee simple by the applicant, will provide access. Subject properties are located on Zone Map H-13-Z and comprise 2.76 acres.

Dear Ms. Stevens;

The development of Tract 323 is an in-fill development within the Old Town area. Existing zoning is R-1, and all lots are 5000sf or greater. This is a minor subdivision of ten (10) lots, and standard utility lines. The architectural style of the compound will respond to the existing traditional Pueblo adobe home that will be located on lot #3. All access will be from Aspen Ave. NW, which is a full standard street with 50ft row, 32ft paved. The Easterly portion of Tract 323, and 323A, which has an MRGCD easement for the Alameda drain, will provide all vehicular access and open space for the compound. This will be a gated community with private roads and public utilities.

MRGCD: Chuck Easterling, PE and I have met with Mr. Subhas Shah, CEO of the Middle Rio Grande Conservancy District and reached agreement for the proposed subdivision. This agreement covers my clear title of the tracts, shared use of the easement, a license to construct a new crossing, utility connections and improvements to the ditch itself. The city zone atlas does not show the easement as privately owned. The Home Owners Association (HOA) would own this separately plated Tract with an MRGCD easement. A written agreement between the HOA and the MRGCD for continued maintaince by the Association will be created.

Improvements to the ditch will include a rubble stone slope of 1:1, to gain more road area, contain erosion and create a handsome landscape feature. The reference is the stone walled acequia along the Alameda in Santa Fe with parks and pedestrian amenities. A perimeter stand up curb, bollards, lighting and trees will be used to define the ditch, and the new vehicular crossing will have railings on each side.

INFILL: In order for the City to promote and facilitate Infill projects, standard development guidelines do not always make sense or apply, and therefore they need to be looked at on a case-by-case basis. This project was one that the Infill Task force chose to look at as a test case for developing such guidelines.

SAS: The existing Sanitary Sewer lines in Aspen are 8 inch and about 5ft. deep. Zearing has a new 8 inch SAS and is 4 ft to 5 ft. deep. Neither line crosses under the Alemeda Drain. Preliminary engineering evaluation indicates that a gravity feed to Zearing would work.. Lots 5,6, 7 and 8 might require raising the pads one ft., and a ten (10) ft. P.U.E would be provided on Lot 2 to access the SAS manhole on Zearing. The existing house is already tapped into Zearing.

Water and Fire Protection: There is an existing 8-inch cast iron line in Aspen and a new 6-inch PVC line in Zearing. A 6-inch loop line would be installed from Aspen to Zearing along the west edge of the easement. One fire hydrant would be necessary as shown. The existing hydrant is located at the ditch crossing on Zearing. We have reviewed this with Fire inspector Raymond Sanchez for approval.

Roads: This is a gated compound with private roads. They will be owned and maintained by the HOA. The one-way ingress and egress loop roads are 20 ft wide. A two-way second road loop fronting the 10 lots is 24 ft wide. No parking on street will be permitted. Each lot will provide for three (3) cars of off-street parking. Additional guest parking will be provided on the common area of HOA Tract A. The roads will be of compacted decomposed granite (DG), with base course substrates, and have mountable curbs. All corner radii are 25 ft. inside and 50 ft. outside. Fire and Solid Waste have reviewed and approved the prelimany plat for access, turning and service.

Grading: A flat grading scheme is proposed, which will contain all waters on site. New boundary, and topographic surveys and soil testing will to be provided.

Improvements: Since no access to Zearing is taken, no improvements are warranted. The Rio Grande Plaza mixed-use development of office, retail and restaurants was not required to improve Zearing. Neighborhood objections at the EPC hearing determined that Zearing not be widened nor sidewalks provided. The Carson Grande townhouse project also, reflected the same decision. Both are walled in projects that run from Rio Grande Blvd. 400ft. to the ditch on Zearing. A sidewalk exception is requested.

I welcome presenting and discussing this sketch plat application to the DRB.

Sincerely,

William G. Osofsky, AIA
Owner of Record

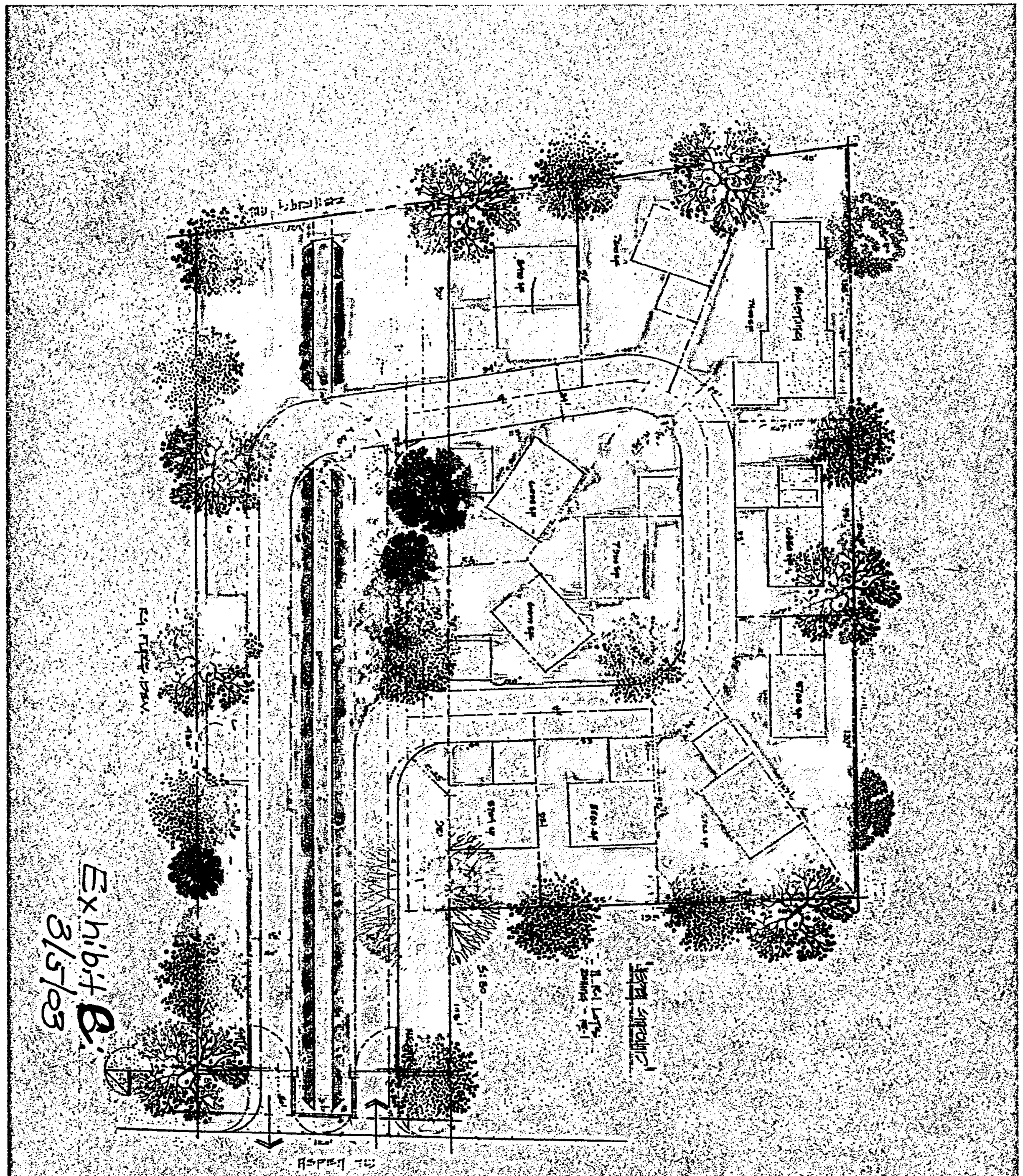


Exhibit B
3/5/03
ASPEN TER.
D.Q. ROAD
EXHIBIT A: SITE PLAN WAIVER FOR SIDEWALKS & ASPHALT PAVEMENT
D.Q. ROAD & NO SIDEWALKS TO BE BUILT

OfficeJet R Series
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Last Fax

Date	Time	Identification	Duration	Pages	Type	Result
03-04-03	01:00P		00:46	0	Received	No fax